

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

DEPARTMENT: Development Services - Planning Division
AGENDA DATE: Introduction 03/06/07; Public Hearing 03/27/07
CONTACT PERSON/PHONE: Esther Guerrero, Planner – 541-4720
DISTRICT(S) AFFECTED: # 1

SUBJECT:

An Ordinance changing the zoning of the following real property described as: Parcel 1: Lot 2, Block 5, Camelot Heights Unit 2, City of El Paso, El Paso County, Texas, from A-3/O/sc (Apartment/Office High Density/special contract) to R-3A/sc (Residential/special contract); and Parcel 2: Lot 2, Block 6, Camelot Heights Unit 2, City of El Paso, El Paso County, Texas, from A-O/sc (Apartment/Office/special contract) to R-3A/sc (Residential/special contract). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.

Subject Property: East of Mesa Street and North of Ridgecrest Drive. Applicant: Camelot Point, LLC, ZON06-00158, (District 1)

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: Kelly Carpenter

APPROVED FOR AGENDA:

ORDINANCE NO. _____

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

PARCEL 1: LOT 2, BLOCK 5, CAMELOT HEIGHTS UNIT 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM A-3/O/SC (APARTMENT/OFFICE HIGH DENSITY/SPECIAL CONTRACT) TO R-3A/SC (RESIDENTIAL/SPECIAL CONTRACT); AND,

PARCEL 2: LOT 2, BLOCK 6, CAMELOT HEIGHTS UNIT 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM A-O/SC (APARTMENT/OFFICE/SPECIAL CONTRACT) TO R-3A/SC (RESIDENTIAL/SPECIAL CONTRACT). 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: Lot 2, Block 5, Camelot Heights Unit 2, 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 A-3/O/sc (Apartment/Office High Density/special contract) to R-3A/sc (Residential/special contract); and,

Parcel 2: Lot 2, Block 6, Camelot Heights Unit 2, 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 A-O/sc (Apartment/Office/special contract) to R-3A/sc (Residential/special contract).

PASSED AND APPROVED this _____ day of _____, 2007.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

Continued on Page 2

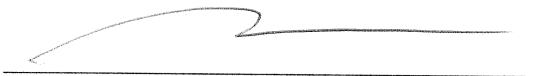
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ORDINANCE NO. _____

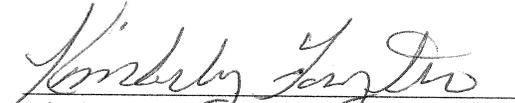
Zoning Case No. ZON06-00158

APPROVED AS TO FORM:



Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:



Kimberly Forsyth, Senior Planner
Development Services Department

ORDINANCE NO. _____

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CITY CLERK DEPT.

Zoning Case No. ZON06-00158

Property Description: All of Lot 2, Block 5, Camelot Heights Unit Two, EL Paso, EL Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Lot 2, Block 5, Camelot Heights Unit Two, EL Paso, EL Paso County, Texas, as recorded in Volume 62, Page 11, Plat Records of EL Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at an existing Texas Department of Transportation Brass Cap lying on the easterly right-of-way line of North Mesa Street (U.S. Highway 80) and the common boundary line between Lot 14, Block 1, Lomas Del Rey and Tract 5, E.O. Dryer Survey No. 132; Thence, North $16^{\circ} 25' 32''$ East, along said right-of-way line, a distance of 403.39 feet to a point lying on the centerline of Camelot Heights Drive (72' right-of-way); Thence, along said centerline, the following courses: South $73^{\circ} 34' 28''$ East, a distance of 102.00 feet to a point; 132.85 feet along the arc of a curve to the left, having a radius of 113.07 feet, a central angle $67^{\circ} 19' 03''$ and a chord which bears North $72^{\circ} 46' 01''$ East, a distance of 125.34 feet to a point; North $39^{\circ} 06' 31''$ East, a distance of 328.78 feet to a point; Thence, North $50^{\circ} 53' 29''$ West, a distance of 36.00 feet to a point lying on the intersection of the northerly right-of-way line of Camelot Heights Drive and the common boundary line between Lot 1, Block 5, Camelot Heights Unit Two and Tract 4C, E.L. Deshazo Survey No. 218, said point being a found $\frac{1}{2}$ -inch iron with SLI plastic cap stamped "TX 2998"; Thence, along said right-of-way line, the following courses: North $39^{\circ} 06' 31''$ East, a distance of 141.22 feet to a point for a curve; 199.58 feet, along the arc of a curve to the right, having a radius of 845.98 feet, a central angle of $13^{\circ} 31' 00''$ and a chord which bears North $45^{\circ} 51' 59''$ East, a distance of 199.11 feet to a point lying on the common boundary line between Lots 1 and 2, Block 5, Camelot heights Unit Two, said point being a set $\frac{1}{2}$ -inch iron with SLI plastic cap stamped "TX 2998", said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North $30^{\circ} 55' 25''$ West, along said boundary line, a distance of 207.11 feet to a point lying on the common boundary line between Lot 2, Block 5, Camelot Heights Unit Two and Tract 4C, E.L. Deshazo Survey No. 218, said point being a set $\frac{1}{2}$ -inch iron with SLI plastic cap stamped "TX 2998";

THENCE, North $16^{\circ} 25' 32''$ East, along said boundary line, a distance of 33.00 feet to a point for a curve, said point being a set $\frac{1}{2}$ -inch iron with SLI plastic cap stamped "TX 2998";

THENCE, 44.02 feet, continuing along said boundary line and along the arc of a curve to the right, having a radius of 1,823.84 feet, a central angle of $01^{\circ} 22' 59''$ and a chord which bears North $15^{\circ} 44' 02''$ East, a distance of 44.02 feet to a point lying on the common boundary line between Lot 1, Block 3, Lomas Del Rey and Lot 2, Block 5, Camelot Heights Unit Two, said point being a set $\frac{1}{2}$ -inch iron with SLI plastic cap stamped "TX 2998";

THENCE, along said boundary line, the following courses:

South $72^{\circ} 51' 56''$ East, a distance of 30.00 feet to a set $\frac{1}{2}$ -inch iron with SLI plastic cap stamped "TX 2998";

North $17^{\circ} 07' 53''$ East, a distance of 42.59 feet to a point for a curve, said point being a set $\frac{1}{2}$ -inch iron with SLI plastic cap stamped "TX 2998";

286.26 feet along the arc of a curve to the right, having a radius of 387.90 feet, a central angle of $42^{\circ} 16' 58''$ and a chord which bears North $37^{\circ} 34' 01''$ East, a distance of 279.81 feet to a set $\frac{1}{2}$ -inch iron with SLI plastic cap stamped "TX 2998";

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CITY CLERK DEPT.

North 58° 42' 30" East, a distance of 660.82 feet to a point lying on the common boundary line between Lot 2, Block 5, Camelot heights Unit Two and C.M. Newman Survey No. 219, said point being a set ½-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, South 00° 00' 00" East, along said boundary line, a distance of 525.84 feet to a point lying on the common boundary line between C.M. Newman Survey No. 219 and the northerly right-of-way line of Camelot Heights Drive, said point being a set ½-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, along said right-of-way line, the following courses:

South 73° 30' 25" West, a distance of 174.01 feet to a point for a curve, said point being a set ½-inch iron with SLI plastic cap stamped "TX 2998";

344.13 feet along the arc of a curve to the left, having a radius of 1,323.40 feet, a central angle of 14° 53' 56" and a chord which bears South 66° 03' 27" West, a distance of 343.16 feet to a set ½-inch iron with SLI plastic cap stamped "TX 2998";

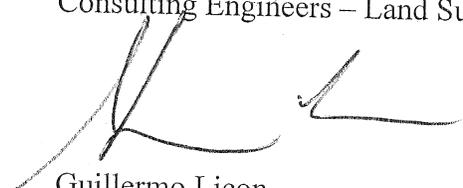
South 58° 36' 29" West, a distance of 161.64 feet to a point for a curve, said point being a set ½-inch iron with SLI plastic cap stamped "TX 2998";

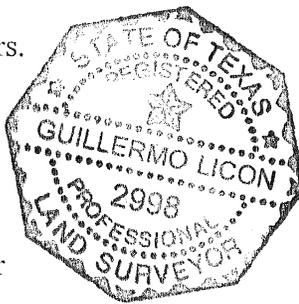
88.35 feet along the arc of a curve to the left, having a radius of 845.98 feet, a central angle of 05° 59' 00" and a chord which bears South 55° 36' 59" West, a distance of 88.30 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 7.558 acres (329,220 Sq. Ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUND DESCRIPTION.

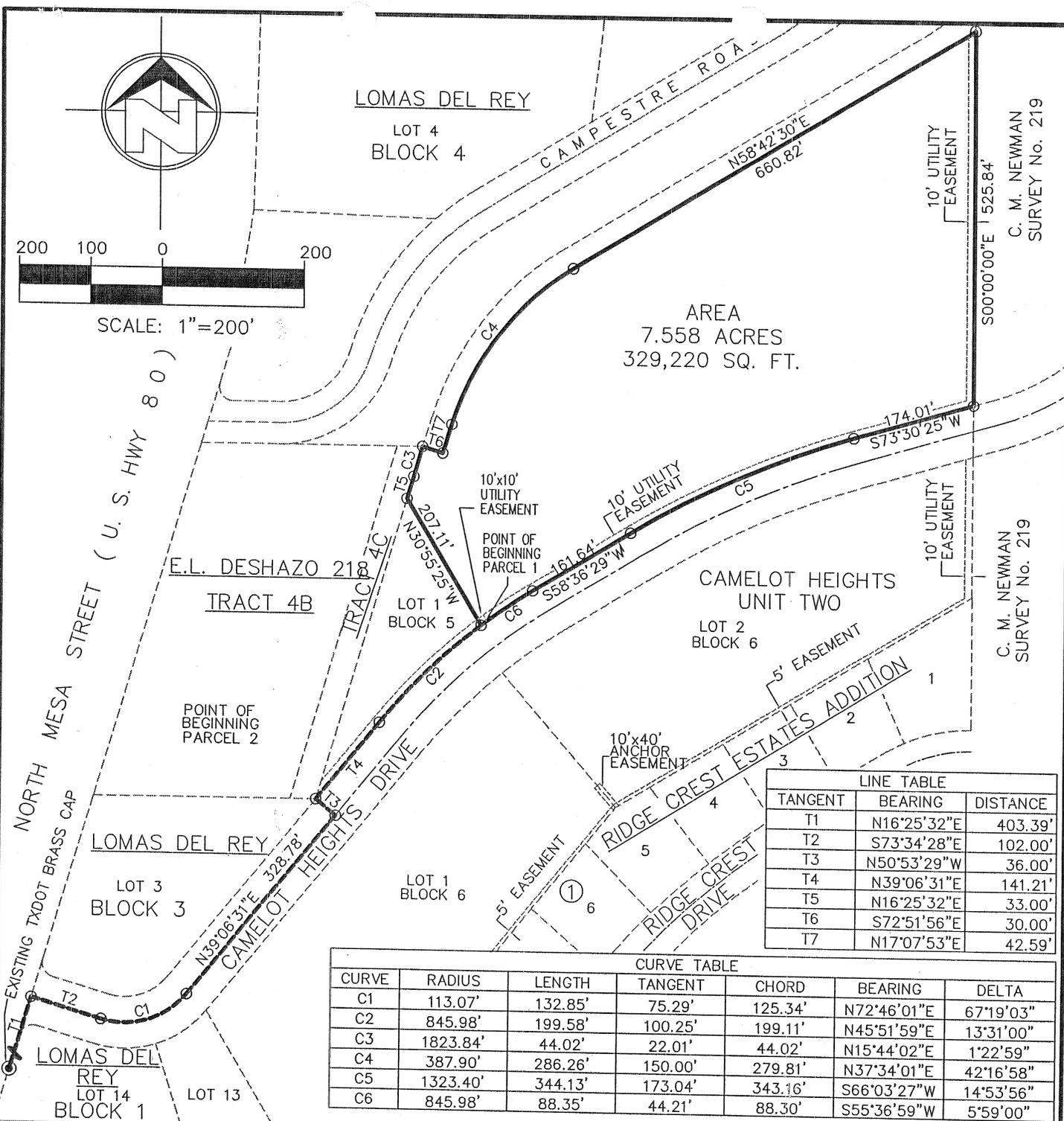
SLI ENGINEERING, INC.
Consulting Engineers – Land Surveyors.


Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



December 8, 2006
Job # 09-06-2440

M&B/1343



LINE TABLE		
TANGENT	BEARING	DISTANCE
T1	N16°25'32"E	403.39'
T2	S73°34'28"E	102.00'
T3	N50°53'29"W	36.00'
T4	N39°06'31"E	141.21'
T5	N16°25'32"E	33.00'
T6	S72°51'56"E	30.00'
T7	N17°07'53"E	42.59'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	113.07'	132.85'	75.29'	125.34'	N72°46'01"E	67°19'03"
C2	845.98'	199.58'	100.25'	199.11'	N45°51'59"E	13°31'00"
C3	1823.84'	44.02'	22.01'	44.02'	N15°44'02"E	1°22'59"
C4	387.90'	286.26'	150.00'	279.81'	N37°34'01"E	42°16'58"
C5	1323.40'	344.13'	173.04'	343.16'	S66°03'27"W	14°53'56"
C6	845.98'	88.35'	44.21'	88.30'	S55°36'59"W	5°59'00"

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480 214 0033 B, DATED OCTOBER 15, 1982 THIS PROPERTY LIES IN FLOOD ZONE "C".

ZONE "C" AREAS OF MINIMAL FLOODING.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

Copyright 2006 SLI Engineering, Inc.

This map and survey are being provided solely for the use of Camelot Heights, L.L.C. and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon December 08, 2006.

NOTES:

1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.
2. SET 1/2" IRON WITH SLI CAP STAMPED TX 2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
3. DEED REFERENCE IN VOL. 2365, PG. 0860 DEED RECORDS OF EL PASO COUNTY.
4. BASIS OF BEARING: PLAT OF CAMELOT HEIGHTS UNIT TWO, RECORDED IN VOL. 062 PG. 011.
5. NO BUILDINGS EXIST ON THE PROPERTY.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



CITY CLERK DEPT

PLAT OF SURVEY

SLI ENGINEERING, INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 6600 WESTWIND DRIVE
 EL PASO, TEXAS 79912
 915-584-4457

JOB #: 09-06-2440 DR. BY: AFV
 SCALE: 1"=200' F.B. #:
 DATE: 12/08/2006 DWG. PAR-1-REZONE.DWG

ALL OF LOT 2, BLOCK 5,
 CAMELOT HEIGHTS, UNIT TWO,
 CITY OF EL PASO,
 EL PASO COUNTY,
 TEXAS.

CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Guillermo Licon
 GUILLERMO LICON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 2998

Property Description: All of Lot 2, Block 6, Camelot Heights Unit Two, EL Paso, EL Paso County, Texas, as recorded in Volume 62, Page 11, Plat Records of EL Paso County, Texas,

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THENCE, along said right-of-way line, the following courses:

108.40 feet, along the arc of a curve to the right, having a radius of 808.85 feet, a central angle of $07^{\circ} 40' 43''$ and a chord which bears North $54^{\circ} 46' 08''$ East, a distance of 108.32 feet to a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

North $58^{\circ} 36' 29''$ East, a distance of 150.00 feet to a point for a curve, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

325.93 feet, along the arc of a curve to the right, having a radius of 1,253.40 feet, a central angle of $14^{\circ} 53' 56''$ and a chord which bears North $66^{\circ} 03' 27''$ East, a distance of 325.01 feet to a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

North $73^{\circ} 30' 25''$ East, a distance of 153.28 feet to a point lying on the common boundary line between Lot 2, Block 6, Camelot Heights Unit Two and the westerly boundary line of C.M. Newman Survey No. 219, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, South $00^{\circ} 00' 00''$ East, along said boundary line, a distance of 199.26 feet to a point lying on the common boundary line between Lot 2, Block 6, Camelot Heights Unit Two and Lot 1, Block 1, Ridge Crest Estates Addition, EL Paso, EL Paso County, Texas, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

THENCE, South $58^{\circ} 42' 30''$ West, along the southeasterly boundary line of said Lot 2, Block 6, Camelot Heights Unit Two, a distance of 583.07 feet to a point lying on the common boundary line between Lots 1 and 2, Block 6, Camelot Heights Unit Two, said point being a set 1/2-inch iron with SLI plastic cap stamped "TX 2998";

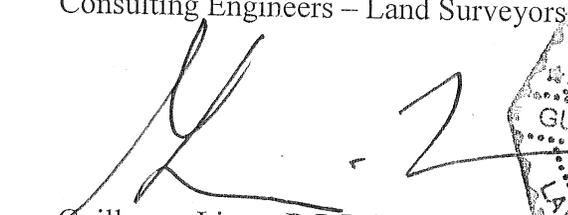
THENCE, North $41^{\circ} 05' 37''$ West, along said boundary line, a distance of 246.90 feet to THE TRUE POINT OF BEGINNING of this description.

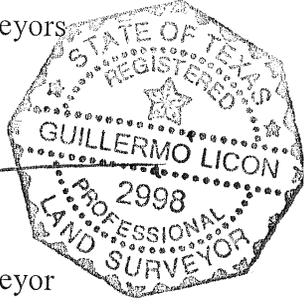
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CITY CLERK DEPT.

Said parcel of land contains 3.562 acres (155,169 Sq. Ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers – Land Surveyors


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

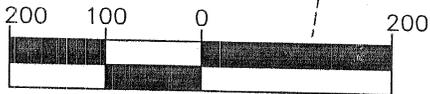
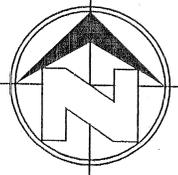


December 9, 2006
Job # 09-06-2440

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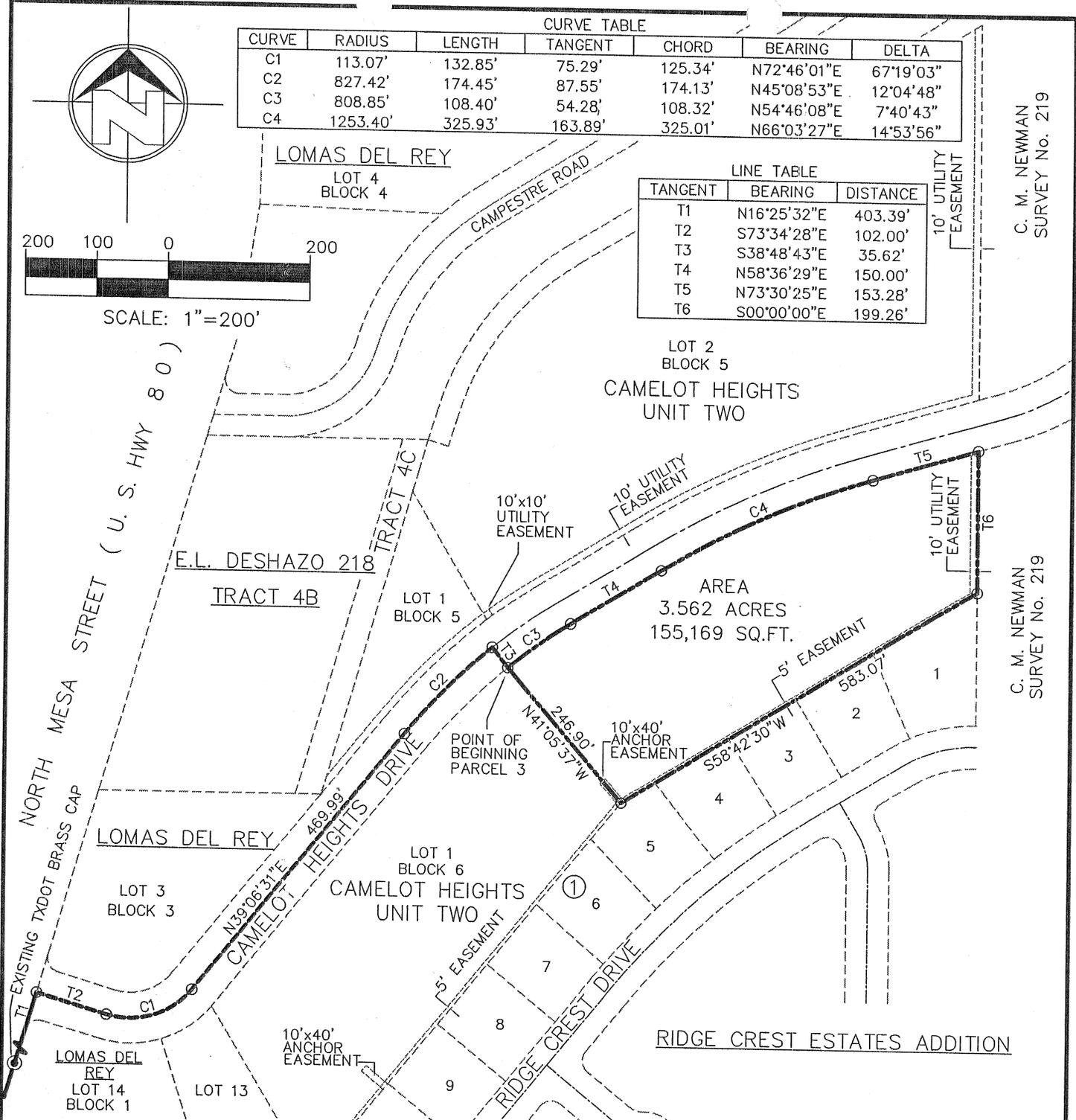
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SCALE: 1"=200'

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C3	808.85'	108.40'	54.28'	108.32'	N54°46'08"E	7°40'43"
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T4	N58°36'29"E	150.00'
T5	N73°30'25"E	153.28'
T6	S00°00'00"E	199.26'



C. M. NEWMAN SURVEY No. 219

C. M. NEWMAN SURVEY No. 219

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480 214 0033 B, DATED OCTOBER 15, 1982 THIS PROPERTY LIES IN FLOOD ZONE "C".

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2. SET 1/2" IRON WITH SLI CAP STAMPED TX 2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
3. DEED REFERENCE IN VOL. 2365, PG. 0860 DEED RECORDS OF EL PASO COUNTY.
4. BASIS OF BEARING: PLAT OF CAMELOT HEIGHTS UNIT TWO, RECORDED IN VOL. 062 PG. 011.
5. NO BUILDINGS EXIST ON THE PROPERTY.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



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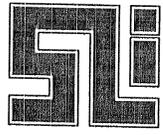
CITY CLERK DEPT.

PLAT OF SURVEY

ALL OF LOT 2, BLOCK 6,
CAMELOT HEIGHTS UNIT TWO,
EL PASO, EL PASO COUNTY,
TEXAS.

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998



SLI ENGINEERING, INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
915-584-4457

JOB #: 09-06-2440 DR. BY: AFV
SCALE: 1"=200' F.B. #:
DATE: 12/09/2006 DWG.: PAR-3-REZONE.DWG
F:\PROJECTS\CAMELOT\WORKING

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CB
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
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**

February 23, 2007

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

FROM: Esther Guerrero, Planner

SUBJECT: ZON06-00158

The City Plan Commission (CPC), on January 18, 2007, voted **(6-0)** to recommend **approval** of the rezoning from A-3/O/sc (Apartment/Office High Density/special contract) to R-3A/sc (Residential/special contract) on Parcel 1 and from A-O/sc (Apartment/Office/special contract) to R-3A/sc (Residential/special contract) on Parcel 2 to permit single-family residential dwellings, concurring with staff's recommendation.

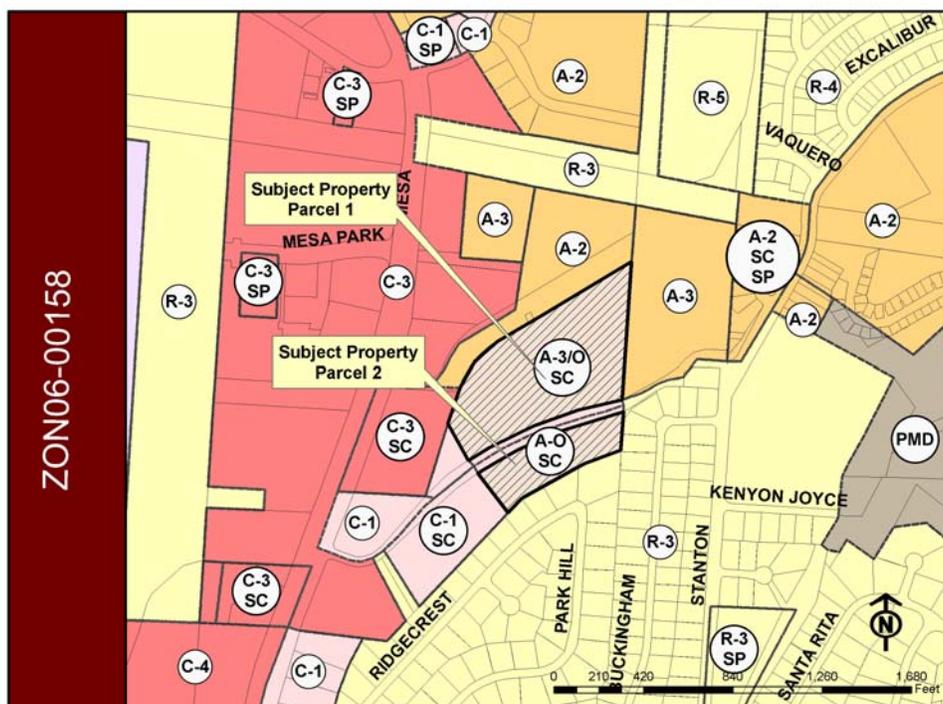
The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map, which designates the subject property for residential land uses. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the effect 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 support or opposition to this rezoning request.



ZON06-00158

Application Type:	Rezoning
Property Owner(s):	Camelot Point, L.L.C
Representative(s):	SLI Engineering, Inc
Legal Description:	Parcel 1: Lot 2, Block 5, Camelot Heights, City of El Paso, El Paso County, Texas. Parcel 2: Lot 2, Block 6, Camelot Heights, City of El Paso, El Paso County, Texas
Location:	East of Mesa Street and North of Ridgecrest Drive
Representative District:	1
Area:	Parcel 1: 7.56 Acres, Parcel 2: 3.56 Acres
Present Zoning:	Parcel 1: A-3/O/sc (Apartment/Office High Density / special contract). Parcel 2: A-O/sc (Apartment/Office/special contract)
Present Use:	Residential Subdivision
Proposed Zoning:	R-3A/sc (Residential/special contract)
Recognized Neighborhood Associations Contacted:	A Presidential Neighborhood Association Mission Hills Association
Public Response:	None
Surrounding Land Uses:	North: A-2 / Residential; South: R-3 / Residential, East: A-3 / Residential, West: C-1/sc, C-3/sc / Commercial
Year 2025 Designation:	Residential (Central Planning Area)



General Information:

The applicant is requesting a rezoning from Parcel 1: A-3/O/sc (Apartment/Office High Density/special contract) to R-3A (Residential/special contract) and Parcel 2: from A-O/sc (Apartment/Office/special contract) to R-3A/sc (Residential/special contract) in order to permit a residential subdivision. Total acreage for both parcels is 11.12 acres and is currently vacant. The proposed site plan shows 44 single-family residential lots. Access is proposed via Mesa Street.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request for rezoning of Parcel 1 from A-3/O/sc (Apartment/Office High Density/special contract) to R3-A/sc (Residential/special contract) and Parcel 2 from A -O/sc (Apartment/Office/special contract) to R3-A/sc (Residential/special contract).

The recommendation is based on the following:

- **The Plan for El Paso City-Wide Land Use Goals** recommends that El Paso “develop a balanced and complete community which contains a mix of land uses and densities and provide a wide range of housing types that respond to the needs of all economic segments of the community.”
- **The Year 2025 Projected General Land Use Map** for the **Central Planning Area** designates this property for Residential land uses.
- **R-3A (Residential) zoning** permits office development and **is compatible** with adjacent development.

Findings:

The Commission must determine the following:

1. Will the R-3A (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will residential subdivision development be compatible with adjacent land uses?
3. What is the relation of the proposed change to the Comprehensive Plan?
4. 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?

Development Services Department - Building Permits and Inspections Division Comments:

Zoning Review

Proposed development meets R-3A residential district minimum general lot size standards as submitted.

Development Services Department - Planning Division Comments:

Current Planning:

1. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for residential land uses.
2. R-3A (Residential) zoning permits residential development and is compatible with adjacent development.

Engineering Department - Traffic Division Comments:

No objections.

Fire Department Comments:

No comments received.

El Paso Water Utilities Comments:

Water

There is an existing 16-inch diameter water main along Stanton Street. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

There is an existing 8-inch diameter water main fronting the proposed emergency access, along Stanton Street.

The subject property will be located within an intermediate pressure zone. Pressure reducing and pressure relief valves will be required within the water distribution system. In addition, private water pressure regulating devices will be required at every lot within the proposed development. The Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

An off-site water main extension will be required to connect to an existing 8-inch diameter water main located along an easement on the eastern side of Mesa Street. This water main dead-ends at the southernmost property line of Lot 14, Block 1, Lomas Del Rey.

Sanitary Sewer

There is an existing 12-inch diameter sanitary sewer main along Mesa Street fronting the subject property. There is an existing 8-inch diameter stub-out from the above described 12-inch sewer main that is aligned towards the proposed Camelot Heights. This stub-out extends for approximately 110-feet.

EPWU requires final grading plans before committing to provide sanitary sewer service to this property.

General

Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within the right-of-way requires a utility installation permit from TxDOT.

EPWU-PSB requests that the proposed emergency access be designated also as utility easement at the time of platting in order to enable the construction, operation, maintenance, and repair of proposed water main extensions.

EPWU-PSB does not object to this request. EPWU requires a set of city-approved improvement plans, including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve the property. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. A site plan, a utility plan, grading and drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. 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.



SITE PLAN



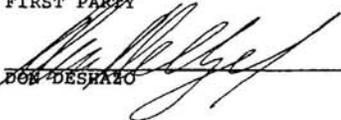
- c) Offices, business and professional, including doctors' offices, clinics and other medical practitioners; hospital; convalescent; nursery or rest homes.
- d) Multi-family dwellings (apartment house) including elderly and all of the uses and development standards listed in Section 25-32.2(11).
- e) Retail sales of office supplies and stationary, computer hardware sales and service; and accessory storage of gasoline or diesel fuel with pumps. The sale of such fuels to the public shall be prohibited.
- f) Advertising sign in accordance with the provisions of Section 25-32.4.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

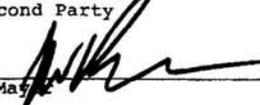
The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting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


 DON DESHAIO

THE CITY OF EL PASO
 Second Party

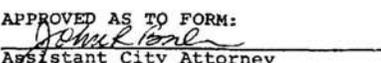
By 
 Mayor

ATTEST:


 Carole Hunter
 City Clerk

APPROVED AS TO CONTENT:

 Planning Department

APPROVED AS TO FORM:

 Assistant City Attorney