

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: March 29, 2011
Public Hearing: April 19, 2011

CONTACT PERSON/PHONE: Esther Guerrero, (915) 541-4720

DISTRICT(S) AFFECTED: 3

SUBJECT:

An ordinance changing the zoning of Lots 1-13, Block 1, San Angelino Estates; formerly Lots 1-11, Block 1, Amado Urbina; formerly Lots 5 & 6 and a portion of Lot 7, Block 8, Alameda Acres, City of El Paso, El Paso County, Texas from R-3A (Residential) to R-4 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Glenwood Street at Flower Drive. Property Owner: The House Developer Group, LLC. ZON10-00108 (**District 3**)

BACKGROUND / DISCUSSION:

N/A

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 (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning and Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 1-13, BLOCK 1, SAN ANGELINO ESTATES; FORMERLY LOTS 1-11, BLOCK 1, AMADO URBINA; FORMERLY LOTS 5 & 6 AND A PORTION OF LOT 7, BLOCK 8, ALAMEDA ACRES, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO R-4 (RESIDENTIAL). 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:

*That the zoning of Lots 1-13, Block 1, San Angelino Estates; formerly Lots 1-11, Block 1, Amado Urbina; formerly Lots 5 & 6 and a portion of Lot 7, Block 8, Alameda Acres, City of El Paso, El Paso County, Texas, incorporated by reference, be changed from **R-3A (Residential)** to **R-4 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.*

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

ORDINANCE NO. _____

ZONING CASE NO: ZON10-00108

PREPARED FOR: Ray Mancera
A portion of Yucca Village Replat "A", and A Portion of Tract 10A Parkland Addition,
City of El Paso, El Paso County, Texas
W.O. 052810-9

METES AND BOUNDS DESCRIPTION

Description of a 0.6249 acre parcel of land being A Portion of Yucca Village Replat "A", and A Portion of Tract 10A Parkland Addition, City of El Paso County, Texas, and being more particularly described by metes and bounds as follows to wit:

Starting at an existing city monument located at the centerline intersection of Grouse Road and Cielo de Oro Road, Thence North $29^{\circ}25'45''$ East along the centerline of Grouse Road a distance of 35.28 feet to a point, Thence North $60^{\circ}34'15''$ West a distance of 30.00 feet to a point lying on the westerly right-of-way line of Grouse Road, said point being the "True Point of Beginning";

Thence North $.52^{\circ}24'10''$ West a distance of 275.11 feet to a point;

Thence North $37^{\circ}35'50''$ East a distance of 50.36 feet to a point;

Thence South $51^{\circ}24'11''$ East a distance of 34.69 feet to a point;

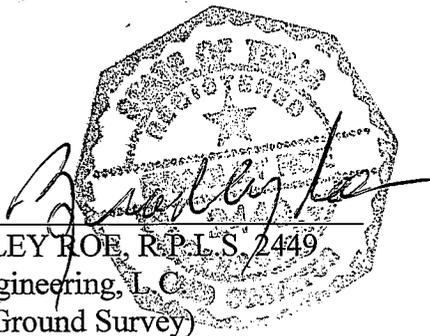
Thence North $.38^{\circ}21'38''$ East a distance of 87.82 feet to a point;

Thence South $51^{\circ}38'22''$ East a distance of 119.64 feet to a point;

Thence South $38^{\circ}21'38''$ West a distance of 56.03 feet to a point;

Thence South $51^{\circ}43'22''$ East a distance of 109.09 feet to a point, said point lying on the westerly right-of-way line of Grouse Road;

Thence South $29^{\circ}25'45''$ West a distance of 79.45 feet to a point, and back to the "True Point of Beginning"; containing in all 27,219.70 square feet or 0.6249 acres of land more or less.


BRADLEY ROE, R.P.L.S. 2449
Roe Engineering, L.C.
(Not a Ground Survey)

CITY CLERK DEPT.
2011 MAR 21 PM 3:51



Date: March 21, 2011
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Esther Guerrero, Planner
Subject: ZON10-00108

The City Plan Commission (CPC) on February 24, 2011, voted **5-0** to recommend **approval** of this rezoning request. The applicant is proposing a residential subdivision and may develop single-family homes or two-family homes (duplexes).

This recommendation is in agreement with the recommendation from staff and the Development Coordinating Committee (DCC).

The CPC found that the rezoning is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Central Planning Area. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general; and will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was one neighbor present at the meeting to speak in opposition to this request. He stated that this subdivision would generate additional traffic for the area.

Attachment: Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson





City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00108
Application Type: Rezoning
CPC Meeting Date: February 24, 2011
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location: 400 block of Glenwood Street at Flower Drive
Legal Description: Lots 1-13, Block 1, San Angelino Estates; formerly Lots 1-11, Block 1, Amado Urbina; formerly Lots 5 & 6 and a portion of Lot 7, Block 8, Alameda Acres, El Paso, El Paso County, Texas

Acreage: 2.0376 acres
Rep District: 3
Zoning: R-3A (Residential)
Existing Use: Vacant
Request: From R-3A (Residential) to R-4 (Residential)

Proposed Use: Single-family residential, Two-family residential, or Townhomes
Property Owner: The House Developer Group, LLC
Representative: Rodolfo Morales

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family
South: N/A (City Limits) / Border Highway
East: R-5/sc (Residential/special contract), S-D/sc (Special Development/special contract) / Single-family
West: R-4 (Residential) / PSB pump station

The Plan for El Paso Designation: Residential (Central Planning Area)

Nearest Park: De Vargas Park (2,667 feet)

Nearest School: Clardy Elementary (3,454 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notices of a Public Hearing were mailed to all property owners within 300 feet of the subject property on January 27, 2011.

APPLICATION DESCRIPTION

The request is to change the zoning from R-3A (Residential) to R-4 (Residential) to allow residential lots. The conceptual site plan shows ten (10) residential lots. The applicant may develop single-family homes, two-family homes, townhomes or condominiums, with access via a cul-de-sac from Glenwood Street.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning request.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities and outlets for social and cultural expression.
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

The purpose of the R-4 (Residential) district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for approval.

Transportation Department

- No objection to rezoning.
- 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.

Engineering – Construction Management Division-Plan Review

No objections to the rezoning request.

Engineering – Land Development

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
2. Grading plan and permit shall be required.*
3. Storm Water Pollution Prevention Plan and/or permit required.*
4. Drainage plans must be approved by Engineering and Construction Management Department, Land Development Section.*
5. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0040B, date October 15, 1982.

* This requirement will be applied at the time of development.

Fire Department

No objections.

El Paso Water Utilities

1. EPWU does not object to this request.
2. In May of 2007, EPWU designed water distribution and sanitary sewer collection systems to serve the platted Amado Urbina Subdivision. A design fee invoice was forwarded to the Owner on May 16, 2007. No water or sanitary sewer lines were installed to serve the subject subdivision.
3. EPWU requests the current Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans. Design fee are due from the Owner.

Water

4. There is an existing 8-inch diameter water main along Glenwood Street. A water main extension along the proposed Azzulina Court is required. The Owner is responsible for all water main extension costs.
5. Previous water pressure reading from fire hydrant # 3118 located at the northwest intersection of Glenwood Street and Chesak Circle, have yielded a static pressure of 102 (psi) pounds per square inch, a residual pressure of 86 (psi) pounds per square inch and a discharge of 1163 (gpm) gallons per minute
6. 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.

Sanitary Sewer

7. There is an existing 8-inch diameter sanitary sewer main along Glenwood Street. A sewer main extension along the proposed Azzulina Court is required. The Owner is responsible for all sewer main extension costs.

General

8. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. 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. The Owner/Developer 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 change of zoning application:

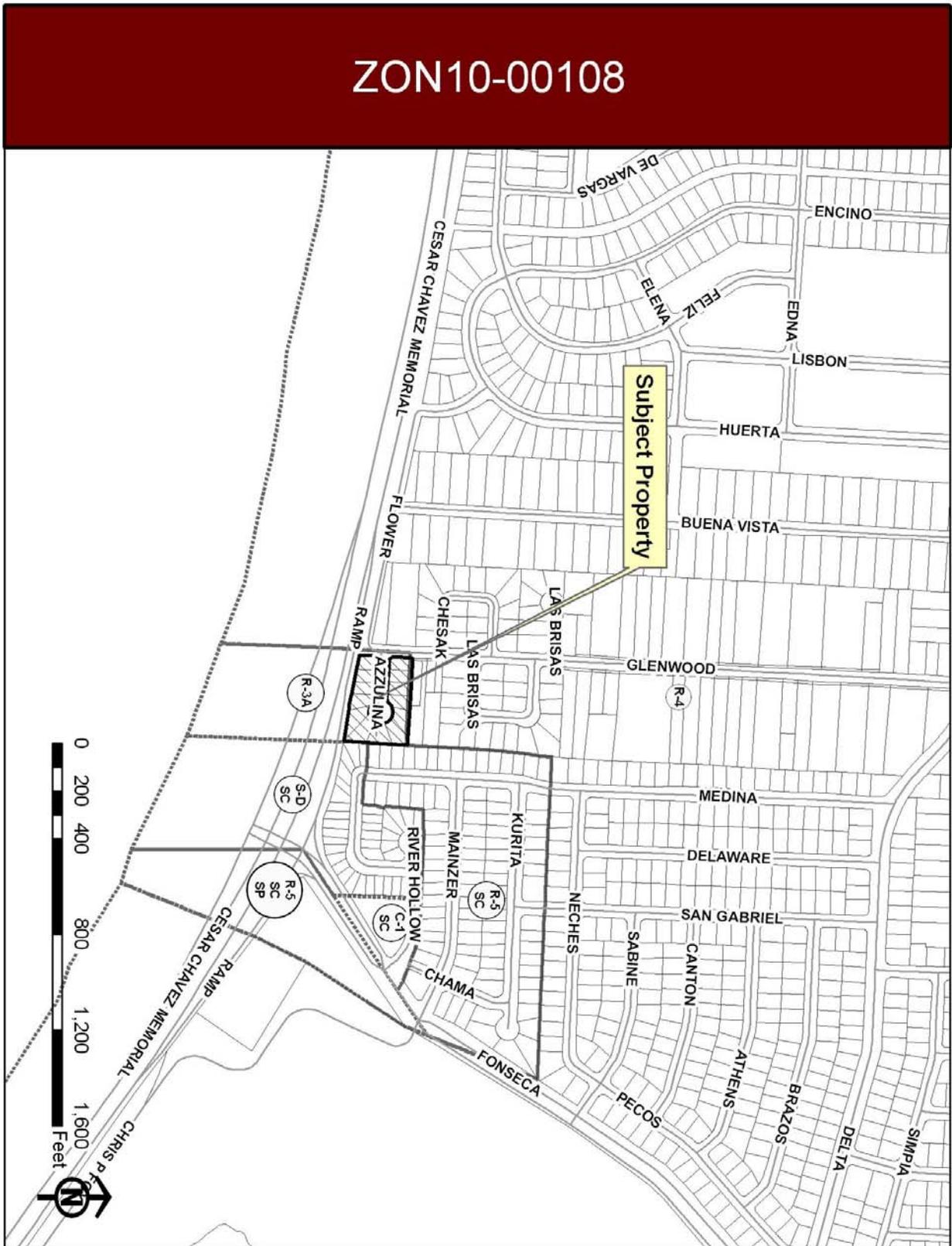
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into 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 rezoning 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. Zoning Map
2. Aerial Map
3. Conceptual Site Plan
4. Conceptual Elevation

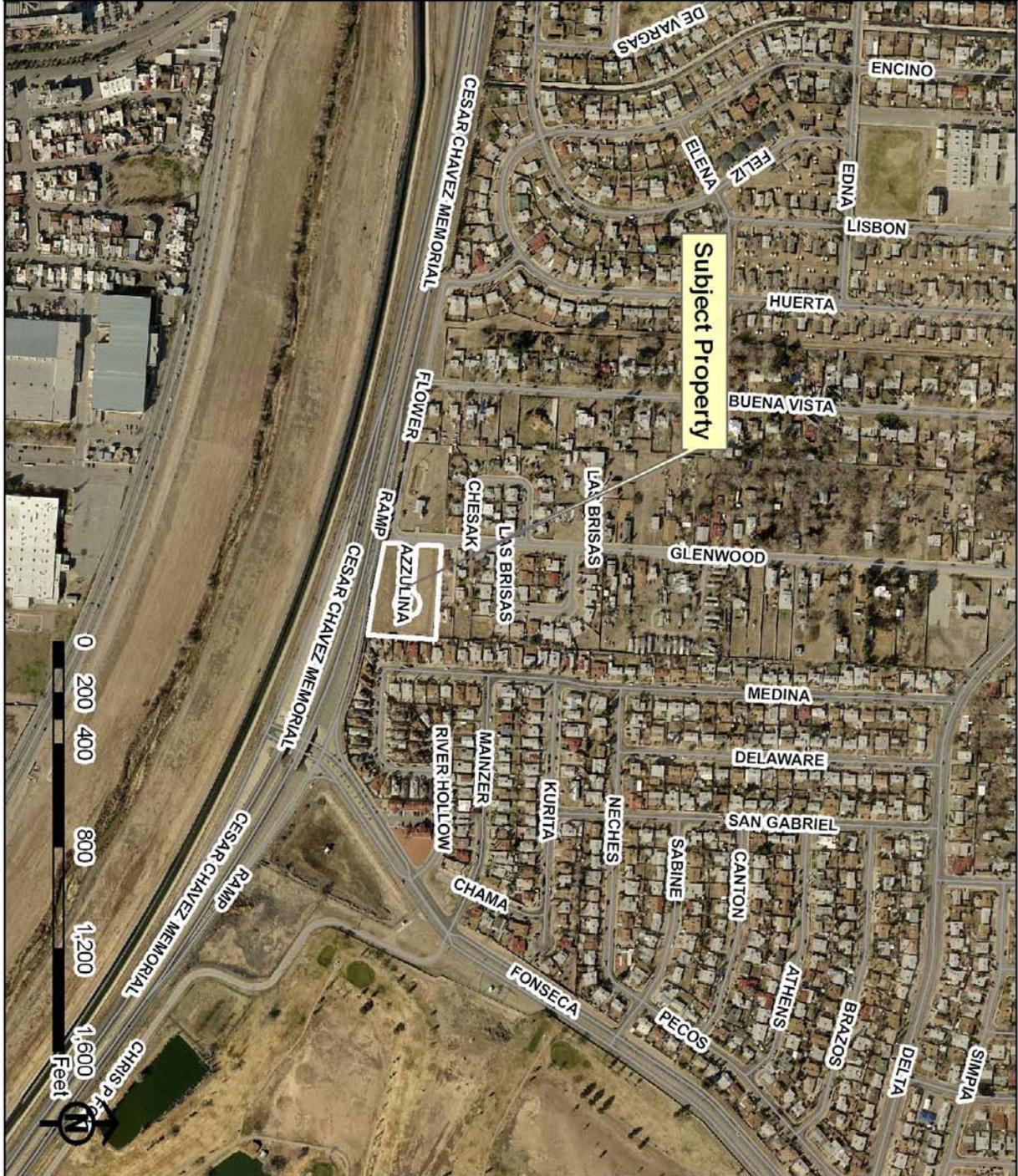
ATTACHMENT 1: ZONING MAP

ZON10-00108



ATTACHMENT 2: AERIAL MAP

ZON10-00108



ATTACHMENT 3: CONCEPTUAL SITE PLAN

