

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

DEPARTMENT: Development Services Department Planning Division

AGENDA DATE: Introduction: April 25, 2006
Public Hearing: May 16, 2006

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of Tracts 3B and 3D, S.J. Larkin Survey No. 264, El Paso, El Paso County, Texas from R-3 (Residential) to A-O (Apartment/Office), and imposing a condition. The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: Redd Road near Chiricauhua Drive. Applicant: MA Homes, LLC. ZON06-00030 (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: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 3B AND 3D, S.J. LARKIN SURVEY NO. 264, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning *Tracts 3B and 3D, S.J. Larkin Survey No. 264, El Paso, El Paso County, Texas*, be changed from **R-3 (Residential)** to **A-O (Apartment/Office)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

The required building setback for all uses shall be twenty (20) feet from the side property lines and twenty-five (25) feet from the rear property line.

PASSED AND APPROVED this _____ day of _____, 2006.

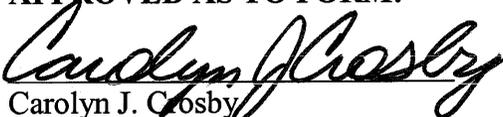
THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

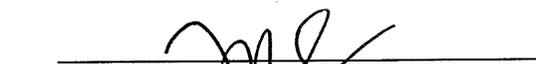
APPROVED AS TO FORM:


Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:


Christina Valles, Planner II
Development Services Department

APPROVED AS TO CONTENT:


Rodolfo Valdez, Chief Urban Planner
Development Services Department

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



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**

April 14, 2006

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

FROM: Christina Valles, Urban Planner

SUBJECT: ZON06-00030

The City Plan Commission (CPC), on April 6, 2006, voted **4-0** to recommend **Approval** of rezoning the subject property from R-3 (Residential) to A-O/c (Apartment/Office/condition), concurring with staff's recommendation, with the following condition:

"That the buildings setback required for all uses be 20 feet on the side property lines and 25 feet on the rear property line."

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 uses. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was one letter in opposition to this application.

Attachment: Location Map, Site Plan.

STAFF REPORT

Rezoning Case: ZON06-00030

Property Owner(s): MA Homes, LLC

Applicant(s): MA Homes, L LC

Representative(s): Del Rio Engineering

Legal Description: Tracts 3B and 3D, S.J. Larkin Survey 264

Location: Redd Road near Chiricahua Drive

Representative District: # 1

Area: 0.6348 Acres

Present Zoning: R-3 (residential)

Present Use: Vacant

Proposed Zoning: A-O (Apartment/Office)

Proposed Use: Office

Recognized Neighborhood Associations Contacted: Save the Valley, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Texas Apache Nations, Inc.

Surrounding Land Uses:

North -	R-3A (Residential) / Single-family Residential
South -	R-3A/c/sc (Residential/condition/special contract) / Single-family Residential
East -	R-3A (Residential) / Single-family Residential
West-	R-3 (Residential) / Single-family Residential

Year 2025 Designation: Residential (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, APRIL 6, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON06-00030

General Information:

The applicant is requesting a rezoning from R-3 (residential) to A-O (Apartment/Office) in order to permit an office. The property is 0.6348 acres in size and is currently vacant. The proposed site plan shows a new office building to be located on the site. Access is proposed via Redd Road with 26 parking spaces to be provided. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Division has received one letter in opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-3 (Residential) to A-O (Apartment/Office) with the following condition:

“That the following building setbacks be required for all uses – 25 feet rear, 20 feet side.”

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.”

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

A-O (Apartment/Office) zoning permits an office and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-O (Apartment/Office) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will an office be compatible with adjacent land uses?
- C. What is the relation of the proposed change to the City’s Comprehensive Plan?
- D. What effects will the A-O (Apartment/Office) zoning 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 - Building Permits and Inspections Division Notes:

- A. Zoning: Proposed office center permitted in A-O (Apartment/Office) district. Meets minimum set back and parking requirements. Shall need to provide a 6ft. high masonry screening wall abutting residentially zoned districts.
- B. Landscaping: This project will has not submitted landscape calculations and will not meet code as submitted. Project shall provide 2,098 sqft of landscaping and shall address the parkway as per code.

Engineering Department - Traffic Division Notes:

- A. No median opening shall be allowed.
- B. Sidewalks shall be provided.

El Paso Water Utilities Notes:

- A. There is an existing 24-inch diameter water transmission main along Redd Road fronting the subject property. No direct service connections are allowed to this water main as per the El Paso Water Utilities –Public Service Board Rules and Regulations. Also, there is an existing 8-inch diameter water main along Redd Road.
- B. Previous water pressure readings from a fire hydrant located at 440 Redd Road have yielded a static pressure of 128 pounds per square inch, a residual pressure of 116 pounds per square inch, a pitot pressure of 75 pounds per square inch, at a discharge of 1453 gallons per minute.
A private backflow prevention assembly and a private water pressure regulating device will be required at the discharge side of the water meter.
There is an existing 8-inch diameter sanitary sewer main along Redd Road fronting the subject property.
- C. Application for any water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a 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. 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
- D. EPWU does not object to this request.

Sun Metro Notes:

Sun Metro has a fixed route servicing this area.

Development Services Department – Planning Division Notes:

Recommend approval with the following condition: “That the following building setbacks be required for all uses – 25 feet rear, 20 feet side.”

ATTACHMENT: Site Plan; Location Map.

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 PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



SITE PLAN

