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

DEPARTMENT: **Planning and Economic Development Department, Planning Division**

AGENDA DATE: **Introduction: April 26, 2011**
Public Hearing: May 17, 2011

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:
An ordinance changing the zoning of a portion of Tract 1, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to C-1 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Trawood Drive and East of Lee Trevino Drive. Applicant: Vista Hills Country Club. ZON10-00111 **(District 7)**

BACKGROUND / DISCUSSION:
N/A

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Reviewed
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 Department

_____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 1, BLOCK 1, ASCARATE GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL). 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 *a portion of Tract 1, Block 1, Ascarate Grant, 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 **R-F (RANCH AND FARM) to C-1 (COMMERCIAL)**, 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

_____
John F. Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

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

EXHIBIT "A"

VISTA HILLS GOLF COURSE
SUBDIVISION

A parcel of land situate within the corporate limits of the City of El Paso, El Paso County Texas, as a portion of Block 1, Tract 1, Ascarate Grant Section, being more particularly described as follows;

Commencing at a City Monument at the intersection of Lee Trevino and Weston Brent; Thence S 03° 13' 23" E, a distance of 1,337.73 feet to a set ½" rebar with cap "TX 5337" being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence, North 89° 32' 00" East, a distance of 150.00 feet to a set ½" rebar with SLI cap marked "TX 2886";

Thence, South 00° 28' 00" East, a distance of 225.00 feet to a set ½" rebar with SLI cap marked "TX 2886";

Thence South 89° 32' 00" West, a distance of 150.00 feet to a found chiseled "X" in concrete;

Thence, North 00° 28' 00" West, a distance of 225.00 feet to the TRUE POINT OF BEGINNING of the parcel herein described containing 33,750 square feet, or 0.7748 acres of land MORE OR LESS.

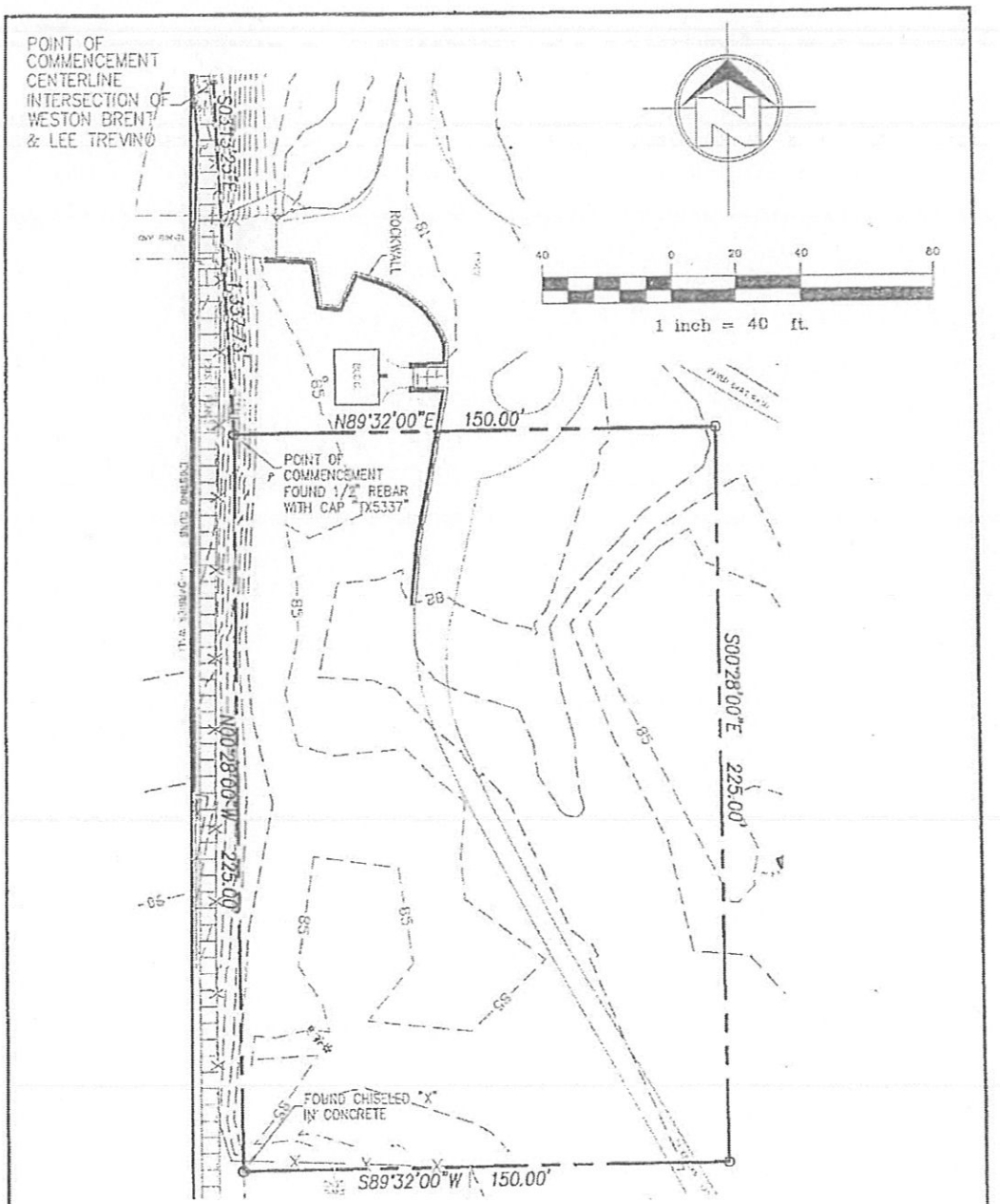
A PLAT OF BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors

STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998

November 17,2010
Job# 06-10-2939
M&B/1676



NOTES:

1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.
2. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
3. BASIS OF BEARING: PLAT OF ASCARATE GRANT, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. CONTOUR LINES ARE AT 1 FOOT INTERVALS, ASSUMED 100.00 FEET AT SITE.

STATE OF TEXAS REGISTERED GUILLERMO LICON 2998 PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC 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

VISTA HILLS GOLF COURSE

DATE: 11-17-10

PLAT OF SURVEY

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

JOB #: 06-10-2939 DR. BY: TR
SCALE: 1"=40' F.B. #: 3001
DATE: 11/17/2010 DWG.: F:\PROJECTS\IMPSURV 0-2939 shtlage\shtlage

PORTION OF BLOCK 1, TRACT 1, ASCARATE GRANT, EL PASO, EL PASO COUNTY, TEXAS.

BOUNDARY IMPROVEMENT & TOPOGRAPHIC SURVEY

MEMORANDUM

DATE: April 18, 2011

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

FROM: Andrew Salloum, Planner

SUBJECT: **ZON10-00111**

The City Plan Commission (CPC), on March 24, 2011, voted 5-0 to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to C-1 (Commercial).

The CPC found that the rezoning is in conformance with the Plan for El Paso. The CPC also determined that the 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 rezoning 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 no **OPPOSITION** to this request.

Attachment:
Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	ZON10-00111
Application Type:	Rezoning
CPC Hearing Date:	March 24, 2011
Staff Planner:	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location:	South of Trawood Drive and East of Lee Trevino Drive
Legal Description:	A portion of Tract 1, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas
Acreage:	0.77 acres
Rep District:	7
Zoning:	R-F (Ranch-Farm)
Existing Use:	Golf Course
Request:	From R-F (Ranch and Farm) to C-1 (Commercial)
Proposed Use:	Retail and Office
Property Owner:	Vista Hills Country Club
Applicant:	Vista Hills Country Club
Representative:	CAD Consulting Company and Ray Mancera Group

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch and Farm) / Golf Course
South: A-O (Apartment-Office) / Office
East: R-F (Ranch and Farm) / Golf Course
West: R-F (Ranch and Farm) / Golf Course

THE PLAN FOR EL PASO DESIGNATION: Commercial (East Planning Area)
Nearest Park: Reese McCord Park (6,853 feet)
Nearest School: Hanks High (4,039 feet)

NEIGHBORHOOD ASSOCIATIONS

East Side Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 10, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone property from R-F (Ranch-Farm) to C-1 (Commercial) to allow for retail and office development. The proposed access is from Lee Trevino Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch-Farm) to C-1 (Commercial). The rezoning and proposed use is compatible with the comprehensive plan and surrounding uses.

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

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

a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

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

Engineering & Construction Management Services Department – Plan Review
Plan Review has no objections to the rezoning.

Engineering & Construction Management Service Department - Land Development
General Comments:
1. Provide existing and proposed drainage flow.
2. The drainage flow must go to the existing pond like it was before, drainage agreement will be required (filed at El Paso County), if the property owner is different from Golf Course.
3. The existing chin link fence is encroaching in to City R.O.W., need to relocate inside property.
4. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
5. Grading plan and permit shall be required.*
6. Storm Water Pollution Prevention Plan and/or permit required.*
7. Drainage plans must be approved by Engineering and Construction Management Department, Land Development Section.*
8. No water runoff allowed outside the proposed development boundaries, (On-site ponding required).
9. The Subdivision is within Flood Zone X, "Areas of minimal flooding"- Panel # 480214 0042C, date February 16, 2006.

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

Department of Transportation
The Department of Transportation has no objections to the proposed rezoning.
NOTES:
- Enclosed conceptual plan does not show compliant aisle width along the front of the property, wheel stops along pedestrian paths or bicycle parking. These issues will need to be addressed at the permitting stage.
- 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.

El Paso Water Utilities
1. EPWU does not object to this request.

EPWU-PSB Comments
Water
2. There is an existing 20-inch diameter water transmission main along Lee Trevino Drive fronting the subject property. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. An 8-inch diameter water distribution main extension along the entire frontage will be required to provide service to the subject property.

3. Previous water pressure readings conducted on fire hydrant No. 5056 located along Lee Trevino Drive approximately 1000 feet south of the subject property have yielded a static pressure of 85 pounds per square inch (psi), residual pressure of 75 psi and a discharge of 1,138 gallons per minute (gpm).
4. 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:
5. There is an existing 18-inch diameter sanitary sewer interceptor along Lee Trevino Drive fronting the subject property. This 18-inch interceptor converts into a 27-inch diameter transmission main at the south end of the subject property. No direct service connections are allowed to this interceptor as per the El Paso Water Utilities – Public Service Board Rules and Regulations. An 8-inch diameter sanitary sewer main extension along the entire frontage will be required to provide service to the subject property.
General:
6. If on-site water and sewer main extensions are anticipated, on-site easements will be required. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. EPWU-PSB requires access to the proposed water and sanitary sewer facilities and appurtenances within the easements 24 hours a day, seven (7) days a week.
7. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) referenced above without the written consent of EPWU-PSB.
8. Application for new 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.

Fire Department
El Paso Fire Department has no objections to the rezoning request.

Sun Metro
Sun Metro does not oppose this request. Closest route is Rt. 67 that travels along Lee Trevino.

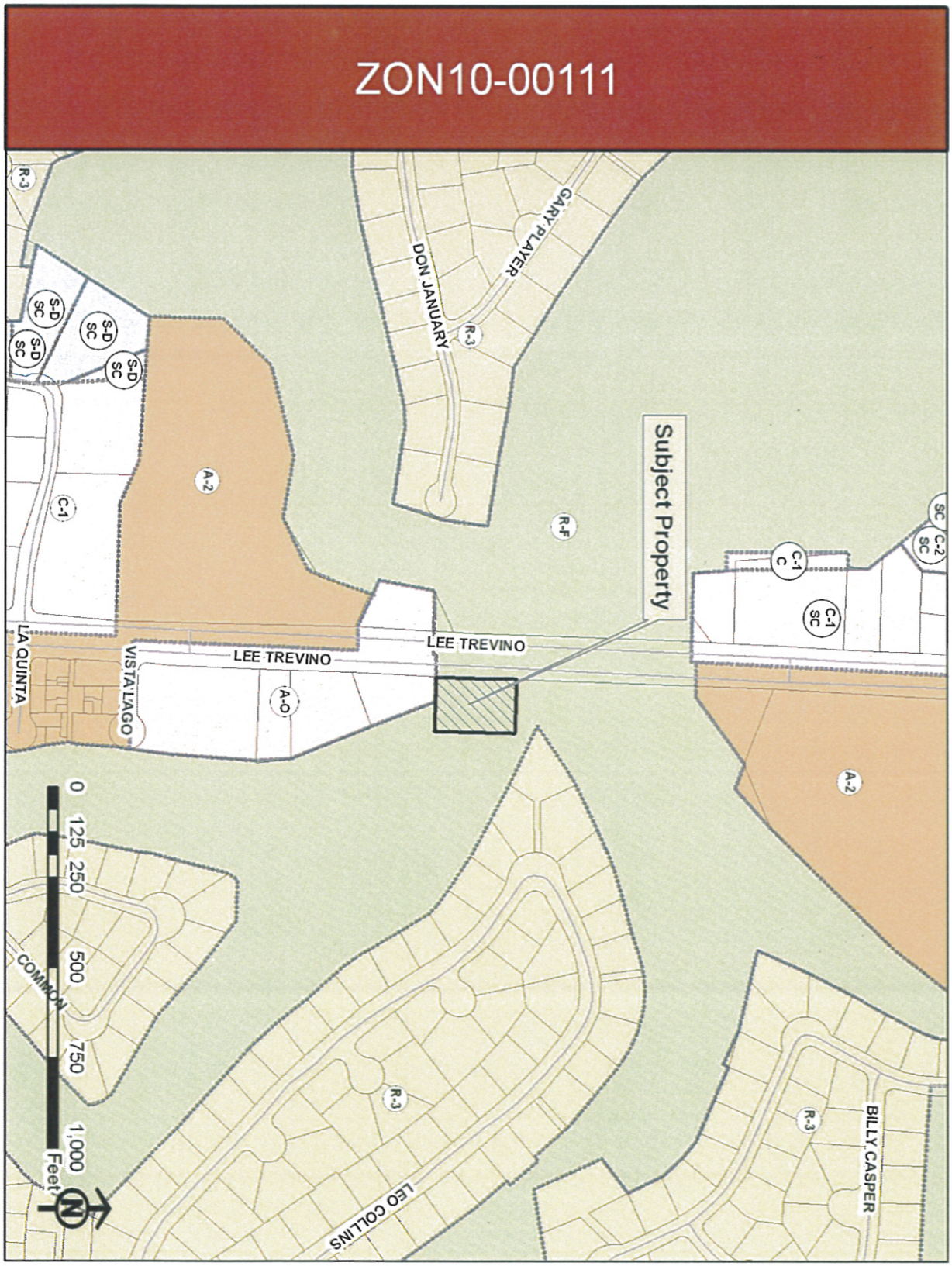
CITY PLAN COMMISSION OPTIONS
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

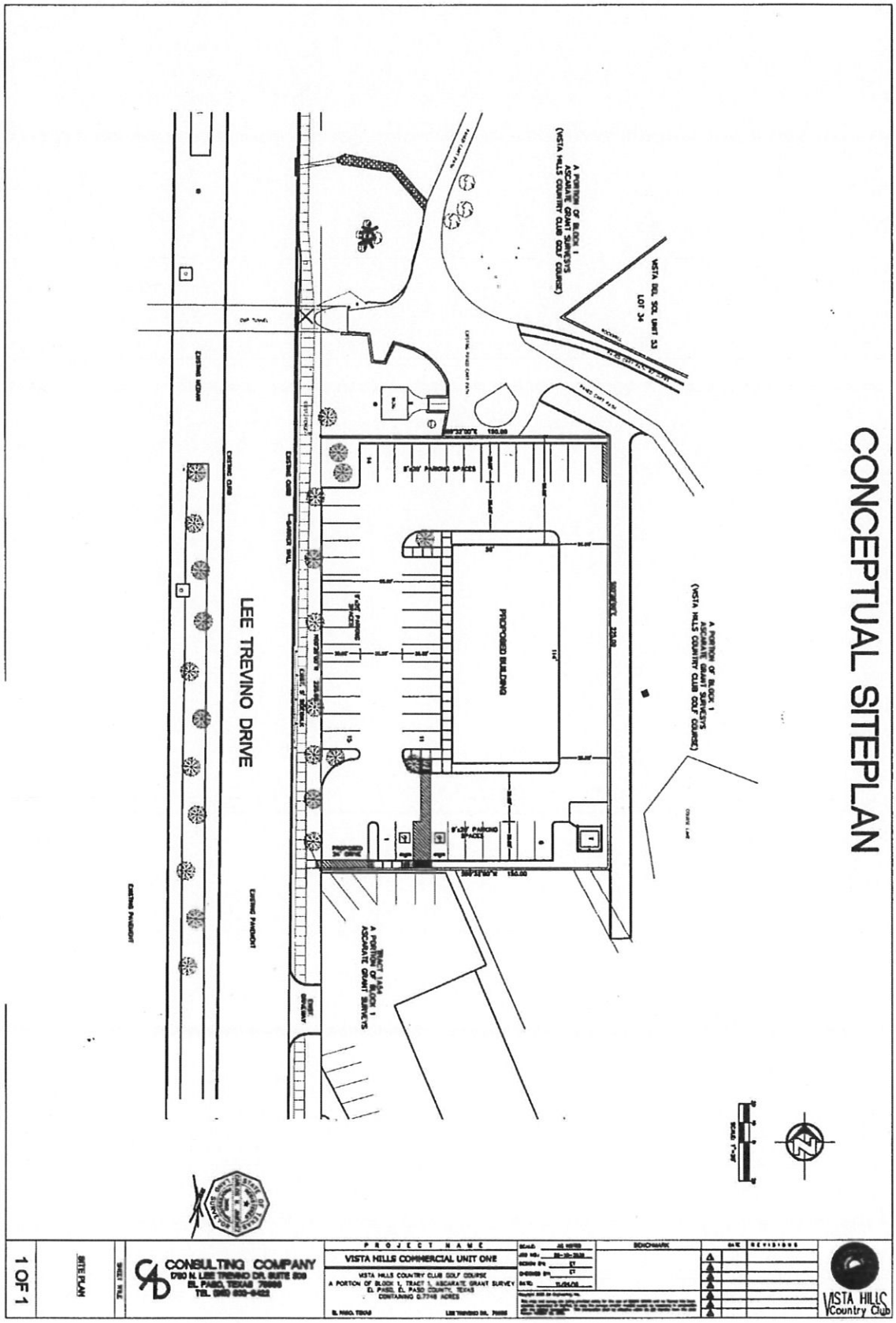
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.

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 in the Plan by the CPC.

Attachments:
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN