

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

DEPARTMENT: Planning and Economic Development Department, Planning Division

AGENDA DATE: Introduction: May 3, 2011
Public Hearing: May 24, 2011

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

DISTRICT(S) AFFECTED: 1

SUBJECT:

An ordinance changing the zoning of All of Tract 57, Nellie D. Mundy Survey No. 241, City of El Paso, El Paso County, Texas from R-3 (Residential) to R-5 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6332 Santiago Street. Applicant: Santiago Ventures, LLC. ZON11-00014 (District 1)

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 ALL OF TRACT 57, NELLIE D. MUNDY SURVEY NO. 241, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-5 (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 *all of Tract 57, Nellie D. Mundy Survey No. 241, 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-3 (RESIDENTIAL) to R-5 (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

Being all of Tract 57,
Nellie D. Mundy Survey No. 241,
City of El Paso, El Paso County, Texas
February 07, 2011

METES AND BOUNDS DESCRIPTION

6332 Santiago Street
Exhibit "A"

FIELD NOTE DESCRIPTION of all of Tract 57, Nellie D. Mundy Survey No. 241, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found city monument located at the centerline intersection of Santiago Street (60' R.O.W.) and Katie Court (36' R.O.W.); **THENCE**, leaving said centerline intersection and along the centerline of Santiago Street, South 00°07'00" West, a distance 99.06 feet to a point; **THENCE**, leaving said centerline of Santiago Street and to the westerly right-of-way line of Santiago Street, same being the common boundary line of Tract 57 and Tract 59A3, South 89°57'42" East, a distance 30.00 feet to a set iron rod at the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line and along said westerly right-of-way line of Santiago Street, North 00°07'00" East, a distance of 462.00 feet to a set iron rod for corner;

THENCE, leaving said westerly right-of-way line of Santiago Street, South 89°57' 42" East, a distance of 486.00 feet to a point;

THENCE, South 00°07' 00" West, a distance of 462.00 feet to a point;

THENCE, North 89°57'42" West, a distance of 486.00 feet to the **POINT OF BEGINNING** of the herein described lot and containing 224,531.79 square feet or 5.1545 Acres of land more or less.

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950



CAD CONSULTING COMPANY,
1790 Lee Trevino Suite # 503
El Paso, Texas 79936
(915) 633-6422

Santiago 2.wpd

MEMORANDUM

DATE: April 25, 2011

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

FROM: Andrew Salloum, Planner

SUBJECT: ZON11-00014

The City Plan Commission (CPC), on April 7, 2011, voted 5-0 to recommend **APPROVAL** of rezoning the subject property from R-3 (Residential) to R-5 (Residential).

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: ZON11-00014
Application Type: Rezoning
CPC Hearing Date: April 7, 2011
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 6332 Santiago Street
Legal Description: All of Tract 57, Nellie D. Mundy Survey No. 241, City of El Paso, El Paso County, Texas
Acreage: 5.15 acres
Rep District: 1
Zoning: R-3 (Residential)
Existing Use: Single-family dwelling
Request: From R-3 (Residential) to R-5 (Residential)
Proposed Use: Two-family dwellings

Property Owner: Santiago Ventures, LLC.
Applicant: Santiago Ventures, LLC.
Representative: CAD Consulting Company

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwellings
South: C-4/sp/c (Commercial/special permit/conditions) / Vacant
East: C-4 (Commercial) / Canutillo I.S.D. Administration Office; C-4/sp/c (Commercial/special permit/conditions) / vacant and ponding
West: R-5 (Residential) / Duplexes; A-M/c (Apartment-Mobile Home Park/conditions) / vacant

THE PLAN FOR EL PASO DESIGNATION: Residential (Northwest Planning Area)

Nearest Park: Proposed Park (1,223feet)

Nearest School: Jose H. Damiam Elementary (7,696 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Neighborhood Association
Save the Valley
Coronado Neighborhood Association
Upper Area Hills Neighborhood Association
Upper Valley Improvement Association
Borderland Community Improvement Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 23, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

CASE HISTORY

On December 8, 1987, City Council approved an annexation agreement which incorporated subject property into the city with a base zone of R-3 (Residential).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3 (Residential) to R-5 (Residential) in order to allow for twenty-two (22) residential two-family dwelling lots. The subject property is 5.15 acres in size and is currently used as a single-family residential lot which will be demolished. The R-3 (Residential) district requires a minimum of 6,000 sq. ft. and one single-family dwelling unit per lot. The R-5 (Residential) district requires a minimum of 4,500 sq. ft. for one single-family and 6,000 sq. ft. for two-family dwelling unit per lot. Access is proposed from Santiago Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to R-5 (Residential). It is compatible with comprehensive plan and the abutting residential zone to the North, South, and West.

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 wide range of housing types that respond to the needs of all economic segments of the community
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of the R-5 (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**.

Engineering & Construction Management Services Department – Plan Review

Plan Review has no objections.

Engineering & Construction Management Service Department - Land Development

General Comments:

- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- Grading plan and permit shall be required.*
- Storm Water Pollution Prevention Plan and/or permit required.*
- Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.*
- The Subdivision is within Flood Zone X-“Areas of minimal flooding” – Panel # 480212 0125B, dated September 4, 1991.

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

Department of Transportation

No objection to zoning change.

Department of Transportation has the following notes:

1. The intersection of Katie Court/Santiago/Domingo shall comply with intersection off set distance standards.
2. Santiago is substandard and applicant will be required to dedicate and improve their proportionate share of the improvements at the time of platting.

3. Domingo shall comply with local street requirements.
4. Santiago & Domingo incorrectly listed as arterials on cross-section.
5. 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

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

EPWU-PSB request the Owner/Developer to grade Santiago Court Unit Two in order to enable sanitary sewer service to be discharged unto the existing sanitary sewer main located along Katie Court located within Santiago Court Subdivision (located west of Santiago Street). The existing sanitary sewer main is described below. Along Santiago Street north of Katie Court fronting Santiago Court Unit Two there are no existing sanitary sewer mains. Service to Santiago Court Unit Two requires sanitary sewer main extensions along Santiago Street north of Katie Court.

Owner/Developer to provide to EPWU-PSB proposed and/or existing street grades along Santiago Street fronting the subject Property (Santiago Court Unit Two).

Water

From the intersection of Domingo Street and Borderland Street along Domingo Street towards the south there is an existing six (6) inch diameter water main. This main dead-ends at approximately 400 feet south of Borderland Street.

Along Santiago Street fronting Santiago Court Unit Two, there is an existing eight (8) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 4109 located along Borderland Street at approximately 200 feet east of Santiago Street have yielded a static pressure of 38 pounds per square inch (psi), residual pressure of 30 psi, discharge of 1,034 gallons per minute (gpm).

Sanitary Sewer

Along Santiago Street north of Katie Court fronting Santiago Court Unit Two there are no existing sanitary sewer mains. Sanitary sewer main extensions will be required along Santiago Street north of Katie Court along the entire frontage of the subject Property (Santiago Court Unit Two). All costs associated with main extensions are the responsibility of the Owner/Developer.

From the intersection of Santiago Street and Katie Court, along Santiago Street towards the south there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 89 feet south of Katie Court.

From the intersection of Katie Court and Santiago Street, along Katie Court towards the west there is an existing eight (8) inch diameter sanitary sewer main.

From the intersection of Domingo Street and Borderland Street along Domingo Street towards the south there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 250 feet south of Borderland Street.

General

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. 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.

Fire Department

El Paso Fire Department has no objections to the zoning change request.

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.

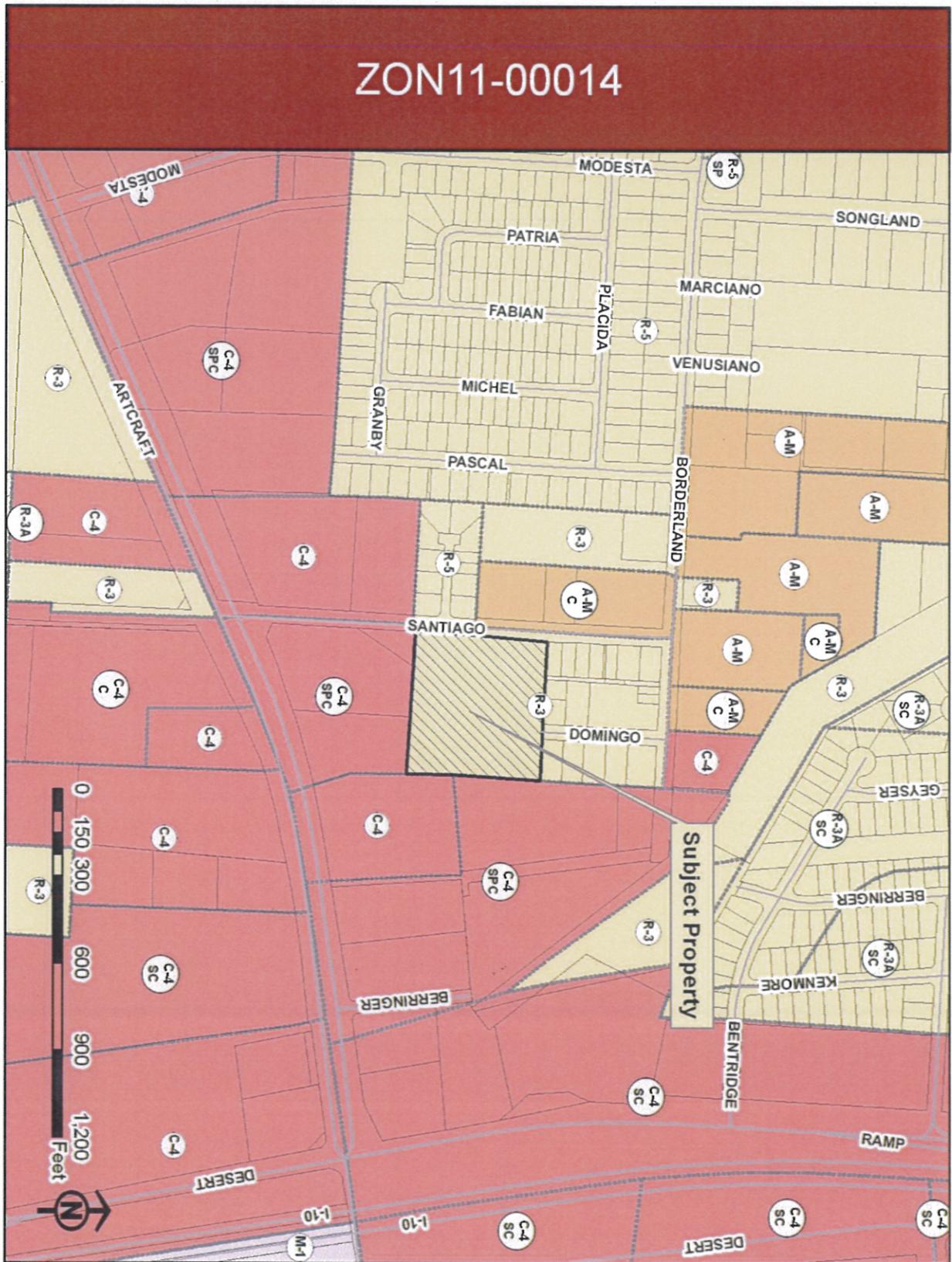
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



