

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

DEPARTMENT: Development Services/Planning Division
AGENDA DATE: Introduction 05/30/06; Public Hearing 06/20/06
CONTACT PERSON/PHONE: Esther Guerrero, Planner – 541-4720
DISTRICT(S) AFFECTED: #6

SUBJECT:

An Ordinance changing the zoning of Tracts 17-C-103, 17-C-104 and 17-C-164, Section 8, Block 79, Township 3, Texas and Pacific Railroad Survey, El Paso, El Paso County, Texas from R-3 (Residential) to R-3A (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.

Subject Property: Saint Vitus Place and Saint Dominic Drive. Applicant: Elia Thompson.
ZON06-00044 (District 6)

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: Alan Shubert

APPROVED FOR AGENDA:

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 17-C-103, 17-C-104 AND 17-C-164, SECTION 8, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEY, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL). 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 *Tracts 17-C-103 and 17-C-104, Section 8, Block 79, Township 3, Texas and Pacific Railroad Survey*, and as more particularly described by metes and bounds on Exhibit "A", attached and incorporated by reference; and *Tract 17-C-164, Section 8, Block 79, Township 3, Texas and Pacific Railroad Survey, El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on Exhibit "B", attached and incorporated by reference, be changed from **R-3 (Residential)** to **R-3A (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 _____, 2006.

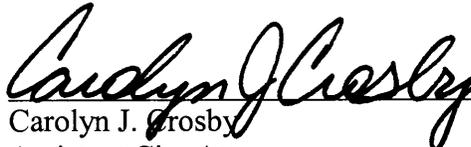
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

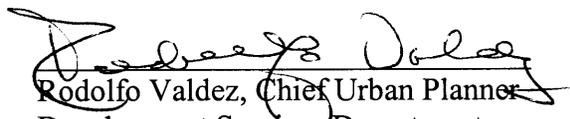
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

BARRAGAN & ASSOCIATES
Land Planning & Land Surveying

1450 Hendale Road, Suite "B" El Paso, Texas 79936

Ph. (915) 591-5709
Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 17-C-103 and 17-C-104, Section 8, Block 79, Township 3, Texas and Pacific Railroad Surveys, El Paso County, Texas, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference at an existing city monument located at the centerline radius of Saint Armand Court (52' R.O.W.); **THENCE** N 54°46'59" E, a distance of 236.13 feet to a point on the common corner of Tract 17-C-29, 17-C-176 and Tract 17-C-103, said point also being the **POINT OF BEGINNING** of the herein parcel being described;

THENCE, N 89°58'49" W, along the common line between Tract 17-C-103 and Block 9 of Assisi Estates Unit One (vol. 73, pg. 21), a distance of 435.60 feet to a point for corner;

THENCE, N 00°36'31" W, along the common line between Tracts 17-C-103 and 17-C-104 and Block 9 of Assisi Estates Unit One (vol. 73, pg. 21), a distance of 208.66 feet to a point for corner;

THENCE, S 78°01'00" E, along the common line between Tract 17-C-104 and a 30' El Paso Tx Easement (vol. 3108, pg. 526, deed records), a distance of 446.30 feet to a point for corner;

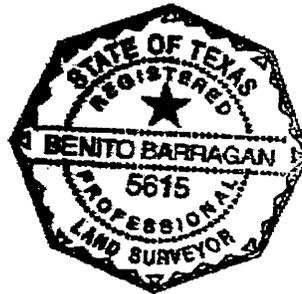
THENCE, S 00°37'42" E, along the common line between Tracts 17-C-104 and 17-C-103 and Tract 17-C-29, a distance of 115.99 feet to the **POINT OF BEGINNING** of the herein parcel being described, containing 1.62 acres of land more less.

NOTES:

1. Not a Ground Survey.
2. Bearings recited herein are based on the file plat for Hillpoint Estates Unit One Subdivision

Benito Barragan

Benito Barragan TX R.P.L.S. 5615, April 24, 2006.



BARRAGAN & ASSOCIATES

Land Planning & Land Surveying

1450 Pendale Road, Suite "B" El Paso, Texas 79936

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METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 17-C-164, Section 8, Block 79, Township 3, Texas and Pacific Railroad Surveys, El Paso County, Texas, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference at an existing city monument located at the centerline intersection of Saint Lucia Drive (52' R.O.W.); **THENCE** N 90°00'00" W, a distance of 286.81 feet to an existing city monument located at the centerline intersection of Saint Lucia Dr. and Saint Vitus Street (60' R.O.W.); **THENCE** S 00°37'42" E, a distance of 142.82 feet to a point on the centerline of Saint Vitus St.; **THENCE** N 90°00'00" E, a distance of 30.00 feet to a found iron pin with cap lying on the easterly right-of-way line of Saint Vitus St., said iron pin with cap also being the **POINT OF BEGINNING** of the herein parcel being described;

THENCE, N 90°00'00" E, along the common line between Tract 17-C-164 and Block 8 of Hillpoint Estates Unit One Subdivision (vol. 78, pg. 35), a distance of 405.60 feet to a set 5/8" iron pin for corner;

THENCE, S 00°37'42" E, along the common line between Tract 17-C-164 and Block 9 of Maria Searas Estates (vol. 78, pg. 66), a distance of 204.43 feet to a set 5/8" iron pin for corner;

THENCE, N 78°01'00" W, along the common line between Tract 17-C-164 and a 60' Road Easement (vol. 1500, pg. 908, deed records), a distance of 415.60 feet to a set 5/8" iron pin for corner;

THENCE, N 00°37'42" W, along the easterly right-of-way line of Saint Vitus St., a distance of 118.13 feet to the **POINT OF BEGINNING** of the herein parcel being described, containing 1.50 acres of land more or less.

NOTES:

1. A Plat of Survey dated 4/22/05 accompanies this plat.
2. Bearings recited herein are based on the file plat for Hillpoint Estates Unit One Subdivision

Benito Barragan T.X. R.P.L.S. 5615, April 24, 2006.



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**

May 22, 2006

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

FROM: Esther Guerrero, Planner

SUBJECT: ZON06-00044

The City Plan Commission (CPC), on May 4, 2006, voted **(6-0)** to recommend **Approval** of rezoning the subject property from R-3 (Residential) which permits single-family residential lot sizes of 6, 000 square feet to R-3A (Residential) which permits single-family residential lot sizes of 5,000 square feet, 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 effects 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 in opposition to this application present at the meeting.

Attachment: Location Map, Aerial, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00044

Property Owner(s): Elia Thompson

Applicant(s): Elia Thompson

Representative(s): Elia Thompson

Legal Description: Parcel 1: Tracts 17-C-103 and 17-C-104 Section 8, Block 79, Township 3, Texas and Pacific Railroad Surveys
Parcel 2: Tract 17-C-164, Section 8, Block 79, Township 3, Texas and Pacific Roalroad Surveys

Location: Saint Dominic Drive and Saint Vitus Place

Representative District: 6

Area: 3.09 Acres

Present Zoning: R-3 (Residential)

Present Use: Vacant

Proposed Zoning: R-3A (Residential)

Proposed Use: Single-family residential

Recognized Neighborhood Associations Contacted: Eastside Civic Association

Surrounding Land Uses:

North -	R-3A/sp (Residential/special permit) / Single-family Residential
South -	R-3 (Residential), PR-I/c (Planned Residential/condition) / Vacant, Single-family Residential
East -	R-3A/c/sp (Residential/condition/special permit) / Single-family Residential
West-	R-3 (Residential), PR-I/c (Planned Residential/condition) / Vacant, Single-family Residential

Year 2025 Designation: Residential (East Planning Area)

**CITY PLAN COMMISSION HEARING, MAY 4, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ZONING CASE: ZON06-00044

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-3 (Residential) to R-3A (Residential) for Parcel 1 and Parcel 2 to permit single-family residential development. Parcel 1 is 1.59 acres in size and Parcel 2 is 1.50 acres in size and are both currently vacant. The proposed plat shows 7 lots and 1 cul-de-sac per Parcel. Access to both cul-de-sacs is proposed via Saint Vitus Place.

Currently R-3 (Residential) permits minimum lot sizes of 6,000 sq. ft. where R-3A (Residential) permits minimum lots sizes of 5,000 sq. ft.

INFORMATION TO THE COMMISSION:

The Development Services Department / Planning Division has received no calls or letters in support or opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-3 (Residential) to R-3A (Residential).

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, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression”.

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

R-3A (Residential) zoning permits single-family residential development and **is** compatible with surrounding land uses.

The Commission must determine the following:

- A. Will the R-3A (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will single-family residential be compatible with adjacent land uses?
- C. What effects will the rezoning have on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole?
- D. What is the relation of the proposed rezoning to the City's Comprehensive Plan?

INFORMATION TO THE APPLICANT:

Development Services / Planning Division Notes:

- A. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property as Residential.
- B. R-3A (Residential) zoning permits single-family residential development and is compatible with surrounding land uses.

Development Services / Building Permits and Inspections Notes:

- A. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- B. Grading plan and permit shall/may be required.*
- C. Storm Water Pollution Prevention plan and/or permit shall/may be required.*
- D. Drainage plans must be approved by the City Engineer.*
- E. Additional Comments: Site location is not located within a Special Flood Hazard Area, Flood Zone(s) C, Panel(s) 480214 0046 C.
* This requirement will be applied at the time of development.

Development Services / Plan Review Notes:

- A. Proposed R-3A (Residential) zoning meets minimum general lot size standards for single family residential units except for Lot 5 requires minimum 50 ft. Lot width, Lot 5 averages 47.72 ft.
- B. Landscaping not required for residential development.

Engineering Department / Traffic Division Notes:

- A. No apparent traffic concerns.

Fire Department Notes:

No comments received.

El Paso Water Utilities Notes:

Water:

- A. There is an existing 8-inch diameter water main located along Saint Vitus Place fronting the eastern portion of the subdivision. This water main dead-ends at the 60-foot road way easement. Water service to the eastern portion of the subdivision will be provided from this main.
- B. Also, there is an existing 8-inch diameter water main located along the southernmost portion of Saint Vitus Place. This water main continues east along an easement within Maria Seanez Estates Unit 1. A water main extension along Saint Vitus Place will be required to serve the remaining portion of the subdivision. The owner is responsible for all water main extension costs.
- C. Previous water pressure readings from a fire hydrant located at the intersection of Saint Vitus Place and Saint Jude Avenue have yielded a static pressure of 58 pounds per square inch (psi), a residual pressure of 48 psi, a pitot pressure of 40 psi, at a discharge of 1061 gallons per minute.

Sanitary sewer:

- A. There is an existing 8-inch diameter sanitary sewer main located along Saint Vitus Place fronting the eastern portion of the subdivision. This sewer main dead-ends at the 60-foot road way easement. The depth of the main at this point is approximately 6.0-feet. Sewer service for the western portion of the subdivision will be provided from the above described 8-inch main.
- B. Also, there is exiting 8-inch diameter sanitary sewer manhole located at the southernmost end of Saint Vitus Place, approximately 130-feet north of Saint Jude Avenue. This manhole is approximately 9.5-feet deep. Sewer service for the western portion of the subdivision is critical. EPWU requires complete final grading plans before committing to provide sanitary sewer service to this portion of the subdivision. A sewer main extension along Saint Vitus

Place is anticipated to serve this portion of the subdivision.

General:

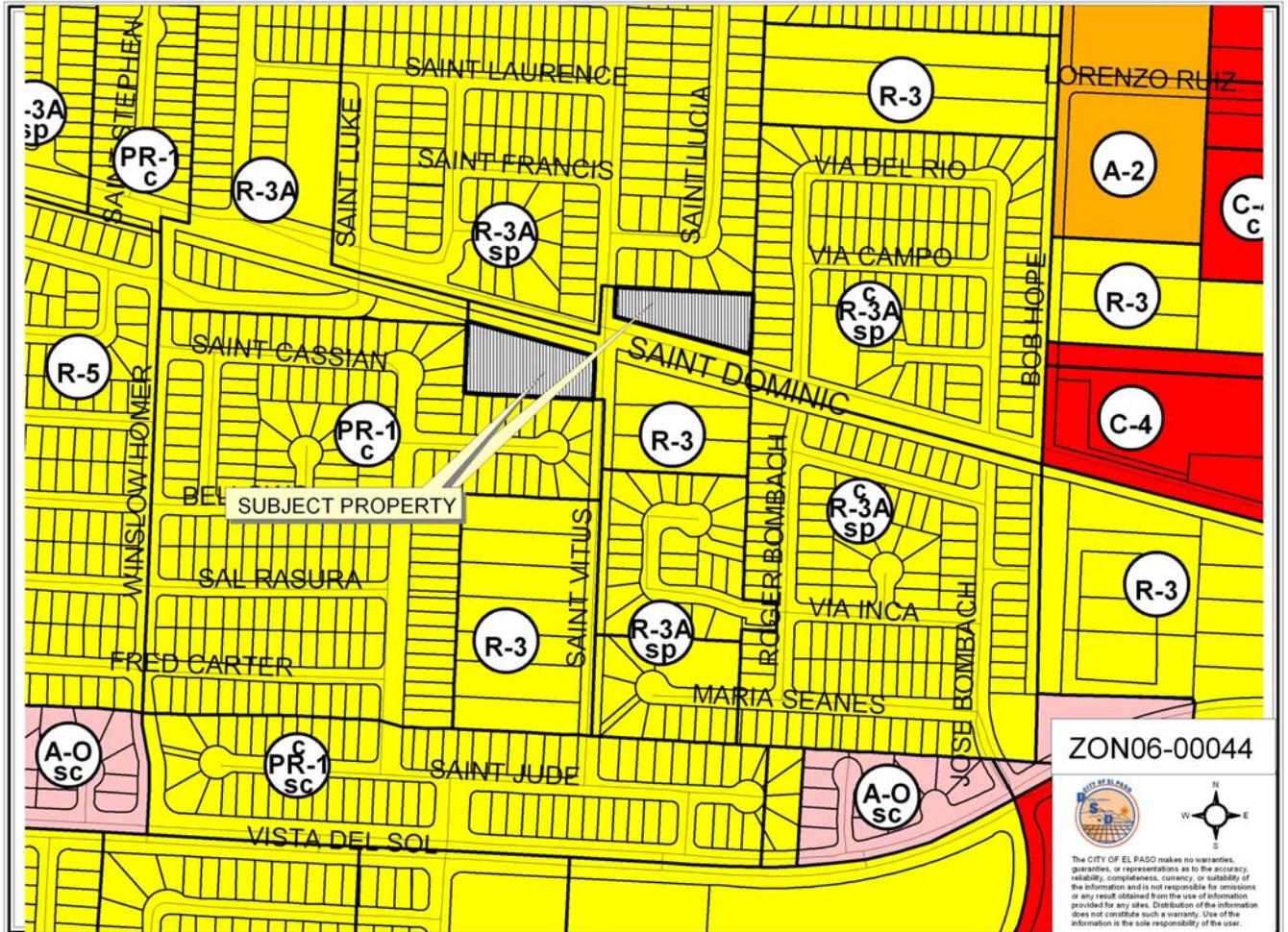
- A. In the event of a pipeline easement crossing, the Owner/Developer shall be responsible for the acquisition of permits from the Oil Companies (Chevron and Navajo) to enable the crossing of the El Paso Tex pipeline easement within the subject subdivision.
- B. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, and appurtenances 24 hours a day, seven (7) days a week. Saint Vitus shall be improved to allow the operation of EPWU maintenance vehicles.
- C. Application for 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 property 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.

EPWU does not object to this request.

ATTACHMENT: Site Plan

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

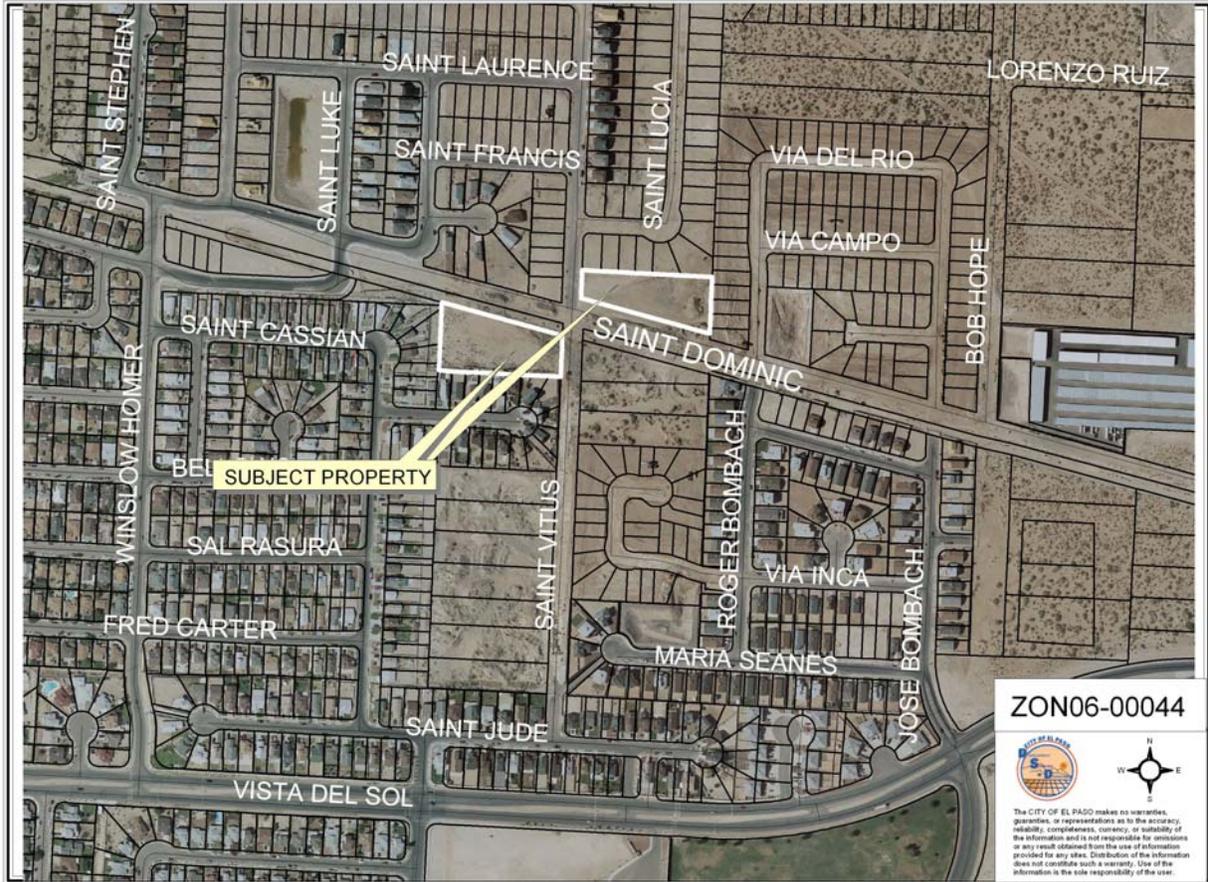


ZON06-00044



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AERIAL



SITE PLAN

HILLPOIN UNI

BERG TRACT 14-C-1
SECTION 8, BLOCK 79,
RAILROAD SURVEY, AN
PASO, EL P.
CONTAIN

