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: **#8**

SUBJECT:

An Ordinance changing the zoning of Lots 11-15, Block 57, Alexander Addition, El Paso, El Paso County, Texas from S-D/sc (Special Development/special contract) to A-O/sc (Apartment/Office/special contract). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.
Subject Property: 200 E. Schuster Avenue. Applicant: Dr. Orestes Moldes. ZON06-00032 (District 8)

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 LOTS 11-15, BLOCK 57, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM S-D/SC (SPECIAL DEVELOPMENT/SPECIAL CONTRACT) TO A-O/SC (APARTMENT-OFFICE/SPECIAL CONTRACT). 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 the *Lots 11-15, Block 57, Alexander Addition, El Paso, El Paso County, Texas,* be changed from S-D/sc (Special Development/special contract) to A-O/sc (Apartment-Office/special contract), 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

_____
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

DOC #/21718/Planning/Ord/13/ZON06-00032/CCRO

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 19, 2006

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

FROM: Esther Guerrero, Planner

SUBJECT: **ZON06-00032**

The City Plan Commission (CPC), on April 20, 2006, voted **(6-0)** to recommend **Approval** of rezoning the subject property from S-D/sc (Special Development/special contract) to A-O/sc (Apartment/Office/special contract), 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 mixed 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 one resident in opposition to this application present at the meeting.

Attachment: Location Map, Aerial, Site Plan

STAFF REPORT

STAFF REPORT

Rezoning Case:	ZON06-00032
Property Owner(s):	Gastroenterology Institute of El Paso
Applicant(s):	Orestes Moldes
Representative(s):	Carl Daniel Architects
Legal Description:	Lots 11 to 15, Block 57, Alexander Addition
Location:	200 E. Schuster Avenue
Representative District:	# 8
Area:	0.364 Acres
Present Zoning:	S-D/sc (Special Development/special contract)
Present Use:	Vacant
Proposed Zoning:	A-O/sc (Apartment/Office/special contract)
Proposed Use:	Medical office building
Recognized Neighborhood Associations Contacted:	El Paso High Neighborhood Association

Surrounding Land Uses:

North -	S-D/sc (Special Development/special contract) / Office
South -	S-D/sc (Special Development/special contract) / Vacant
East -	A-3 (Apartment) / Multi-family Residential
West-	A-3 (Apartment) / Single-family Residential

Year 2025 Designation: **Mixed-Use** (Central Planning Area)

CITY PLAN COMMISSION HEARING, APRIL 20, 2006
4:00 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL

ZONING CASE: ZON06-00032

GENERAL INFORMATION:

The applicant is requesting a rezoning from S-D/sc (Special Development/special contract) to A-O/sc (Apartment/Office/special contract) in order to permit a medical office building. The property is 0.364 acres in size and is currently vacant. The proposed site plan shows a parking garage which will provide a total of 36 parking spaces on the first floor with offices located on the second floor of the structure. Access is proposed via Schuster Avenue. The applicant is requesting the rezoning to A-O (Apartment/Office/special contract) to utilize the rear-yard setback of five feet allowed in the A-O district as opposed to the required 20 feet rear-yard set back required in the S-D district. There are two zoning conditions currently imposed on the parcel of land zoned S-D/sc (Special Development/special contract) that will require the applicant to submit:

1. No building permit shall be issued for construction on the property until complete and detailed architectural and site development plans of the proposed development on the property have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso.
2. No certificates of occupancy and compliance shall be issued for any buildings constructed on the property until First Parties have, at no cost to the City, done the following:
    a. Installed asphalt paving on the entire width of the alley adjacent to Lots 11 through 20, Block 57, Alexander Addition;
    b. No water shall be permitted to drain from the property onto Mesa Street.

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 S-D/sc (Special Development/special contract) to A-O/sc (Apartment/Office/special contract).

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” and “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 **Central** Planning Area designates this property for **Mixed Uses** land uses.

A-O/sc (Apartment/Office/special contract) zoning permits medical office buildings and **is compatible** with surrounding land uses.

The Commission must determine the following:

A. Will the A-O/sc (Apartment/Office/special contract) zoning protect the best interest, health, safety and welfare of the public in general?
B. Will medical offices 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 Central Planning Area designates this property as Mixed Use.
B. A-O/sc (Apartment/Office/special contract) zoning permits medical offices and is compatible with surrounding land uses.

Development Services / Building Permits and Inspections Notes:

A. Proposed medical office permitted on A-O zoning district meets minimum parking requirements.
B. Shall need to comply with landscape ordinance.

Development Services / Plan Review Notes:

A. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*****
B. Grading plan and permit shall be required.*****
C. Storm Water Pollution Prevention Plan and/or permit may be required.*
D. Drainage plans must be approved by the Development Services Department, Engineering Section.*****
E. Coordination with TXDOT.*****
F. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone(s) **C,** Panel(s) **480214 0039 B.**

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

Engineering Department / Traffic Division Notes:

A. On Major Arterials ADA diagonal ramps are not allowed. Ramps shall be perpendicular directional or parallel diagonal to comply with ADA requirements.

Fire Department Notes:

No comments received.

<u>El Paso Water Utilities Notes:</u>

Water:

A. Along Schuster Avenue between Mesa Street and Stanton Street, fronting the subject property, there is an existing eight (8) inch diameter water main.
B. Along Mesa Street between Schuster Avenue and Crosby Avenue, fronting the subject property, there are no existing water mains.
C. Along the alley located between Mesa Street and Stanton, fronting the subject property, there is an existing four (4) inch diameter water main.
D. Previous water pressure readings conducted on a fire hydrant located along Schuster Avenue, west of Mesa Street, have yielded a static pressure of 112 pounds per square inch (psi), residual pressure of 100 psi, discharge of 949 gallons per minute (gpm).

Sanitary sewer:

A. Along Schuster Avenue between Mesa Street and Stanton Street, fronting the subject property, there are no existing sanitary sewer mains.
B. Along Mesa Street between Schuster Avenue and Crosby Avenue, fronting the subject property, there are no existing sanitary sewer mains.
C. Along the alley located between Mesa Street and Stanton, fronting the subject property, there is an existing eight (8) inch diameter sanitary sewer main.

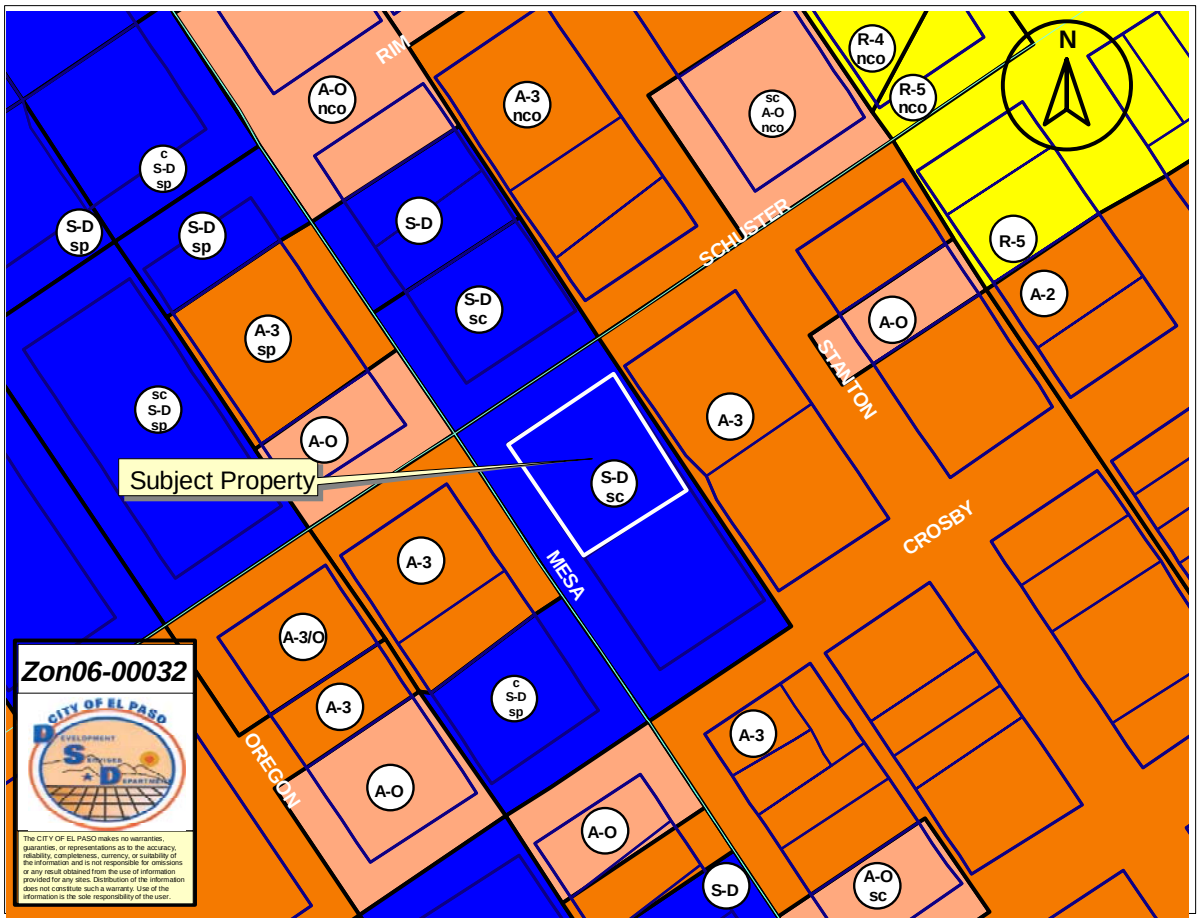
General:

A. 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 are required at the time of application. In the event that the property would be a portion of a Tract, Lot, or, Parcel, a copy of the Surveyor's Plat Drawing showing the boundary lines, as well as the corresponding Metes & Bounds Description of the boundary lines will be required. A copy of the Platting Determination Certificate (certificate-of-compliance), and an Official Address Assignment are also required at the time of application. Both, the certificate-of-compliance, and the Official Address Assignment can be obtained from City of El Paso Planning Department at City Hall.
B. EPWU does not object to this request.

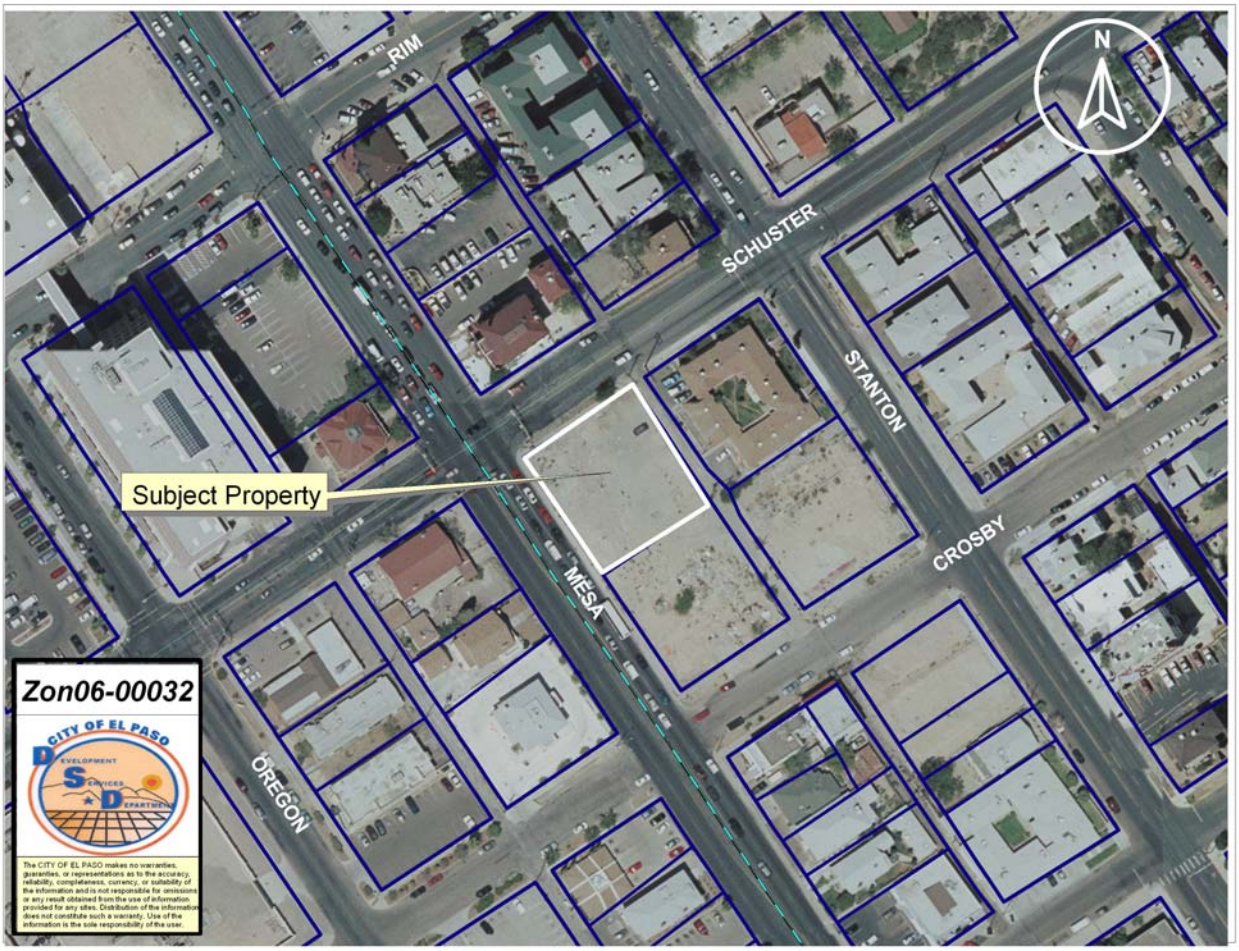
ATTACHMENT: Site Plan

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.

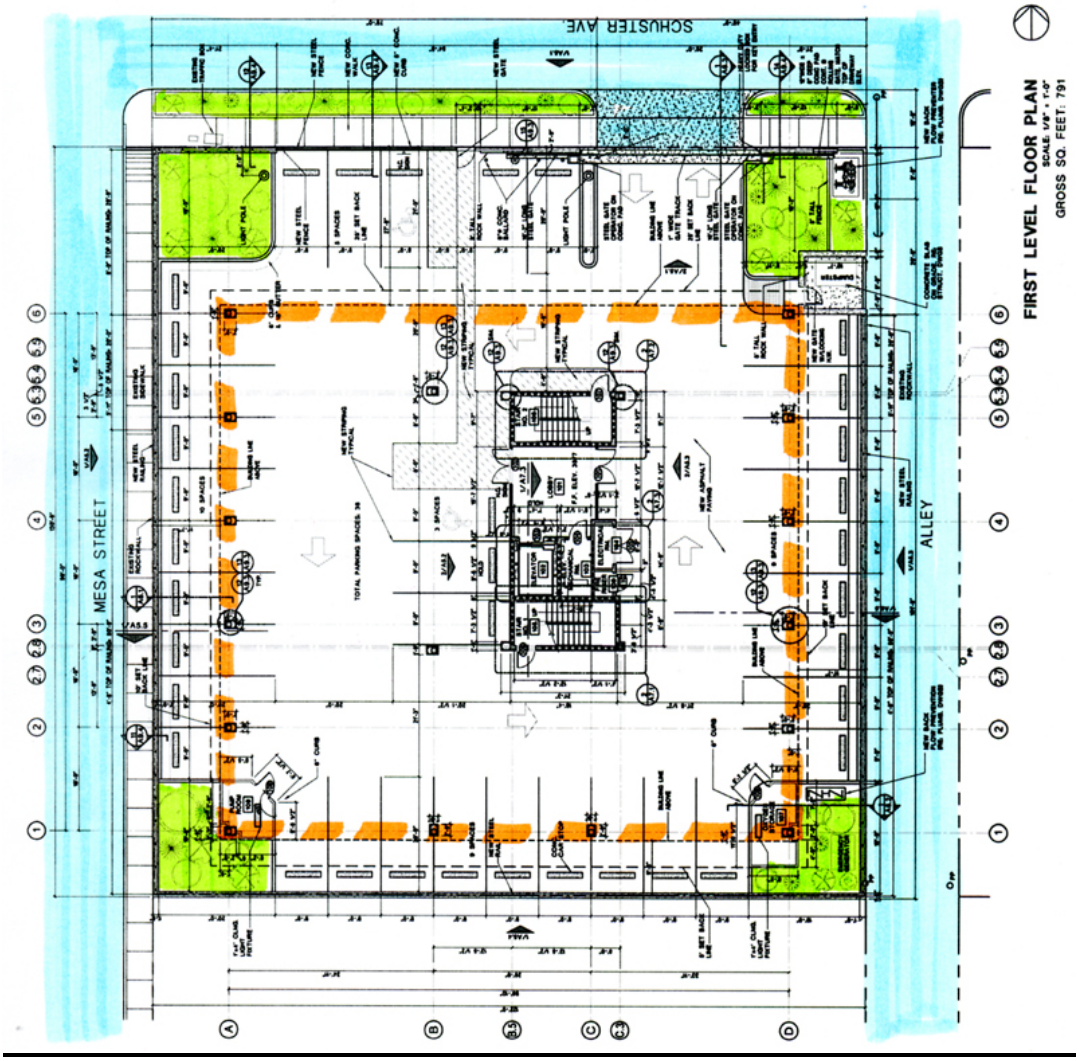
LOCATION MAP



AERIAL


N
RIM
SCHUSTER
STANTON
CROSBY
MESA
OREGON
Subject Property
Zon06-00032
CITY OF EL PASO
DEVELOPMENT SERVICES DEPARTMENT
The CITY OF EL PASO makes no warranties, guaranties, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the information is the sole responsibility of the user.

SITE PLAN


SCHUSTER AVE.
MESA STREET
ALLEY
FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
GROSS SQ. FEET: 791