

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: June 22, 2010  
Public Hearing: July 13, 2010

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

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance granting Special Permit No. ZON10-00017, to permit an assisted living facility and a convalescent home, on the property described as Lots 17, 18, and 19, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.320 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 1053 & 1061 Ranger Street. Property Owners: Raymundo E. and Evelyn Spencer. ZON10-00017 (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) – Unanimous Approval Recommendation  
City Plan Commission (CPC) - Approval Recommendation (5-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Victor Q. Torres  
Director, Development Services

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON10-00017, TO PERMIT AN ASSISTED LIVING FACILITY AND A CONVALESCENT HOME, ON THE PROPERTY DESCRIBED AS BEING LOTS 17, 18, AND 19, RANGERS REST SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

WHEREAS, Raymundo E. and Evelyn Spencer, Applicant, has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to permit an assisted living facility and a convalescent home; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in an R-4 (Residential) District:

*Lots 17, 18, and 19, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas.*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for an assisted living facility and a convalescent home, and,

3. That this Special Permit is issued subject to the development standards in the **R-4 (Residential) District** regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON10-00017** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook, Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

**APPROVED AS TO FORM:**

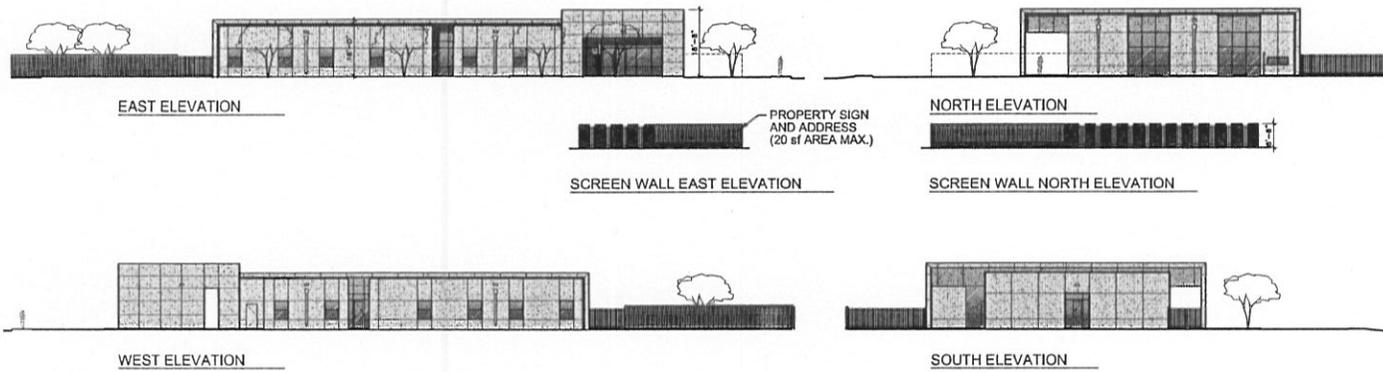
**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director – Planning  
Development Services Department

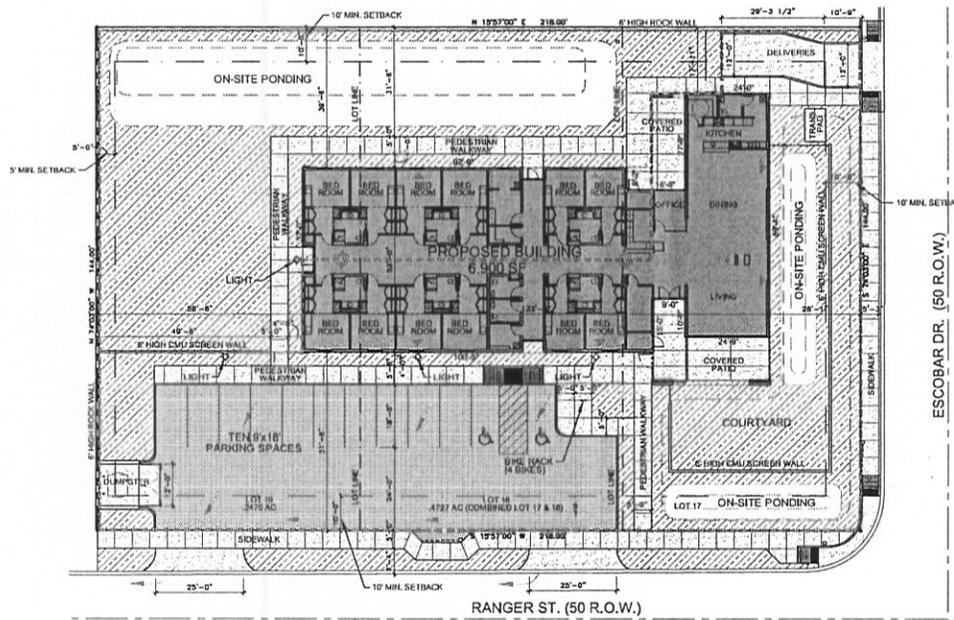
*(Agreement on following page)*





ASSISTED LIVING FACILITY

1053 AND 1061 RANGER ST.  
EL PASO TX, 79907



LIGHTING

PROPERTY WILL BE ILLUMINATED BY BUILDING MOUNTED LIGHTING TO CONFORM TO CITY LIGHTING ORDINANCE.

**LANDSCAPED AREAS**

LANDSCAPING REQUIRED: 0.355 sf (01,369 sf OF SITE \* .075)

LANDSCAPING PROVIDED: 4,480 sf

LANDSCAPING WILL BE DESIGNED BY A LANDSCAPE ARCHITECT TO CONFORM TO CITY LANDSCAPE ORDINANCE.

**PARKING AREAS**

BUILDING: 4 SPACES (10 PATIENT UNIT = 12 LIMITS / 3 \* 4)

TOTAL PARKING REQUIRED: 4 SPACES

PARKING PROVIDED: 12 SPACES

DISABLED ACCESS PARKING PROVIDED: 2 SPACES OF WHICH 1 SPACE IS VAN ACCESSIBLE

BIKE RACK REQUIRED: 3 SPACES

BIKE RACK PROVIDED: 4 SPACES

YARDS AND SETBACKS

ZONE R4

MINIMUM FRONT YARD: 10'

MINIMUM REAR YARD: 10'

MINIMUM CUMULATIVE FRONT AND REAR YARD TOTAL: 40'

MINIMUM SIDE YARD: 5'

MINIMUM SIDE STREET YARD: 10'

LEGAL DESCRIPTION

LOTS 17, 18 & 19, RANGERS REST SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS

SITE PLAN

SCALE: 1/16" = 1'-0"

DRAWING COORDINATION

ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND LANDSCAPE CONTRACTORS ARE RETAINED. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

SP1.1

1 OF 1

SITE PLAN

15.13.000

APRIL 2010



**ALVIDREZ**  
Architecture Inc.

**MEMORANDUM**

**DATE:** June 14, 2010

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON10-00017

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The City Plan Commission (CPC) on May 20, 2010, voted **5-0** to recommend **APPROVAL** of the special permit application to allow for an assisted living facility.

The CPC found that the special permit is in conformance with the Plan for El Paso and that the proposed use is in conformance with the projected 2025 general land use map for the Mission Valley Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the special permit protects the best interest, health, safety, and welfare of the public in general; and the special permit 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.

**Attachments:** Staff Report



*City of El Paso – City Plan Commission Staff Report*

**Case No:** ZON10-00017  
**Application Type:** Special Permit and Detailed Site Development Plan  
**CPC Hearing Date:** May 20, 2010  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 1053 & 1061 Ranger Street  
**Legal Description:** Lots 17, 18, and 19, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 0.473 acres  
**Rep District:** 7  
**Existing Use:** Vacant  
**Existing Zoning:** R-4 (Residential)  
**Request:** Assisted Living Facility  
**Proposed Use:** Assisted Living Facility

**Property Owner:** Raymundo E. and Evelyn Spencer  
**Representative:** Alvidrez Architecture, Inc.

**SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential) / Single-Family Residential  
**South:** R-4 (Residential) / Single-Family Residential  
**East:** C-2 (Commercial) / Retail  
**West:** R-F (Ranch and Farm) / Junkyard A-O/sc (Apartment-Office/special contract) / Faith Christian Academy

**THE PLAN FOR EL PASO DESIGNATION:** Residential and Commercial (Mission Valley Planning Area)

**NEAREST PARK:** Zaragosa Park (735 Feet)

**NEAREST SCHOOL:** Mission Valley Elementary (3,825 Feet)

**NEIGHBORHOOD ASSOCIATIONS**

There are no registered neighborhood associations in the area.

**NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 5, 2010. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

**APPLICATION DESCRIPTION**

The property owners are requesting a special permit and detailed site development plan review to allow for an assisted living facility in the R-4 (Residential) zone as required by the zoning code. The site plan proposes a new 6,900 sq. ft. building which houses 12 patient units in an assisted living facility. The use requires 4 parking spaces; the applicant is providing 12 parking spaces and 4 bicycle spaces. Access to the subject property is proposed from Ranger Street.

**DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The DCC recommends **APPROVAL** of the special permit and detailed site development plan request as it meets all the requirements of 20.04.150, Detailed Site Development Plan, and 20.04.320, Special Permit.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan request as it meets all the requirements of 20.04.150, Detailed Site Development Plan, and 20.04.320, Special Permit.

### **The Plan for El Paso –City-wide Land Use Goals**

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state, and local regulations.
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of R-4 (Residential) districts 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 Services Department - Building Permits and Inspections Division**

Zoning: No objections.

Landscaping: Project has provided the correct landscape calculations, however the amount of plant material has not been addressed and shall be addressed at time of permit application. This will include canopy trees, frontage trees, and plants associated with the parcel size as per 18.46.

### **Development Services 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 Development Services Department, Engineering Section.\*
- The proposed subdivision shall be subject to on-site ponding to retain its own run-off in compliance with the master drainage plan for the area.
- This Subdivision is within Flood Zone X – Areas determined to be outside the 0.2% annual chance floodplain, Panel 480214 0048C, dated February 16, 2006.

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

### **Engineering Department - Traffic Division**

No Objections.

### **Street Department**

- We offer no objections to site plan.
- 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.

**Fire Department**

No adverse comments.

**El Paso Water Utilities**

EPWU does not object to this request.

**CITY PLAN COMMISSION OPTIONS**

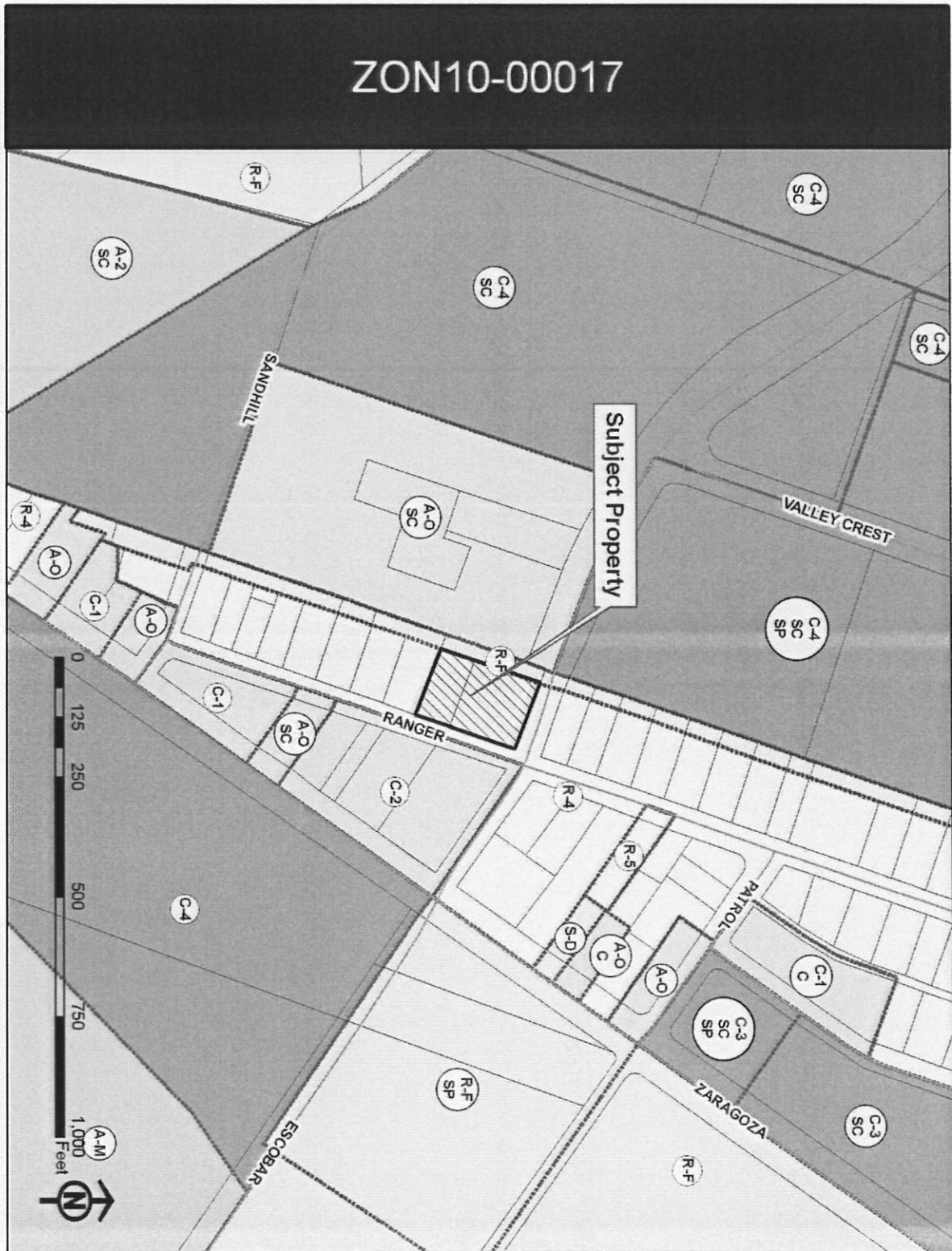
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan are 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 special permit and detailed site development plan 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 special permit and detailed site development plan do not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Location Map
2. Aerial Map
3. Detailed Site Plan

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ZON10-00017



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

