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

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

AGENDA DATE: **Introduction: June 28, 2011**
Public Hearing: July 19, 2011

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

DISTRICT(S) AFFECTED: 7

SUBJECT:
An ordinance changing the zoning of All of Tract 26 and South Half of Tract 25, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas from R-4 (Residential) to S-D (Special Development). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1025 and 1029 Ranger Street. Applicant: Alfredo Rodarte. ZON10-00110 **(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 (6-0)

**********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 26 AND SOUTH HALF OF TRACT 25, RANGERS REST SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT). 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 26 and South half of Tract 25, Rangers Rest Subdivision, 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-4 (RESIDENTIAL) to S-D (SPECIAL DEVELOPMENT)**, 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

#64756 v1 – Planning/ZON10-00110/ORD/Rezoning
Document Author: LCUE

Tract 26 and the South half of Tract 25,
Rangers Rest Subdivision,
City of El Paso, El Paso County, Texas
May 19 2010

METES AND BOUNDS DESCRIPTION
Exhibit "A"

FIELD NOTE DESCRIPTION of Tract 26 and the South half of Tract 25, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a set iron rod located at the southeast boundary corner of Tract 26, same being the intersection of the westerly right-of-way line of Ranger Trail and the northerly right-of-way line of Sand Hill Trail and being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said southeast boundary corner and the right-of-way line intersection and along the northerly right-of-way line of Sand Hill Trail, North 74°03'00" West, a distance of 144.00 feet to a found iron rod for corner;

THENCE, leaving said northerly right-of-way line of Sand Hill Trail, North 15°57'00" East, a distance of 112.50 feet to a point;

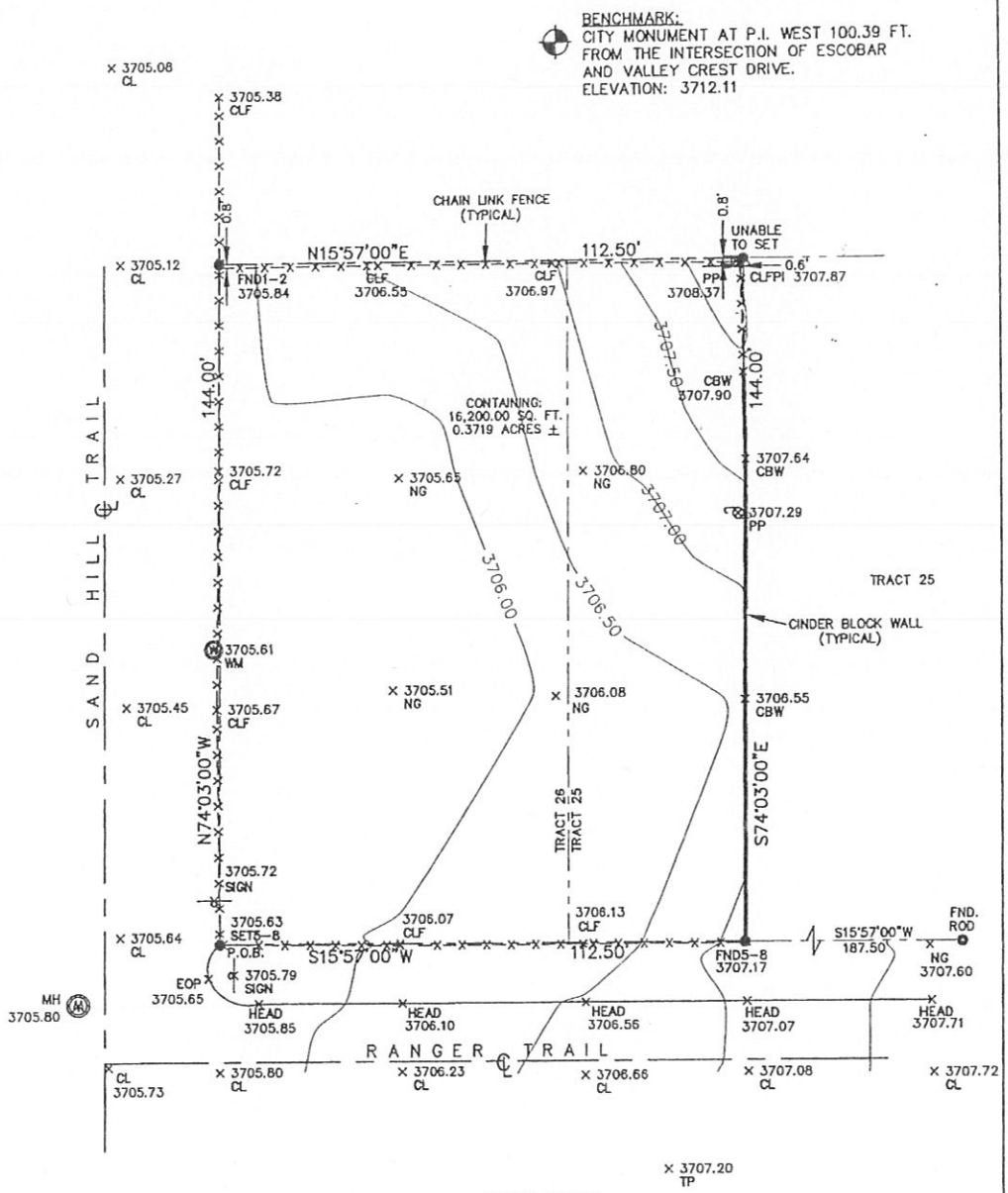
THENCE, South 74°03'00" East, a distance of 144.00 feet to a found iron rod for corner;

THENCE, South 15°57'00" West, a distance of 112.50 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 16,200.00 square feet or 0.3719 acres of land more or less.

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

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 503
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2010\Ranger.wpd

STATE OF TEXAS
CARLOS M. JIMENEZ
3950
PROFESSIONAL
LAND SURVEYOR



LEGEND

CL = CENTERLINE STREET
NG = NATURAL GROUND
EOP = EDGE OF PAVEMENT
HEAD = HEADER
CBW = CINDER BLOCK WALL
CLF = CHAIN LINK FENCE
WM = WATER METER
PP = POWER POLE
MH = MANHOLE
SIGN

NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

CAD CONSULTING CO.

SCALE 1"=30'

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CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

CARLOS M. JIMENEZ
3950
PROFESSIONAL LAND SURVEYOR

CARLOS M. JIMENEZ
R.P.L.S. No. 3950

JOB # RANGER DATE: 05-18-10 FIELD: JM OFFICE: EA FILE: NET:\ENRIQUE\2010\RANGER

LOCATED IN ZONE X PANEL # 480214-0048-C DATED 02-16-06

RECORDED IN VOLUME 12 PAGE 13 , PLAT RECORDS, EL PASO COUNTY, TX

RANGER TRAIL (SEE EXHIBIT "A")
TRACT 26 AND THE SOUTH HALF OF TRACT 25
RANGERS REST SUBDIVISION
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
(915) 633-6422

MEMORANDUM

DATE: June 20, 2011

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

FROM: Andrew Salloum, Planner

SUBJECT: **ZON10-00110**

The City Plan Commission (CPC), on June 2, 2011, voted 6-0 to recommend **approval** of rezoning the subject property from R-4 (Residential) to S-D (Special Development).

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 negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has received a letter in opposition of the rezoning request.

Attachment:
Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	ZON10-00110
Application Type:	Rezoning
CPC Hearing Date:	June 2, 2011
Staff Planner:	Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov
Location:	1025 and 1029 Ranger Street
Legal Description:	Tract 26 and South half of Tract 25, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas
Acreage:	0.3719-acre
Rep District:	7
Zoning:	R-4 (Residential)
Existing Use:	Vacant
Request:	S-D (Special Development)
Proposed Use:	Retail and office
Property Owners:	Alfredo Rodarte
Representative:	Salvador Nunez, Spectrum Engineering

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) and R-F (Ranch and Farm) / Single-family residential / Vacant
South: R-4 (Residential), R-F (Ranch and Farm) and A-O (Apartment-Office) / Single-family residential / Vacant / Commercial
East: C-4 (Commercial) / Commercial
West: A-O/sc (Apartment-Office/special contract) / School

Plan for El Paso Designation: Commercial (Mission Valley Planning Area)
Nearest Park: Zaragoza Park (1,508 feet)
Nearest School: Mission Valley Elementary (5,523 feet)

NEIGHBORHOOD ASSOCIATIONS

No neighborhood associations in this area.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 17, 2011. The Planning Division has received a letter in opposition of the rezoning request, (See Attachment #4, page 8).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the property from R-4 (Residential) to S-D (Special Development) in order to allow for a retail and office building. The proposed access is from Sandhill Court.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to S-D (Special Development). The rezoning request is compatible to the 2025 Projected Land Use Map and compliments the surrounding residential land use. The S-D (Special Development) District requires approval of a detailed site development plan prior to issuance of building permits. The plan submitted is conceptual only.

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 S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

Development Coordinating Committee Review

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

Engineering and Construction Management Department – Plan Review

Plan Review: BP&I has no objections.

Engineering and Construction Management Department – Land Development

- Comments: The new 6' Rockwall must be constructed inside property from high side abutting residential zone.

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.*
- Coordination with TXDOT. *
- No water runoff allowed outside the proposed development boundaries, (On-site ponding required and provide location for the proposed ponding area).
- The Subdivision is within Flood Zone X, "Areas of minimal flooding"- Panel # 480214 0048C, date February 16, 2006.

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

Department of Transportation

1. No objection to zoning change.

Notes:

- Recommend that building be moved to the front of property to improve pedestrian access.
- 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

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

El Paso Water Utilities

We have reviewed the zoning change request described above and provide the following comments: The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

Water

Along Ranger Street between Sandhill Drive and Escobar Drive there is an existing eight (8) inch diameter water main.

From the intersection of Sandhill Drive and Ranger Street along Sandhill Drive towards the west there is an existing four (4) inch diameter water main. This main dead-ends at approximately 144 feet west of Ranger Street.

Previous water pressure readings conducted on fire hydrant number 2654 located at the corner of Sandhill Drive and Zaragoza Road (east of Ranger Street) have yielded a static pressure of 100 pounds per square inch (psi), residual pressure of 70 psi, discharge of 1,186 gallons per minute (gpm).

Private water pressure regulating devices will be required at the discharge side of each water meter. The Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Sanitary Sewer

Along Ranger Street between Sandhill Drive and Escobar Drive there is an existing eight (8) inch diameter sanitary sewer main.

From the intersection of Sandhill Drive and Ranger Street along Sandhill Drive towards the west there is an existing eight (8) inch diameter sanitary sewer main fronting the subject Property.

General

If the City of El Paso Fire Department requires additional fire hydrants on public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service.

As per EPWU-PSB records 1025 Ranger Street has a single three-quarter (3/4) inch diameter irrigation (yard meter) water service. Records indicate this service is located along Sandhill Drive, located approximately at 62 feet west of the east property line. This water meter is not be used for domestic purposes.

Application for 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

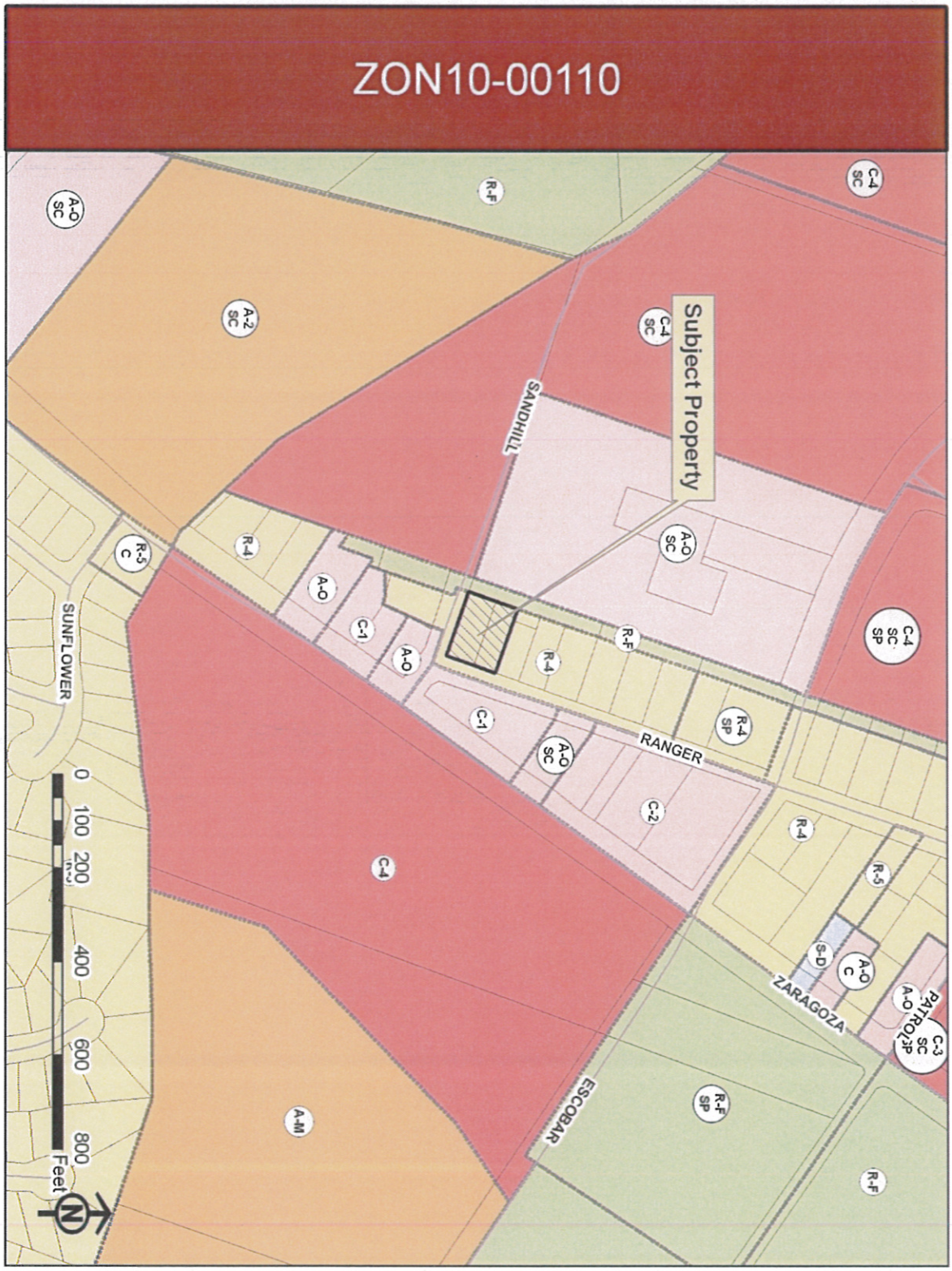
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into 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 4: Opposition Letter

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: CONCEPTUAL SITE PLAN

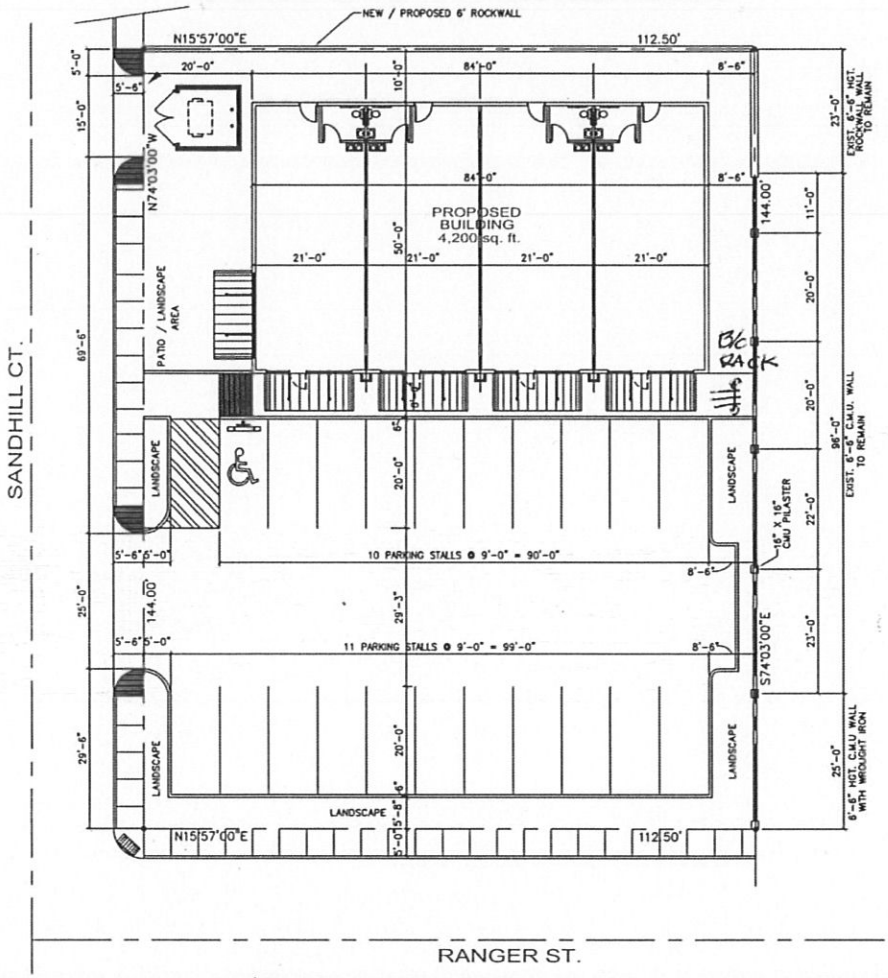
NEW / PROPOSED BUILDING FOR:

MR. RODARTE

RANGER ST. AND SANDHILL CT. EL PASO,TEXAS.

LEGAL DESCRIPTION

RANGER'S REST SUBDIVISION BEING A SUBDIVISION OF A PORTION TR. 4 AND TR. 3, BLK. 55 YSLETA GRANT EL PASO COUNTY TEXAS



NORTH

SITE PLAN

SCALE: 1" = 30.0'

3-18-2011

STATE OF TEXAS
SALVADOR NUÑEZ, P.E.
66523
LICENSED
PROFESSIONAL ENGINEER

SPECTRUM ENGINEERING
TEXAS FIRM REG.: F-5386
CIVIL · STRUCTURAL · CONSULTING
7100 WESTWIND DR. · SUITE 270
EL PASO, TX. 79912
TELEPHONE · (915) 585-8011
FACSIMILE · (915) 585-2255
E-MAIL · NUNEZPE@AOL.COM

DATE ISSUED:
3-18-2011

1 OF 1

ATTACHMENT 4: OPPOSITION LETTER

Mario L. Torres
Argelia S. Torres
Sandhill Plaza
1029 N. Zaragoza
El Paso, TX 79907-1868

PO Box 962377 (915) 856-7923
El Paso, TX 79996-2377

May 25, 2011

VIA Facsimile (915) 541-4725

City Plan Commission
c/o Planning Division
5th Floor, City Hall
2 Civic Center Plaza
El Paso, TX 79901-1196

RE: Case NO. ZON10-00110 (Rezoning)

Dear Commissioners:

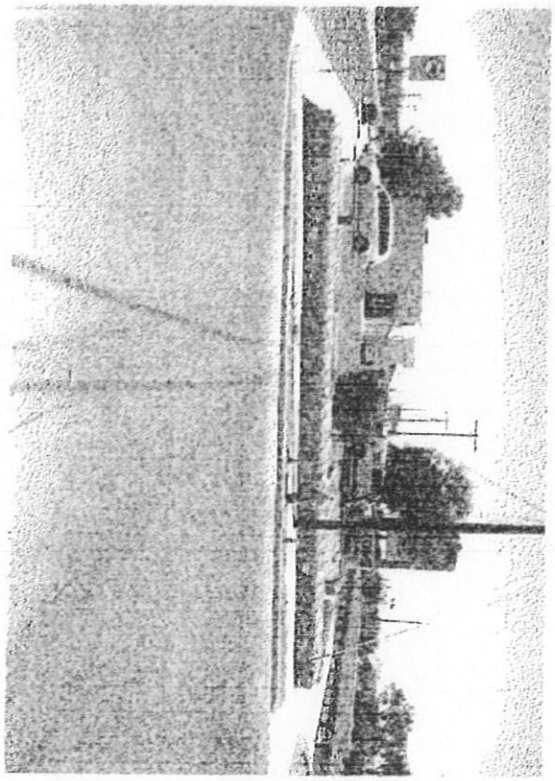
We would like to object to the rezoning in the above referred case on the following grounds:

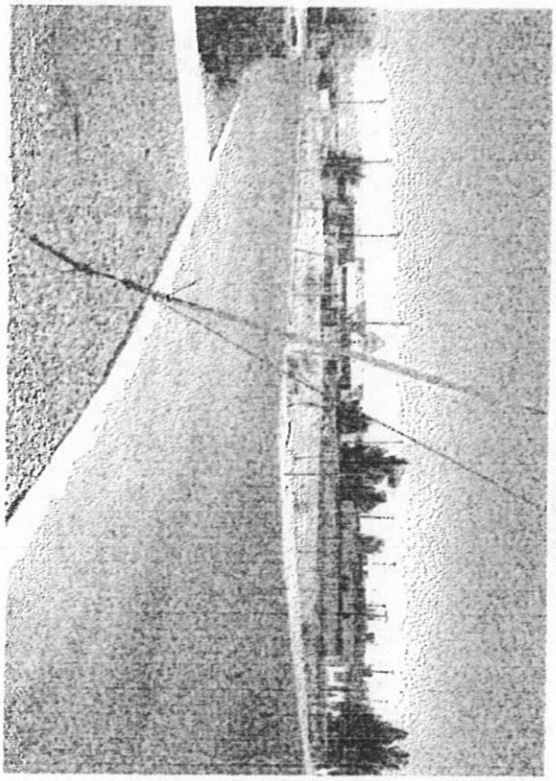
- The intersection in question is a short, narrow confluence of N. Zaragoza, Sandhill and immediately Ranger Street, the distance between N. Zaragoza and Ranger Street is barely enough for two vehicles one after the other and there is a fire hydrant at the Northeast corner of Sandhill @ Zaragoza (which provides 750GPM approximately).
- Ranger Street is a two-way street which barely provides enough width for any parking on it. When Sandhill Plaza was completed we were required by the City: 1. to raise and enclose in rock wall our parking lot area and 2. Move our sidewalk enough to give Ranger Street a portion of our land to provide for any additional parking due to possible traffic increase. (See attached photos).
- There are no sidewalks on the West side of Ranger Street addition of such may decrease the street's effective width.
- At the SW corner of N. Zaragoza is 1025 N. Zaragoza @ Sandhill, an office building with three or more offices with limited parking. As it is sometimes clients encroach on our parking area because there is not enough space on Sandhill and they come to park on our parking area.
- Directly behind the tract 25 & 26 of the proposed change is the Faith Academy belonging to Abundant Living Faith Church which extends to Escobar Street and between both church and school produce an extremely large amount of traffic. The width of Ranger Street and its length between Escobar and Sandhill is not enough to handle the traffic presently and certainly it cannot handle an increase specially if there is a demand of additional parking in the street.
- The short portion of Sandhill from Ranger Street to its end West is used as access to a plumbing and irrigation business supply where 18 wheelers come and go, and that's where Sandhill Street ends at the end of the subject property.
- Additionally the Dialysis' Clinic located at 1031 N. Zaragoza which exits also onto Ranger Street produces additional traffic and parking on Ranger Street.

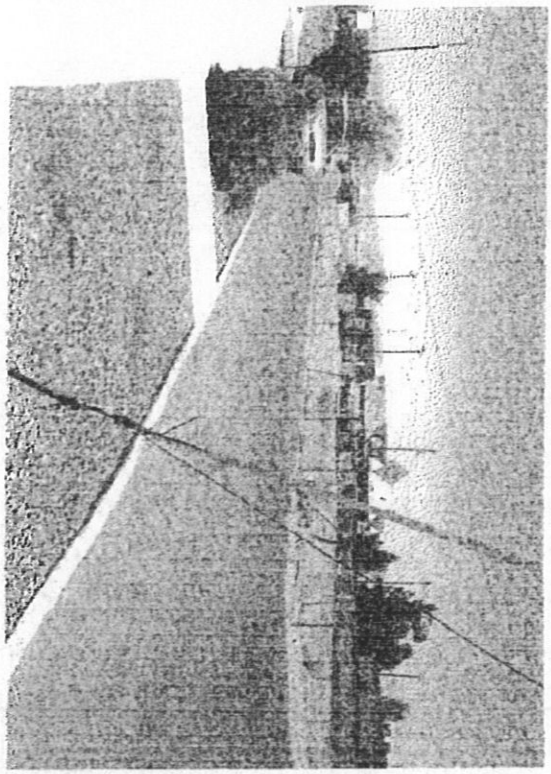
Cordially,

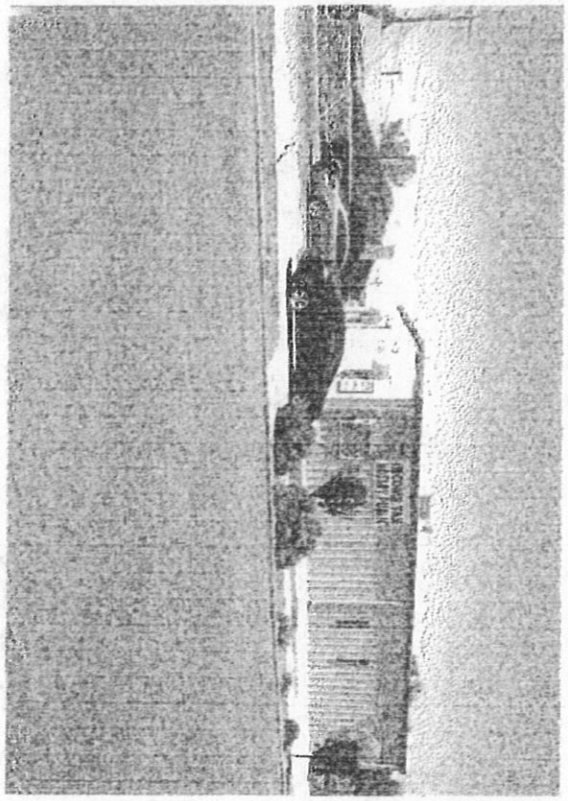
Mario L. Torres, Owner

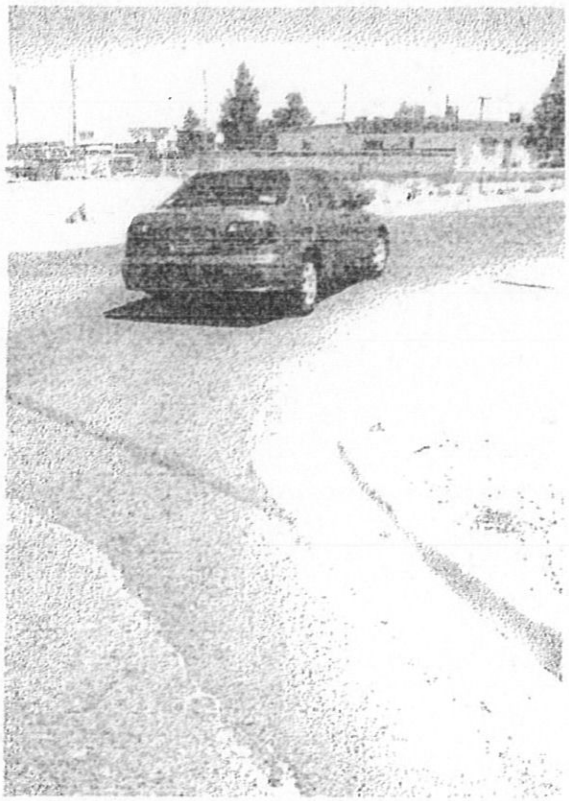
Argelia S. Torres, Owner

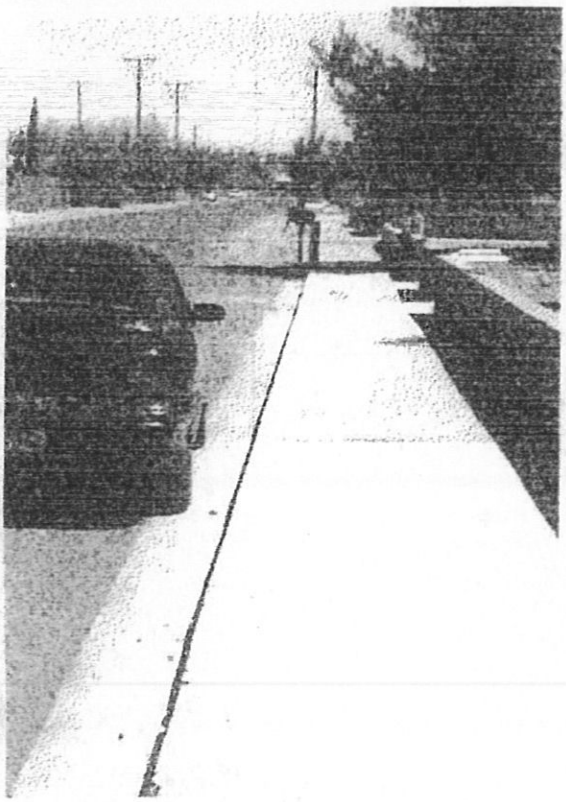


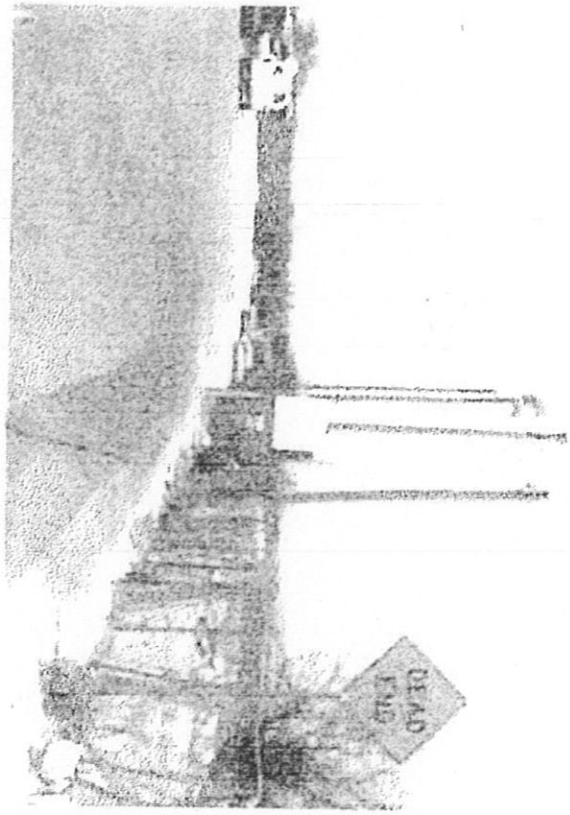
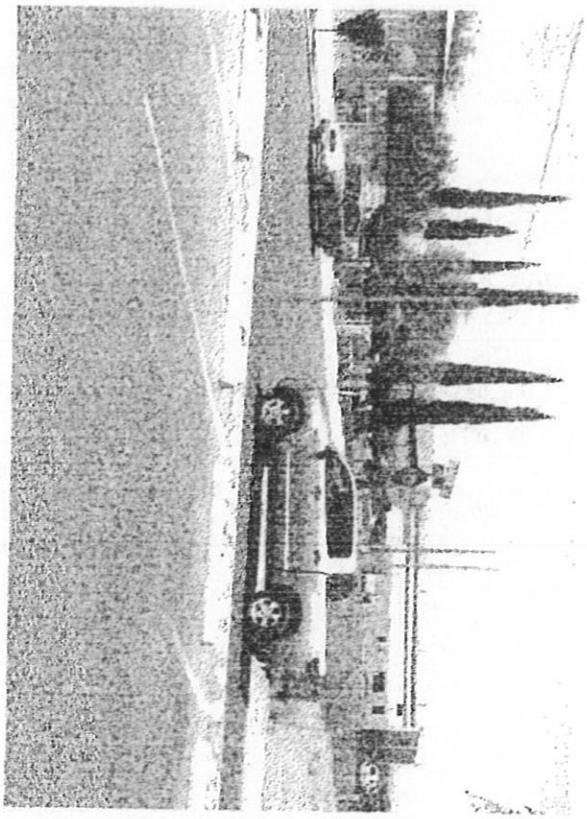
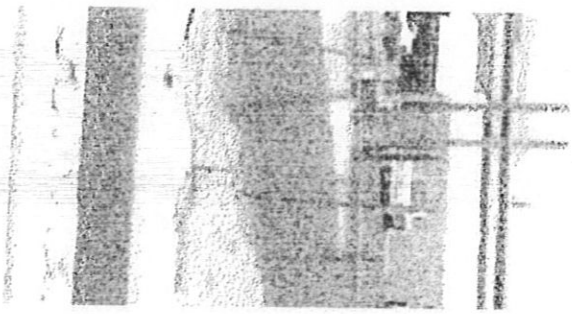
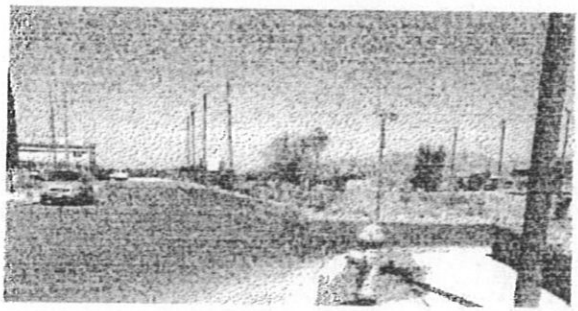











DEAD END