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**CITY OF EL PASO, TEXAS**

**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: August 12, 2008  
Public Hearing: September 2, 2008

**CONTACT PERSON/PHONE:** Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lot 2, Block 1, Whitfield Subdivision Unit 2, City of El Paso, El Paso County, Texas and Tract 18, S.A. and M.G. Railway Co. Survey No. 266, City of El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to R-3 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 350 Coates Road. Applicant: El Paso Independent School District. ZON08-00043 (District 1)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

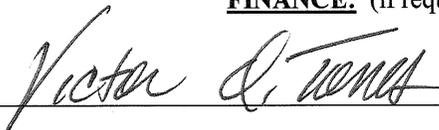
Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (7-0)

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

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

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

**DEPARTMENT HEAD:** Victor Q. Torres



\*\*\*\*\*

**APPROVED FOR AGENDA:**

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

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

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 2, BLOCK 1, WHITFIELD SUBDIVISION UNIT TWO, CITY OF EL PASO, EL PASO COUNTY TEXAS, AND TRACT 18, S.A. AND M.G. RAILWAY COMPANY SURVEY NO. 266, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO R-3 (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 a portion of Lot 2, Block 1, Whitfield Subdivision Unit Two, City of El Paso, El Paso County, Texas, and Tract 18, S.A. and M.G. Railway Company Survey No. 266, 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 M-1 (Light Manufacturing) to R-3 (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 \_\_\_\_\_, 2008.

THE CITY OF EL PASO

ATTEST:

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

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

APPROVED AS TO FORM:

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

APPROVED AS TO CONTENT:

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

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

ZON08-00043

PARCEL "A"

Property Description: All of Tract 18, S.A. & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Tract 18, S.A. & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the centerline intersection of Coates Drive and Ethel Drive; Thence, South 43°51'57" East, a distance of 1660.76 feet to a 5/8" rebar with cap stamped "Clausen TX5511" found at the intersection of the northerly right-of-way line of Medano Drive and the easterly right-of-way line of Valdez Road for the TRUE POINT OF BEGINNING of this description;

THENCE, North 00°00'00" East, along the easterly right-of-way line of Valdez Road, a distance of 802.11 feet to a 1/2-inch iron with SLI cap Texas No. 2998 set on the north right-of-way line of Ruby Drive and on the south line of Lot 2, Block 1, Whitfield Subdivision, Unit 2 ;

THENCE, North 90 00' 00" East, along said south line of Lot 2, Block 1, Whitfield Subdivision, Unit 2, a distance of 800.00 feet to a set 1/2-inch iron with SLI cap Texas No. 2998;

THENCE, South 00° 00' 00" West, along the east line of said Tract 18, a distance of 445.59 feet to a 1/2-inch iron with SLI cap Texas No. 2998 set on the northerly right-of-way line of Medano Drive;

THENCE along the northerly right-of-way line of Medano Drive a distance of 255.64 feet along the arc of a curve to the right whose radius is 2834.93 feet, whose delta is 05°10'00" and whose long chord bears North 64°09'00" West a distance of 255.56 feet to a set 1/2-inch iron with SLI cap Texas No. 2998;

THENCE, South 66° 44' 00" West, continuing along said right-of-way line, a distance of 620.47 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 11.551 acres (503,145 sq. ft.) of land more or less.

A PLAT OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.  
Consulting Engineers - Land Surveyors

Guillermo Licon  
Registered Professional Land Surveyor  
Texas License No. 2998



April 24, 2008  
Job Number 09-07-2614

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PARCEL "B"

Property Description: A portion of Lot 2, Block 1, Whitfield Subdivision, Unit 2, City of El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Lot 2, Block 1, Whitfield Subdivision, Unit 2, City of El Paso, El Paso County, Texas and is more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying on the centerline intersection of Coates Drive and Ethel Drive; Thence, South 43°51'57" East, a distance of 1660.76 feet to a 5/8" rebar with cap stamped "Clausen TX5511" found at the intersection of the northerly right-of-way line of Medano Drive and the easterly right-of-way line of Valdez Road; THENCE, North 00°00'00" East, along the easterly right-of-way line of Valdez Road, a distance of 802.11 feet to a 1/2-inch iron with SLI cap Texas No. 2998 set on the north right-of-way line of Ruby Drive and the south line of said Lot 2, Block 1, Whitfield Subdivision, Unit 2, for the TRUE POINT OF BEGINNING of this description ;

THENCE, North 90° 00' 00" West, along the northerly right-of-way line of Ruby Drive, a distance of 312.69 feet to a set 1/2-inch iron with SLI cap Texas No. 2998;

THENCE, North 00° 00' 00" East, a distance of 352.99 feet to a 1/2-inch iron with SLI cap Texas No. 2998 set on the southerly right-of-way line of Coates Drive;

THENCE, South 89° 00' 47" East, along the southerly right-of-way line of Coates Drive, a distance of 882.80 feet to a set 1/2-inch iron with SLI cap Texas No. 2998;

THENCE, South 00° 00' 00" West, a distance of 337.79 feet to a 1/2-inch iron with SLI cap Texas No. 2998 set in the north line of Tract 18, S.A. & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas;

THENCE, North 90° 00' 00" West, continuing along said north line of Tract 18, a distance of 800.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 6.999 acres (304,867 sq. ft.) of land more or less.

A PLAT OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

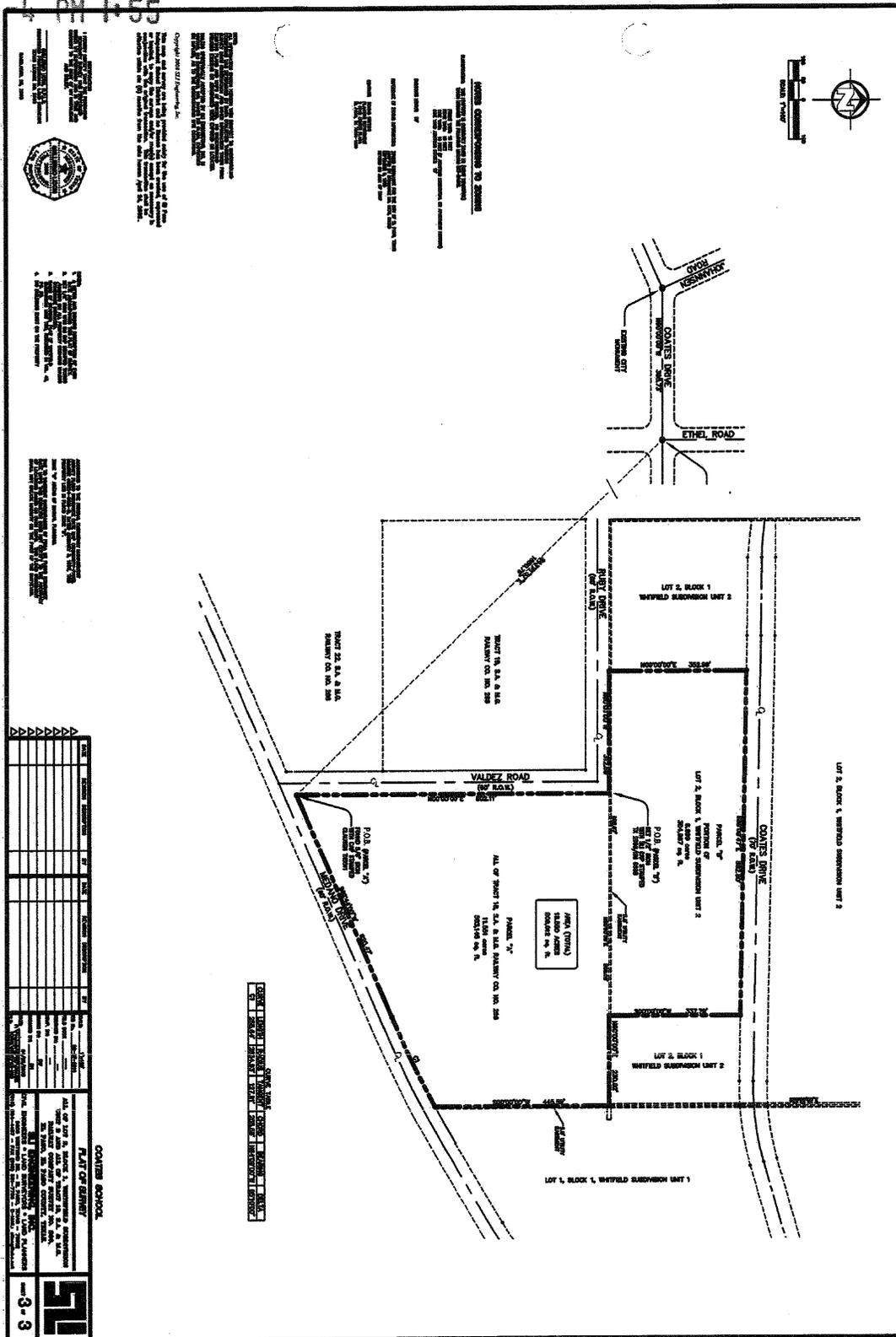
SLI ENGINEERING, INC.  
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**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** July 23, 2008  
**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager  
**FROM:** Mirian Spencer, Planner  
**SUBJECT:** ZON08-00043

The City Plan Commission (CPC), on July 17, 2008 voted (7 to 0) to recommend **APPROVAL** of rezoning the subject property from M-1 (Light Manufacturing) to R-3 (Residential) concurring with the recommendation from staff.

The applicants are requesting a rezoning from M-1 (Light Manufacturing) to R-3 (Residential) in order to permit an elementary school. The property is 18.549 acres in size and is vacant. Access is proposed via Coates Road. The applicants are requesting the rezoning because schools are not permitted in manufacturing zoning districts. There are no zoning conditions imposed on this property.

The proposed elementary school site is located adjacent to both residential development and the Ruby Coates Park. The proposed school site would be a compliment to the existing park development. The 2025 Projected General Land use designation for the area is for residential uses, and school development is permitted within the proposed R-3 (Residential) zoning district. The R-3 (Residential) is compatible with the adjacent R-3 (Residential) zoned property as well as the A-2 (Apartment) zoned properties located to the East.

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. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO Public Response** to this request.

**Attachment:** Staff Report, Conceptual Site Plan, Rezoning Application



**ZON08-00043**

**Application Type:** Rezoning  
**Property Owner(s):** El Paso Independent School District  
**Representative(s):** SLI Engineering, Inc.  
**Legal Description:** A portion of Lot 2, Block 1, Whitfield Subdivision Unit 2, City of El Paso, El Paso County, Texas; and Tract 18, S.A. & M.G. Railway Company Survey No. 266, City of El Paso, El Paso County, Texas

**Location:** 350 Coates Road  
**Representative District:** 1  
**Area:** 18.549 acres  
**Present Zoning:** M-1 (Light Manufacturing)  
**Present Use:** vacant  
**Proposed Zoning:** R-3 (Residential)  
**Proposed Use:** Elementary School

**Recognized Neighborhood Associations Contacted:** Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association, Save the Valley, Upper Valley Neighborhood Association

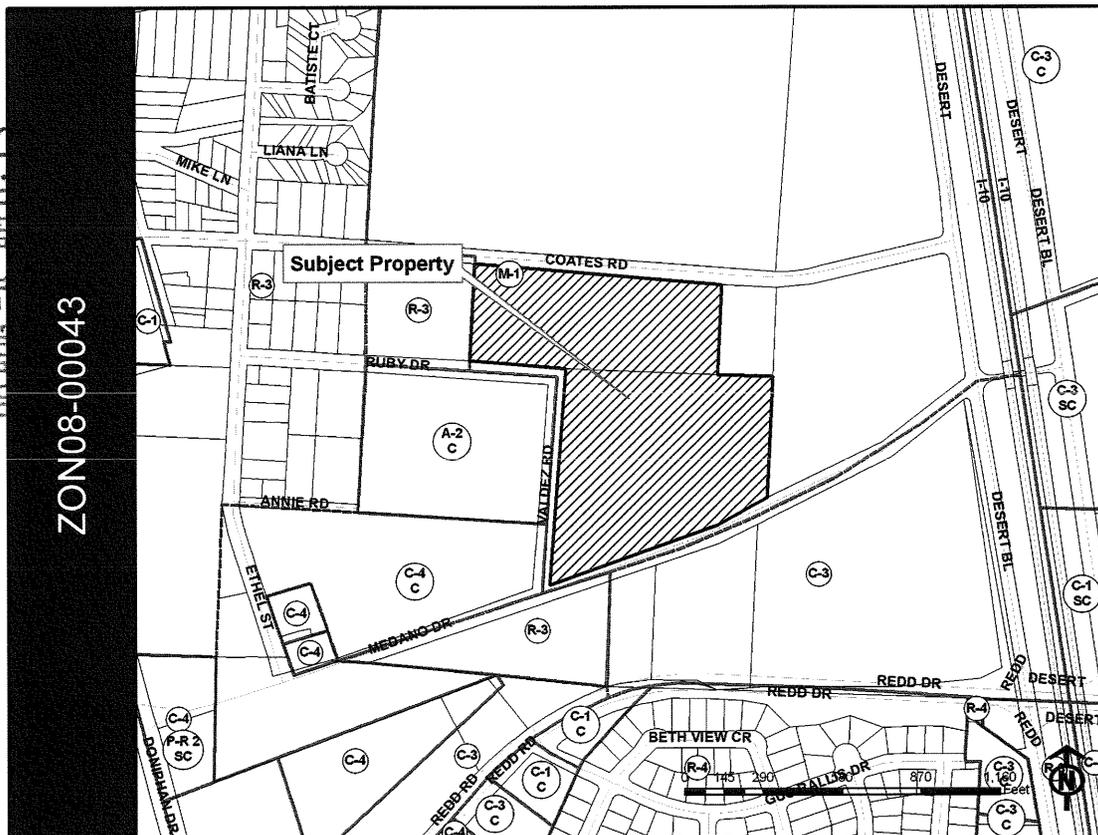
**Public Response:** None  
**Surrounding Land Uses:** **North – M-1 (Light Manufacturing) – Drainage Dam; South – R-3 (Residential) and C-3 (Commercial) – Residential, Amusement Park; East – M-1 (Light Manufacturing) – Automobile Salvage; West – M-1 (Light Manufacturing) – EPWU Water Storage Tank Residential (Northwest)**

**Year 2025 Designation:**

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ZON08-00043



**General Information:**

The applicants are requesting a rezoning from M-1 (Light Manufacturing) to R-3 (Residential) in order to permit an elementary school. The property is 18.549 acres in size and is vacant. The conceptual site plan shows one building to be located on the site. Access is proposed via **Coates Road** with **102** parking spaces to be provided. The applicants are requesting the rezoning because schools are not permitted in manufacturing zoning districts. There are no zoning conditions imposed on this property.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **APPROVAL** of the request for rezoning from M-1 (Light Manufacturing) to R-3 (Residential).

The recommendation is based on the following:

The proposed elementary school site is located adjacent to both residential development and the Ruby Coates Park. The proposed school site would be a compliment to the existing park development. The 2025 Projected General Land use designation for the area is for residential uses, and school development is permitted within the proposed R-3 (Residential) zoning district. The R-3 (Residential) is compatible with the adjacent R-3 (Residential) zoned property as well as the A-2 (Apartment) zoned properties located to the East.

**The Plan for El Paso** Education and Planning Goals recommend that El Paso:

- "Encourage industrial, commercial, and residential zoning to be located in each of the various school districts to have a mix of land uses values consistent with the comprehensive plan.
- "Encourage more joint-use agreements and facilities with school districts and other service providers to make better use of community resources."

**The Plan for El Paso** City-Wide Land Use Goals recommend 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 Northwest Planning Area designates this property for **Residential** land uses.

**R-3 (Residential) zoning** permits Elementary School Development and **is compatible** with adjacent development.

**Findings:**

The Commission must determine the following:

1. Will the zoning protect the best interest, health, safety, and welfare of the public in general?
2. Will School be compatible with adjacent land uses?
3. What is the relation of the proposed change to the city's Comprehensive Plan?
4. What effect will the rezoning have upon the natural environment social and economic conditions and property values in the vicinity and in the City as a whole?

**Development Services Department - Building Permits and Inspections Division:**

Zoning Review: No objections to the proposed rezoning. Meets minimum requirements for the proposed R-3 (Residential) zoning district.

Landscape Review: No comments received.

**Development Services Department - Planning Division:**

Current Planning: Recommends approval of the rezoning request from M-1 (Light Manufacturing) to R-3

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(Residential). The Year 2025 Projected General Land Use Map for the **Northwest Planning Area** designates this property for **Residential** land uses. R-3 (Residential) zoning permits elementary schools and is compatible with adjacent development.

Subdivision Review: Site location is not located within a Special Flood Hazard Area, Flood Zone **C**, Panel **480214 0021 B**. The following will be required at the time of development:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
2. Grading plan and permit shall/may be required.\*
3. Storm Water Pollution Prevention plan and/or permit shall/may be required.\*
4. Drainage plans must be approved by the City Engineer.\*
5. No water runoff allowed outside the proposed development boundaries (On-site Ponding is required).\*

**Engineering Department - Traffic Division:**

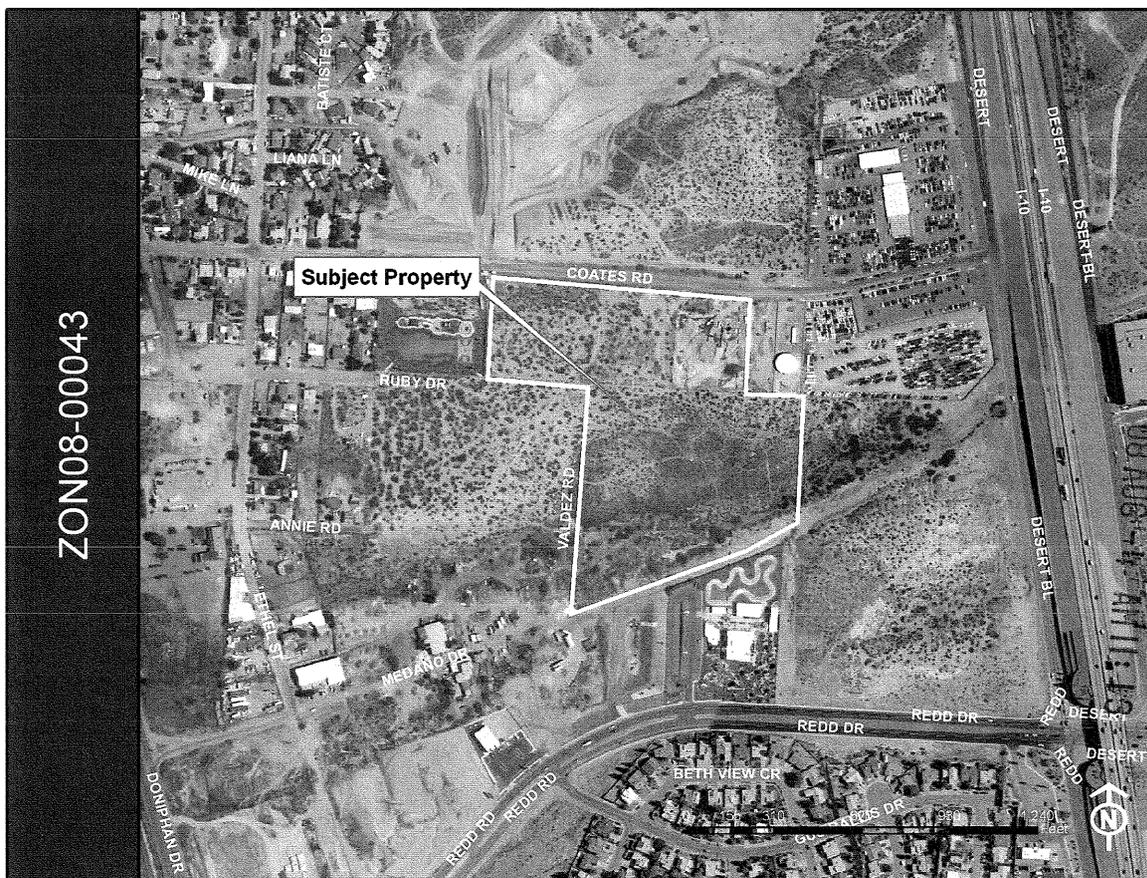
No objection to proposed rezoning request. City Engineering has a project pending to improve Coates Road, with 45' paved road and 12.5' parkways on each side (60' right-of-way). The City project design includes a sidewalk within the parkway on the Northern side of Coates Road. The City project design does not include a sidewalk on the Southern side of Coates Road. The school site shall provide a sidewalk within the parkway abutting their property.

**Fire Department:**

No comments received.

**El Paso Water Utilities:**

EPWU does not object to this request.



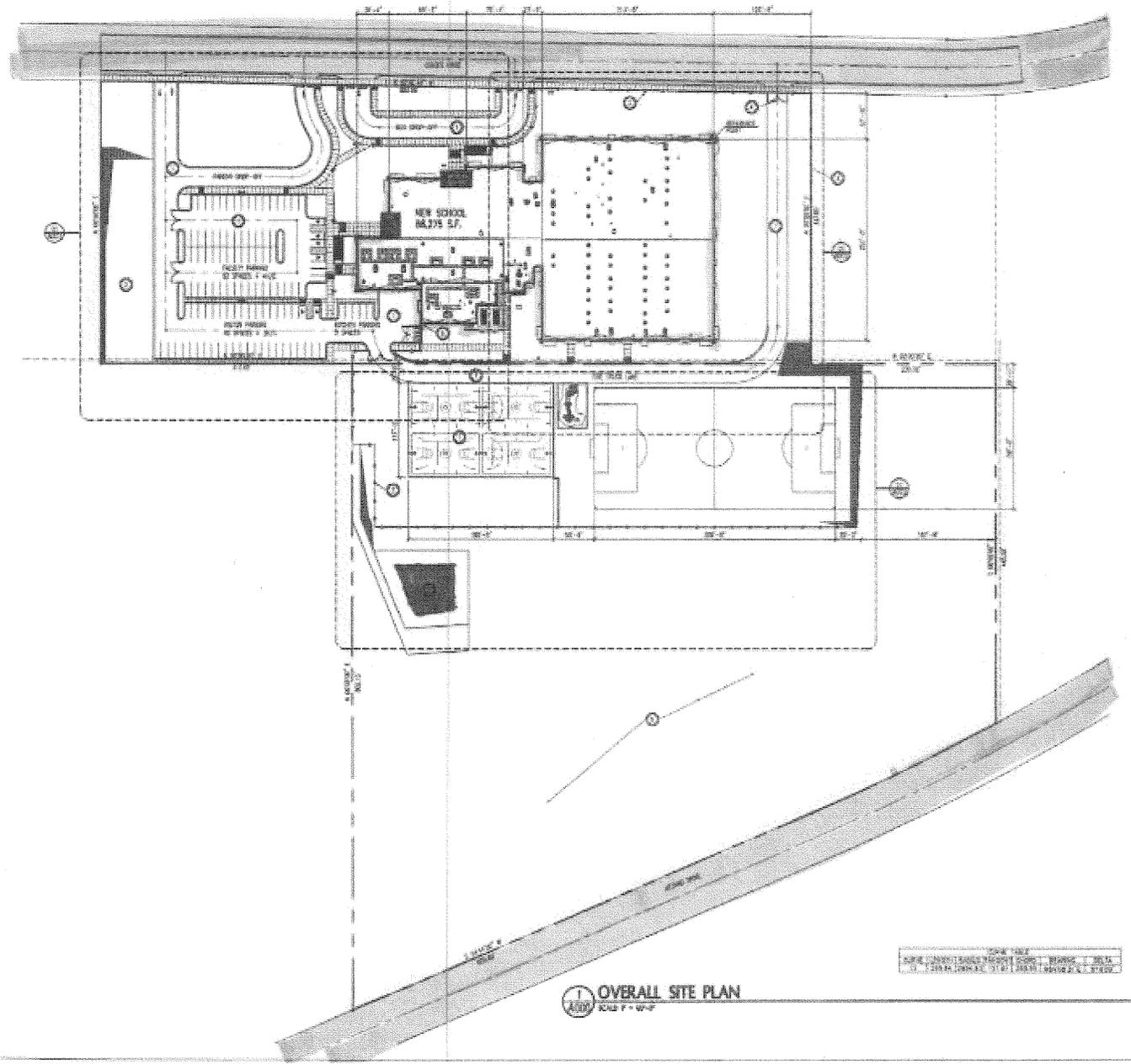
**List of Attachments**

Attachment 1: Conceptual Site Plan

Attachment 2: Application

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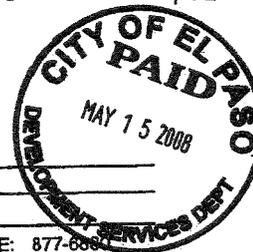
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P. 2



REZONING APPLICATION  
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT  
CITY OF EL PASO, TEXAS



1. CONTACT INFORMATION:

PROPERTY OWNER(S): El Paso Independent School District  
ADDRESS: 6531 Boeing Dr. ZIP CODE: 79925 PHONE: 877-6880  
APPLICANT(S): El Paso Independent School District  
ADDRESS: 6531 Boeing Dr. ZIP CODE: 79925 PHONE: 877-6880  
REPRESENTATIVE(S): SLI Engineering Inc.  
ADDRESS: 6600 Westwind Dr. ZIP CODE: 79912 PHONE: 584-4457  
E-MAIL ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

2. PARCEL ONE INFORMATION:

PROPERTY IDENTIFICATION NUMBER: W22799900105200  
LEGAL DESCRIPTION: 6<sup>A portion</sup> Lot 2, Block 1, Whitfield Subdivision Unit 2 CD REP. DISTRICT: 1  
STREET ADDRESS OR LOCATION: \_\_\_\_\_  
ACREAGE: 6.999 PRESENT ZONING: M1 PRESENT LAND USE: Vacant  
PROPOSED ZONING R3 G.H. PROPOSED LAND USE: School

3. PARCEL TWO INFORMATION:

PROPERTY IDENTIFICATION NUMBER: X266999S00B3300  
LEGAL DESCRIPTION: All of Tract 18, S.A. & M.G. Railway Co. No. 266 REP. DISTRICT: 1  
STREET ADDRESS OR LOCATION: \_\_\_\_\_  
ACREAGE: 11.551 PRESENT ZONING: M1 PRESENT LAND USE: Vacant  
PROPOSED ZONING R3 G.H. PROPOSED LAND USE: School

4. PARCEL THREE INFORMATION:

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_  
STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP. DISTRICT: \_\_\_\_\_  
ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
PROPOSED ZONING \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

5. ADDITIONAL INFORMATION:

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):  
Printed Name: Hector Martinez Signature: [Signature]  
Printed Name: HECTOR MARTINEZ, P.E. Signature: \_\_\_\_\_  
Printed Name: ASSOC. SUPERINTENDENT Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Note: Signatures are required for all owners of record for the property proposed for special permit. Attach additional signatures on a separate sheet of paper.

**\*\*OFFICE USE ONLY\*\***  
ZON 08-00043 RECEIVED DATE: 05/05/08 APPLICATION FEE: \$870.00  
DCC REVIEW DATE: 06/18/08 (8:30 am. Planning Department Conference Room, 2nd Floor, City Hall Building)  
CPC REVIEW DATE: 07/17/08 (1:30 pm. City Council Chambers, 2nd Floor, City Hall Building)  
ACCEPTED BY: [Signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126