

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: August 13, 2013
Public Hearing: September 17, 2013

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

DISTRICT(S) AFFECTED: 5

SUBJECT:

An ordinance changing the zoning of a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, 14400 Pebble Hills Blvd., City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to S-D (Special Development) and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 14400 Pebble Hills Boulevard. Property Owner: Socorro Independent School District. PZRZ13-00025 (**District 5**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – scheduled for August 8, 2013.

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Director, City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTION 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, 14400 PEBBLE HILLS BLVD., CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO S-D (SPECIAL DEVELOPMENT) AND IMPOSING A CONDITION. 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:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, 14400 Pebble Hills Blvd., located in the 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-F (RANCH AND FARM) to S-D (SPECIAL DEVELOPMENT), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

That a ten (10) foot landscaped buffer with high-profile native trees of at least three (3) inch caliper and ten (10) feet in height shall be placed at ten (10) feet on center along the property lines adjacent to any residential or apartment zone district or uses. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

PASSED AND APPROVED this _____ day of _____, 2013.

(SIGNATURES ON THE FOLLOWING PAGE)

THE CITY OF EL PASO:

ATTEST:

Oscar Leeser
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Karla M. Nieman
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

EXHIBIT "A"

Being a portion of Section 47, Block 79,
Township 2, Texas and Pacific Railway
Company Surveys, City of El Paso,
El Paso County, Texas
Prepared for: Southwest Land Development Services Inc.
May 29, 2007
(Tierra Del Este Unit Fifty Five School Site)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 2" Pipe with Brass cap in concrete for the common corner of Sections 37, 38, 47, and 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, Thence along line between section 47 and 48 South 00°34'52" East a distance of 657.07 feet to a point, Thence leaving said line South 89°25'08" West a distance of 55.00 feet to a point for the "TRUE POINT OF BEGINNING".

Thence South 00°34'52" East a distance of 1457.45 feet to a point;

Thence South 89°58'33" West a distance of 2058.00 feet to a point;

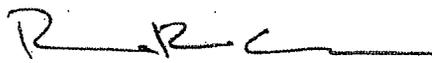
Thence North 00°31'57" West a distance of 1482.21 feet to a point;

Thence North 89°58'35" East a distance of 2031.99 feet to a point;

Thence 39.03 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 89°26'33" a chord which bears South 45°18'09" East a distance of 35.18 feet to the "TRUE POINT OF BEGINNING" and containing in all 70.00 acres of land more or less.

Bearing basis is True North for a Transverse Mercator Projection as determined by GPS methods centered near this site.




Ron R. Conde
R.P.L.S. No. 5152

job #207-36 C.C.

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

MEMORANDUM

DATE: August 5, 2013
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Andrew Salloum, Planner
SUBJECT: PZRZ13-00025

The City Plan Commission (CPC) is scheduled for August 8, 2013.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00025 (Related to PZDS13-00010)
Application Type: Rezoning
CPC Hearing Date: August 8, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 14400 Pebble Hills Boulevard
Legal Description: A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage: 70 acres
Rep District: 5
Existing Zoning: R-F (Ranch and Farm)
Existing Use: School
Request: From R-F (Ranch and Farm) to S-D (Special Development)
Proposed Use: School

Property Owner: Socorro Independent School District
Representative: Parkhill, Smith & Cooper, Inc.

SURROUNDING ZONING AND LAND USE

North: G-MU (General Mixed Use) / Vacant
South: R-5 (Residential) / Single family dwellings; C-2/c (Commercial/conditions) / Vacant
East: City Limit
West: C-2/c (Commercial/conditions) / Vacant; A-2 (Apartment)/ Multi-family dwellings

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable)
NEAREST PARK: Tierra Del Este Linear Park (1,042 feet)
NEAREST SCHOOL: El Dorado 9th Grade High

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 24, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to S-D (Special Development) in order to allow for a school. The subject property is 70 acres in size and is currently used as a school. The R-F (Ranch and Farm) is not allowed school to exceeded 35-foot height requirement. The school is proposing a 59-foot auditorium. The S-D zoning district maximum height limitation requires 45-foot; except developments of more than 25 acres or as approved by City Council. Access to the subject property is proposed from Pebble Hills Boulevard and John Hayes Street. The rezoning case is related to detailed site development plan application (PZDS13-00010).

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to S-D (Special Development) with a condition:

That a ten (10) foot landscaped buffer with high-profile native trees of at least three (3) inch caliper and ten (10) feet in height shall be placed at ten (10) feet on center along the property lines adjacent any residential or apartment zone district or uses. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy.

The recommendation is based on compatibility with surrounding land uses and the existing G-MU (General Mixed Use) zoned properties to the north of the subject property and supports the Plan El Paso land use designations G-4, Suburban, walkable.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

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.

COMMENTS:

Planning Division - Transportation

No objections

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No objections.

Fire Department

No objections.

Police Department

No issues.

El Paso Water Utilities

We have reviewed the zoning change request described above and provide the following comments: A portion of John Hayes Street (Section 48, Block 79, Township 2) is located within the Eastside Impact Fee Service Area. Impact fees will be assessed and collected by EPWU prior to the City of El Paso issuing a

Building Permit in accordance with the City of El Paso's Ordinance # 017113 and the EPWU-PSB Rules and Regulation No. 16.

Impact fees are due at the time new service application for individual water meters within the eastern half of John Hayes Street.

Annexation fees are due at the time of new service application for individual water meters to provide service to 14400 Pebble Hills Boulevard.

EPWU does not object to this request.

PWU-PSB Comments

Water:

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing twelve (12) inch diameter water main.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twenty-four (24) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Along John Hayes Street between Pebble Hills Boulevard and Charles Foster Avenue there is an existing twelve (12) inch diameter water main.

Previous water pressure readings conducted on fire hydrant number 10257 located at the corner of Pebble Hills Boulevard and John Hayes Street have yielded a static pressure of 60 pounds per square inch (psi), residual pressure of 56 psi, discharge of 978 gallons per minute (gpm).

Sanitary Sewer:

Along Pebble Hills Boulevard between Tim Foster Street and John Hayes Street there is an existing thirty-six (36) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

From the intersection of John Hayes Street and Pebble Hills Boulevard along John Hayes Street towards the south there is an existing eight (8) diameter sanitary sewer main. This main dead-ends at approximately 1,115 feet south of Pebble Hills Boulevard.

From the intersection of John Hayes Street and Charles Foster Avenue along John Hayes Street towards the north there is an existing eight (8) diameter sanitary sewer main. This main dead-ends at approximately 400 feet north of Charles Foster Avenue.

General

As per EPWU-PSB Records 14400 Pebble Hills Boulevard has a single six (6) inch diameter domestic water service, a single six (6) inch diameter water irrigation service (yard meter) and a single six (6) inch diameter fire-fighting water service (fire line).

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. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

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 Plan 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 Plan 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 Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

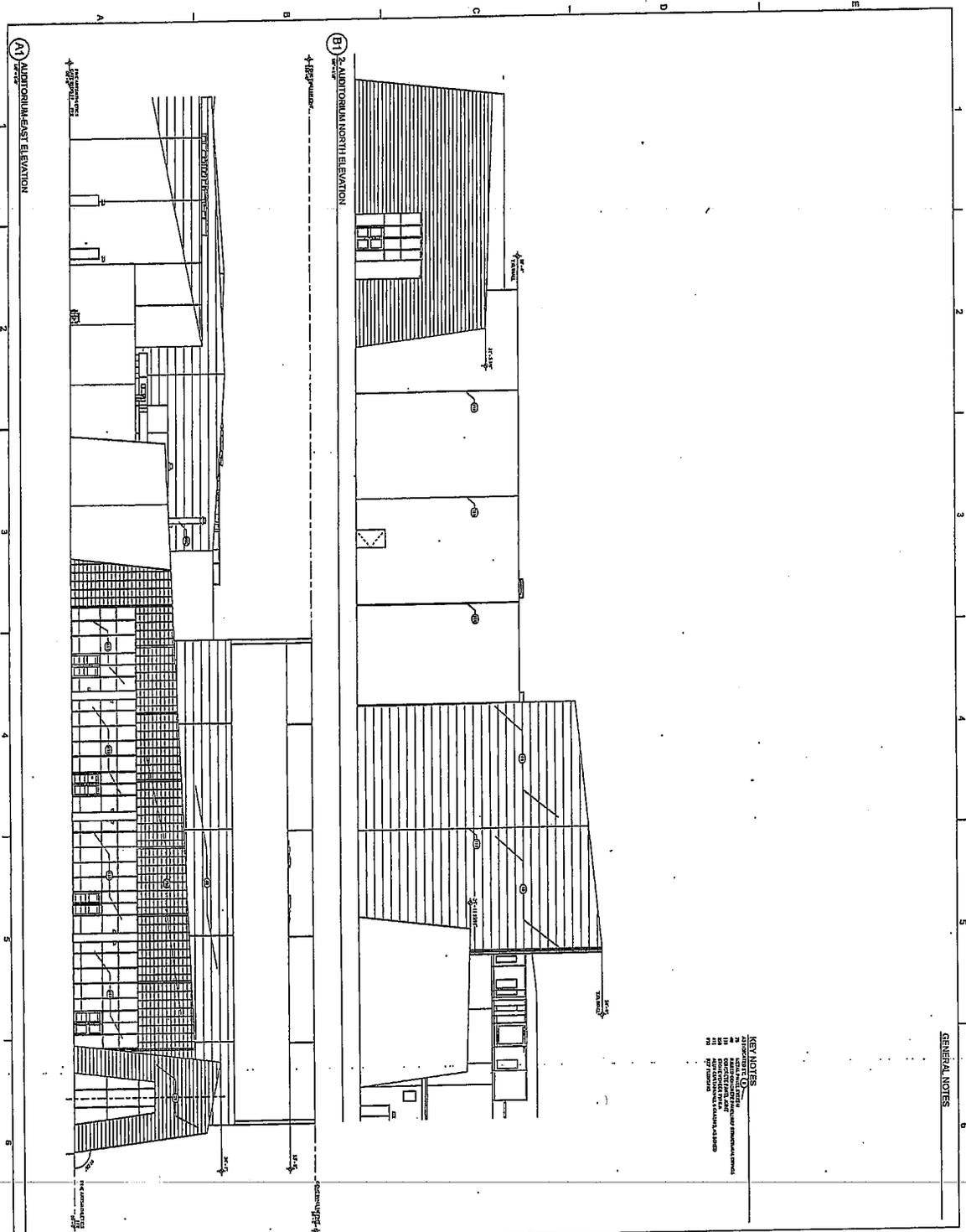
1. Zoning Map
2. Aerial Map
3. Detailed Site Plan
4. Building Elevation

ATTACHMENT 1: ZONING MAP

PZRZ13-00025 & PZDS13-00010



ATTACHMENT 4: BUILDING ELEVATION



KEY NOTES
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GENERAL NOTES

A-201
 EXTERIOR ELEVATIONS -
 FINE ARTS / AUDITORIUM

NO.	REVISION
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95% CONSTRUCTION DOCUMENTS

PEBBLE HILLS HIGH SCHOOL
 PHASE IV
 VOLUME II



PSD
 PARKHILL SMITH & COOPER