

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: September 23, 2008
Public Hearing: October 14, 2008

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

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of Lot 2, Block 147, Chaparral Park Unit 33, and Lot 3, Block 147, Chaparral Park Unit 36, City of El Paso, El Paso County, Texas from R-3 (Residential) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 930 East Redd Road. Applicant: St. Luke Catholic Church. ZON08-00057 (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 (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres _____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 2, BLOCK 147, CHAPARRAL PARK, UNIT 33, AND LOT 3, BLOCK 147, CHAPARRAL PARK, UNIT 36, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE). 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 *Lot 2, Block 147, Chaparral Park, Unit 33, and Lot 3, Block 147, Chaparral Park, Unit 36, City of El Paso, El Paso County, Texas*, be changed from **R-3 (Residential)** to **A-O (Apartment/Office)**, 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:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Development Services Department
Planning Division



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: September 11, 2008

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

FROM: Mirian Spencer, Planner

SUBJECT: ZON08-00057

The City Plan Commission (CPC), on August 28, 2008 voted (6 to 0) to recommend **APPROVAL** of rezoning the subject property from R-3 (Residential) to A-O (Apartment/Office) concurring with the recommendation from staff.

The applicants are requesting to change the zoning of the property from R-3 (Residential) to A-O (Apartment/Office). The request for the rezoning is to permit a 22' by 6' (132 sq. ft.) monument sign on the property. The maximum permitted sign for the property within the R-3 (Residential) zone is 40 sq. ft. The property is a church and it proposes to add a school to the site. The property is 5.46 acres in size with primary access provided from Redd Road.

The application is in compliance with the Plan for El Paso – City-wide Land Use Goals which designates the property for residential and commercial uses. The property is located along a major arterial, and is at a steep grade differential from the existing residential properties located North and East of the property. The proposed A-O (Apartment/Office) zoning district and permitted uses will compliment the adjacent properties and will serve as a buffer between the existing C-1/c (Commercial/conditions) zone and the R-3A (Residential) and R-3 (Residential) properties without introducing potentially incompatible uses.

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 were **Two calls and a petition in support** of this request.

Attachment: Staff Report, Aerial Map, Site Plan, Sign Elevations, and Petition



City of El Paso – City Plan Commission Staff Report

Case No: ZON08-00057
Application Type Rezoning
CPC Hearing Date August 28, 2008
Staff Planner Mirian Spencer, 915-541-4192, spencermd2@elpasotexas.gov

Location 930 East Redd Road
Legal Description Lot 2, Block 147, Chaparral Park Unit 33, and Lot 3, Block 147, Chaparral Park, Unit 36, City of El Paso, El Paso County, Texas
Acreage 5.46 acres
Rep District 1
Existing Use Church
Existing Zoning R-3 (Residential)
Request From R-3 (Residential) to A-O (Apartment/Office)
Property Owner St. Luke Catholic Church
Applicant St. Luke Catholic Church
Representative Robert Arriola

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential); Single-family residential
South: C-1/c (Commercial/conditions); commercial strip development; medical office; convenience store
East: R-3/sp (Residential/special permit); single-family residential; fire station
West: R-3 (Residential); Middle school

Nearest Park: Francisco Delgado Park (911 feet)
Nearest School: Hornedo Middle School (1,020 feet)

THE PLAN FOR EL PASO DESIGNATION: Commercial and Residential

NEIGHBORHOOD ASSOCIATIONS: Coronado Neighborhood Association; Save the Valley; Upper Mesa Hills Neighborhood Improvement Association; Upper Valley Improvement Association

APPLICATION DESCRIPTION

The applicants are requesting to change the zoning of the property from R-3 (Residential) to A-O (Apartment/Office). The request for the rezoning is to permit a 22’ by 6’ (132 sq. ft.) monument sign on the property. The maximum permitted sign for the property within the R-3 (Residential) zone is 40 sq. ft. The property is a church and it proposes to add a school to the site. The property is 5.46 acres in size with primary access provided from **Redd Road**.

NEIGHBORHOOD INPUT

Notice of the public hearing was mailed to all property owners within 300 feet of this proposed rezoning. Staff received two calls in support and one petition in support of the application.

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

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

- a. Goal: 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.

- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- e. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The application is in compliance with the Plan for El Paso – City-wide Land Use Goals. The property is located along a major arterial, and is at a steep grade differential from the existing residential properties located North and East of the property. The proposed A-O (Apartment/Office) zoning and potential uses will compliment the existing adjacent development and will serve as a buffer between the existing C-1/c (Commercial/conditions) zone and the R-3A (Residential) and R-3 (Residential) properties without introducing potentially incompatible uses.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee provides the following comments:
 Recommends approval of the request.

Development Services Department - Building Permits and Inspections Division:

Zoning Review: No objections to the proposed rezoning.

Landscape Review: Landscaping will not be required for the rezoning request.

Development Services Department – Planning Division:

Current Planning: Recommends approval of the rezoning request from R-3 (Residential) to A-O (Apartment/Office).

1. The Year 2025 Projected General Land Use Map for the **Northwest** Planning Area designates this property for **Residential and Commercial** land uses.
2. A-O (Apartment/Office) zoning permits a church, school, and a 132 sq. ft. sign and is compatible with adjacent development.

Subdivision Review: No objection to special permit request. The subdivision is **not** within a Special Flood Hazard Area. Flood Zone: **Zone C**; Panel: **480214 0022E**. The following will be required at time of development:

1. ADA accessible sidewalks, wheelchair ramp(s), and driveway(s), will be required.
2. Grading plan and permit will be required.
3. Storm Water Pollution Prevention Plan and/or permit will be required.
4. Drainage plans must be approved by the Development Services Department – Engineering Section.
5. No water runoff allowed outside the proposed development boundaries (on-site ponding required).

Engineering Department - Traffic Division:

No objections to the rezoning.

Fire Department:

No objections to the rezoning request.

El Paso Water Utilities:

EPWU does not object to this request.

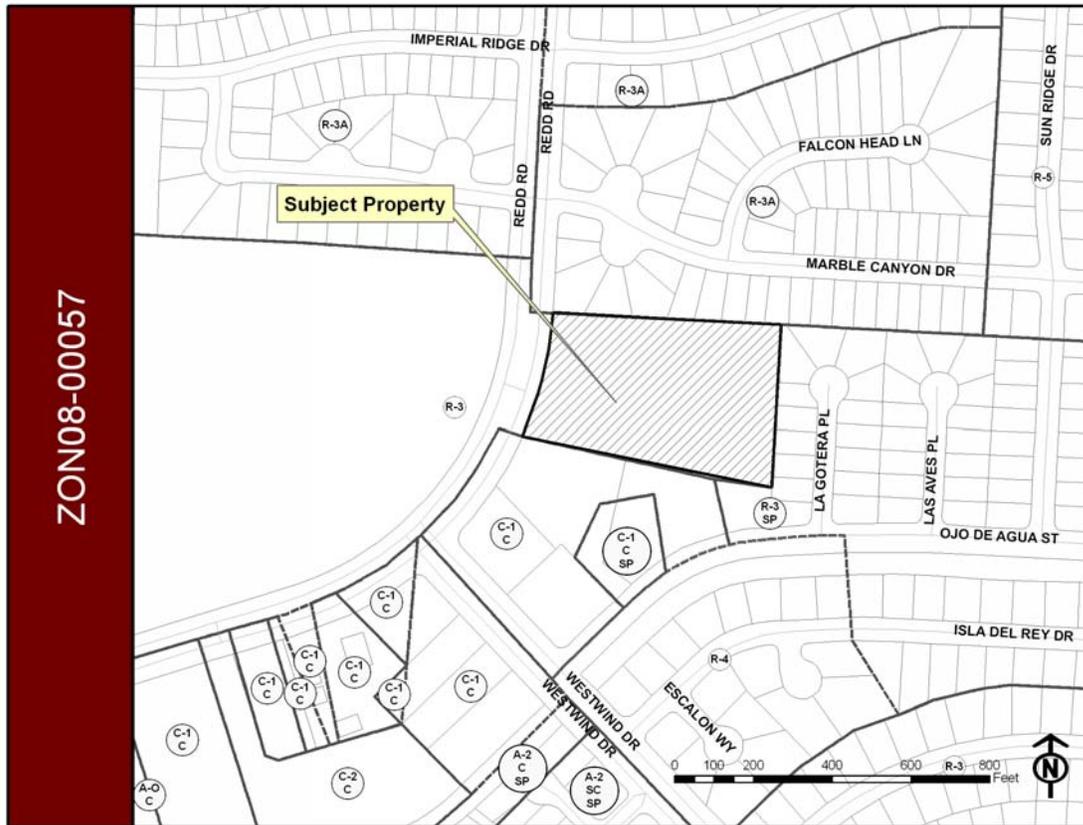
CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the 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 in 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 from the Plan by the CPC.

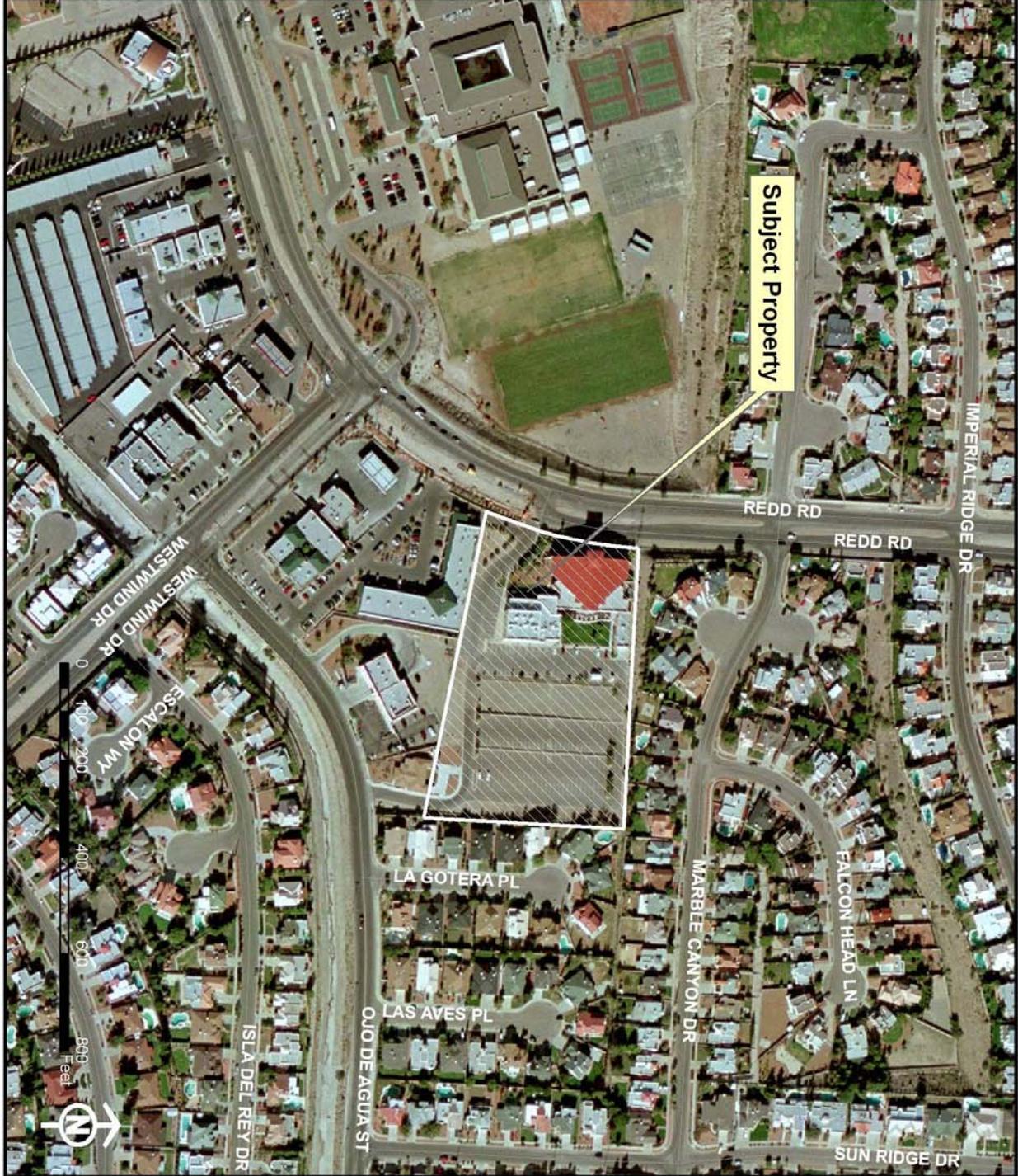
Attachments

1. Aerial Map
2. Detailed Site Development Plan
3. Sign Elevations
4. Petition

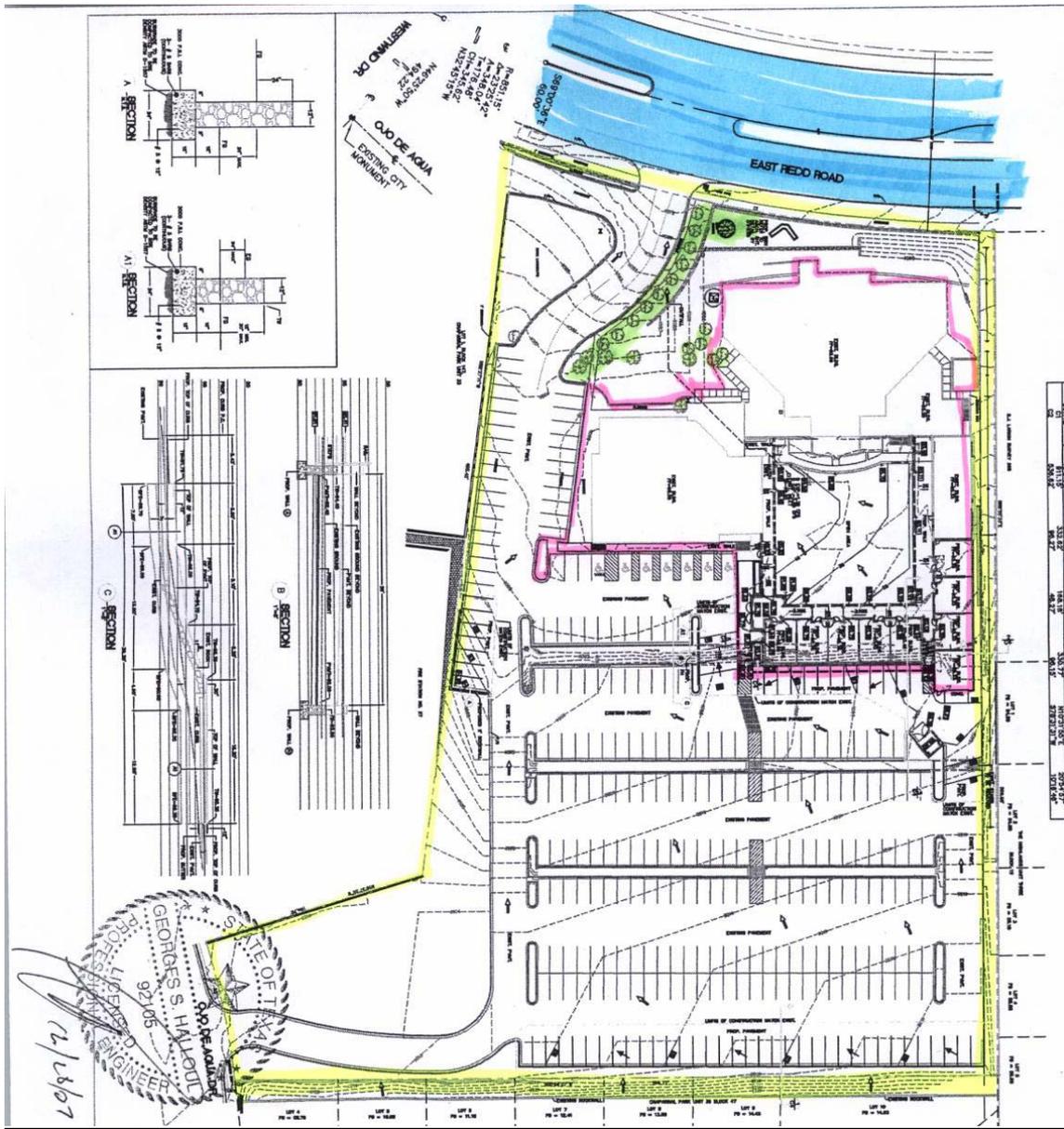


ATTACHMENT 1: AERIAL MAP

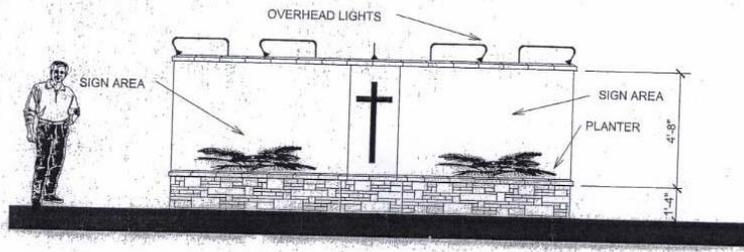
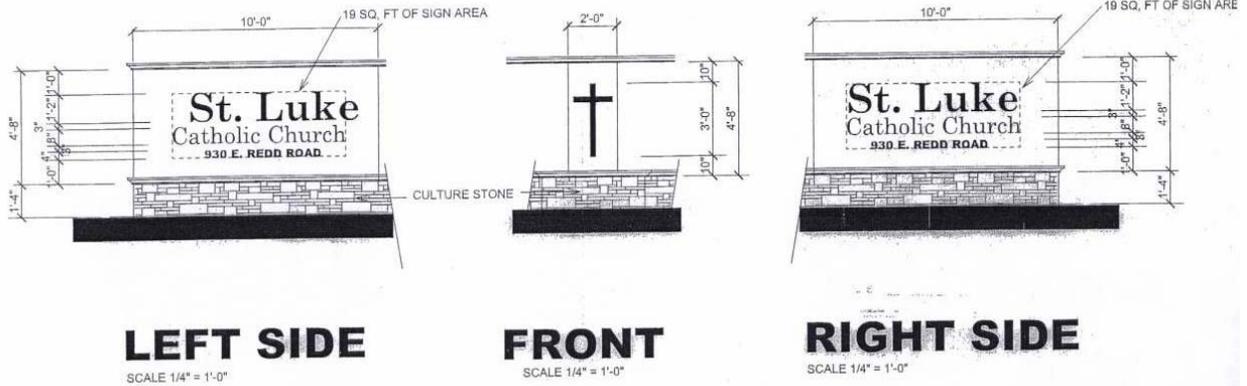
ZON08-00057



ATTACHMENT 2: SITE PLAN

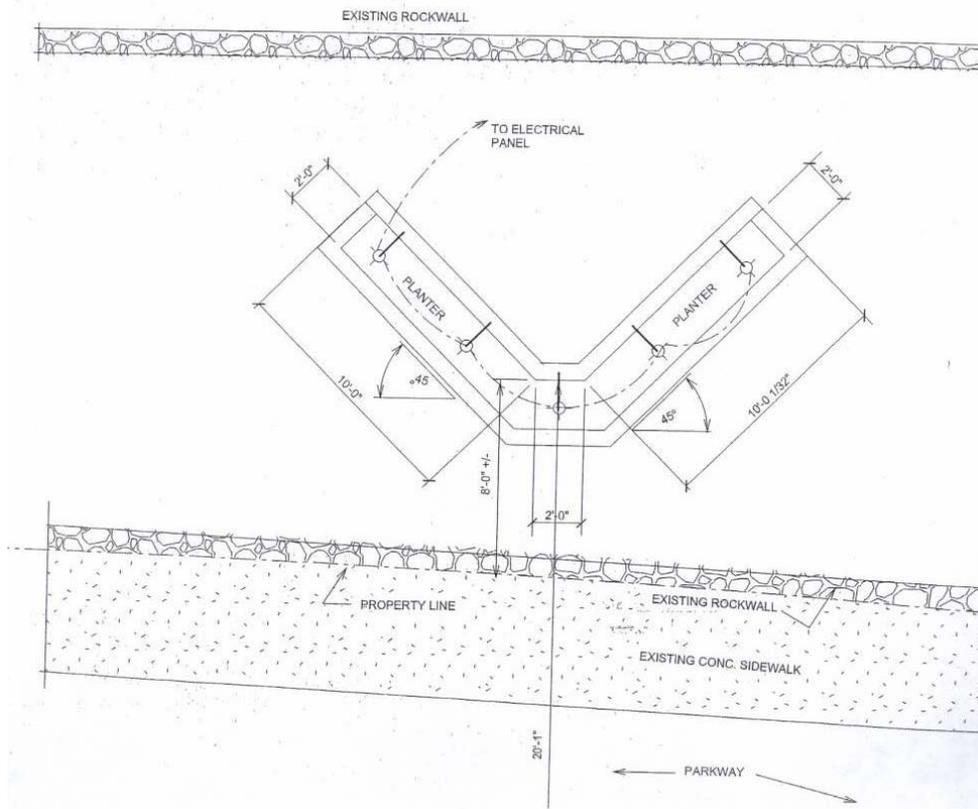


ATTACHMENT 3: SIGN ELEVATIONS



MONUMENT SIGN ELEVATION

SCALE 1/4" = 1'-0"



ATTACHMENT 4: PETITION

For or Against St. Luke Church Sign

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NAME	ADDRESS	FOR	NAME	ADDRESS	AGIN
1. Tom Patti	916 La Gotera	✓	2.		
3. Jesus M. Saeiz	920 La Gotera	✓	4.		
5. Alice Carter	924 La Gotera	✓	6.		
7. Danny CARTER	924 LA GOTERA	✓	8.		
9. Mard	929 La Gotera	✓	10.		
11. Steven Jal	929 La Gotera	✓	12.		
13. Maria Verdin	925 La Gotera	✓	14.		
15. Mikej Heyer	917 laerdin	✓	16.		
17. Fernanda Daga	909 La Gotera	✓	18.		
19. Francisco Jacquin	6820 MARBLE CANYON	✓	20.		
21. Patricia Paez	6828 Marble Canyon	✓	22.		
23. Ron Z. Dent	6816 Marble Canyon	✓	24.		
25. Marge Ketter	6812 Marble Canyon	✓	26.		
27. Linda Hill	6829 MARBLE CANYON	✓	28.		
29. Bill Hill	6829 MARBLE	✓	30.		
31. Paulina Cono	6804 Marble	✓	32.		
33. Alex Fernandez	6745 Marble Canyon	✓	34.		
35. Jesus	6746 "	✓	36.		
37. Laura Castillo	6901 marble canyon	✓	38.		
38. Irma Gonzalez	6909 Marble Canyon	✓	40.		
41. Lourdes Quiñel	6908 Marble Canyon	✓	42.		
43. Elbowy Lavin	6900 Marble Canyon	✓	44.		
45.			46.		
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