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

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

AGENDA DATE: **Introduction: October 22, 2013**
Public Hearing: November 19, 2013

CONTACT PERSON/PHONE: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:
An Ordinance changing the zoning of Lot 12, Block 21, Map #2 of French Addition, 4301 E. Missouri, City of El Paso, El Paso County, Texas from R-5 (Residential) to C-1 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 4301 E. Missouri. Property Owner: Armando & Irma Araiza. PZRZ13-00022 **(District 2)**

BACKGROUND / DISCUSSION:
N/A

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
City Plan Commission (CPC) – Approval Recommendation (7-0)

********************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 LOT 12, BLOCK 21, MAP #2 OF FRENCH ADDITION, 4301 E. MISSOURI, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL). 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, the zoning of **LOT 12, BLOCK 21, MAP #2 OF FRENCH ADDITION, 4301 E. MISSOURI**, located in the City of El Paso, El Paso County, Texas, be changed from **R-5 (RESIDENTIAL)** to **C-1 (COMMERCIAL)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

THE CITY OF EL PASO

_____
Oscar Leeser, Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

_____
Karla M. Nieman,
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew S. McElroy, Director
City Development Department

#213007/13-1007-851-Rezoning -4301 East Missouri

ORDINANCE NO. _____

Zoning Case No: PZRZ13-00022

M E M O R A N D U M

DATE: October 2, 2013

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

FROM: Michael McElroy, Planner

SUBJECT: **PZRZ13-00022 (Related to PZST13-00016)**

The City Plan Commission (CPC), on August 22, 2013, voted 7-0 to recommend **approval** of rezoning the subject property from R-5 (Residential) to C-1 (Commercial).

The CPC found that the rezoning is in conformance with Plan 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.

There is no opposition to this request.

Attachment:
Staff Report

City of El Paso – City Plan Commission Staff Report

Case No:	PZRZ13-00022
Application Type	Rezoning
CPC Hearing Date	August 22, 2013
Staff Planner	Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov
Location	4301 East Missouri
Legal Description	Lot 12, Block 21, Map #2 of French Addition, City of El Paso, El Paso County, Texas
Acreage	0.401 acres
Rep District	2
Zoning	C-1 (Commercial) & R-5 (Residential)
Existing Use	Vacant
Request	C-1 (Commercial) & R-5 (Residential) to C-1 (Commercial)
Proposed Use	Apartments (Related to PZST13-00016)
Property Owner	Armando & Irma Araiza
Representative	Sam Guido III

SURROUNDING ZONING AND LAND USE
North: R-5 (Residential) / Single Family Homes
South: R-5 (Residential) & C-1 (Commercial) / Single Family Homes
East: R-5 (Residential) / Single Family Homes
West: R-5 (Residential) & C-1 (Commercial) / Patriot Freeway

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Central Planning Area)
NEAREST PARK: Loretto-Lincoln Park (970 feet)
NEAREST SCHOOL: Hillside Elementary (3,101 feet)

NEIGHBORHOOD ASSOCIATIONS
El Paso Central Business Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 5 2013. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION
The request is to change the zoning from R-5 (Residential) to C-1 (Commercial) to allow for the construction of an apartment complex. The detailed site plan proposes an 18 unit apartment complex to include a laundry, office, and storage building. Access is proposed from Missouri Street.

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of the rezoning to C-1 (Commercial) from R-5 (Residential).

Plan El Paso-Future Land Use Map Designation
All applications for a rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through

World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the C-1 (Neighborhood Commercial District) is to provide compatible neighborhood convenience goods and services that serve day-to-day needs and permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

City Development Department – Planning Division - Transportation
No objections to the rezoning request.

City Development Department - Land Development
No Objection.

City Development Department – Building Permits & Inspections
No objections.

El Paso Fire Department
Recommend "APPROVAL" of "Rezoning Application" as presented. ******NOTE ******* PZRZ 13-00022 In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted "Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. "When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments". The Fire Planning Division has reviewed the submitted "Detailed Site Plan Application" as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

El Paso Water Utilities
1. EPWU does not object to this request.

EPWU-PSB Comments
Water
2. There is an existing 4-inch diameter water main that extends along the alley between Missouri St. and Wyoming St. This main is available for service. If the water demand of the proposed development is greater than the capacity of the 4-inch main, an upgrade of the main may be required. All cost associated with the upgrade are the responsibility of the developer.

3. There is an existing 16-inch diameter water main that extends along Missouri St. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

4. There is an existing 24-inch diameter water main that extends along Gateway North. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. EPWU records indicate a vacant water meter serving the subject property. The service address for this

meter is 4301 East Montana St.

Sanitary Sewer:
6. There is an existing 8-inch diameter sanitary sewer main that extends along Gateway North and then east along the alley between Missouri St. and Wyoming St. This sewer main is available for service.

7. There is an existing 10-inch diameter sanitary sewer main that extends along Missouri St. This sewer main is available for service.

General:
8. Application for new 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

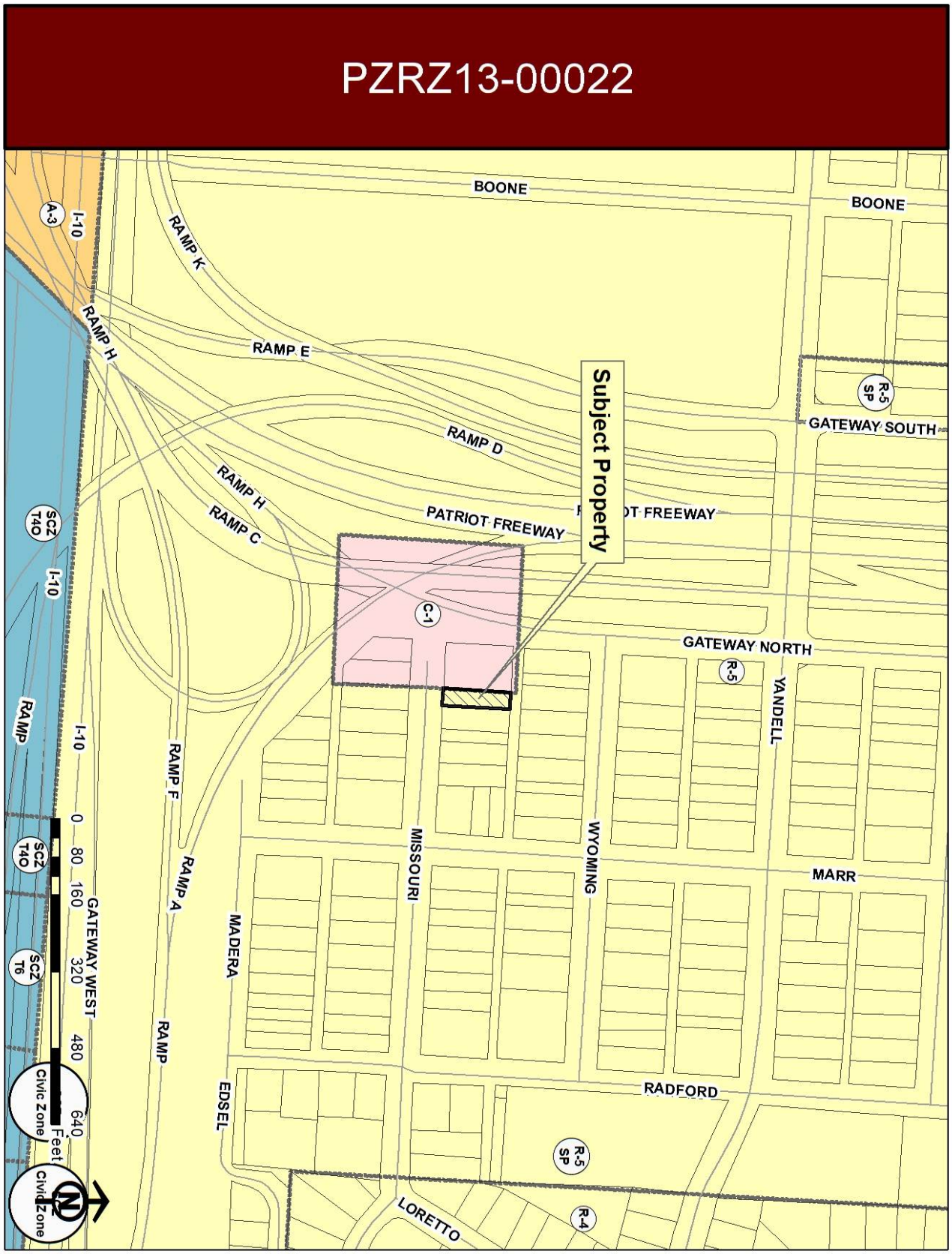
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

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 from the Plan by the CPC.

Attachments

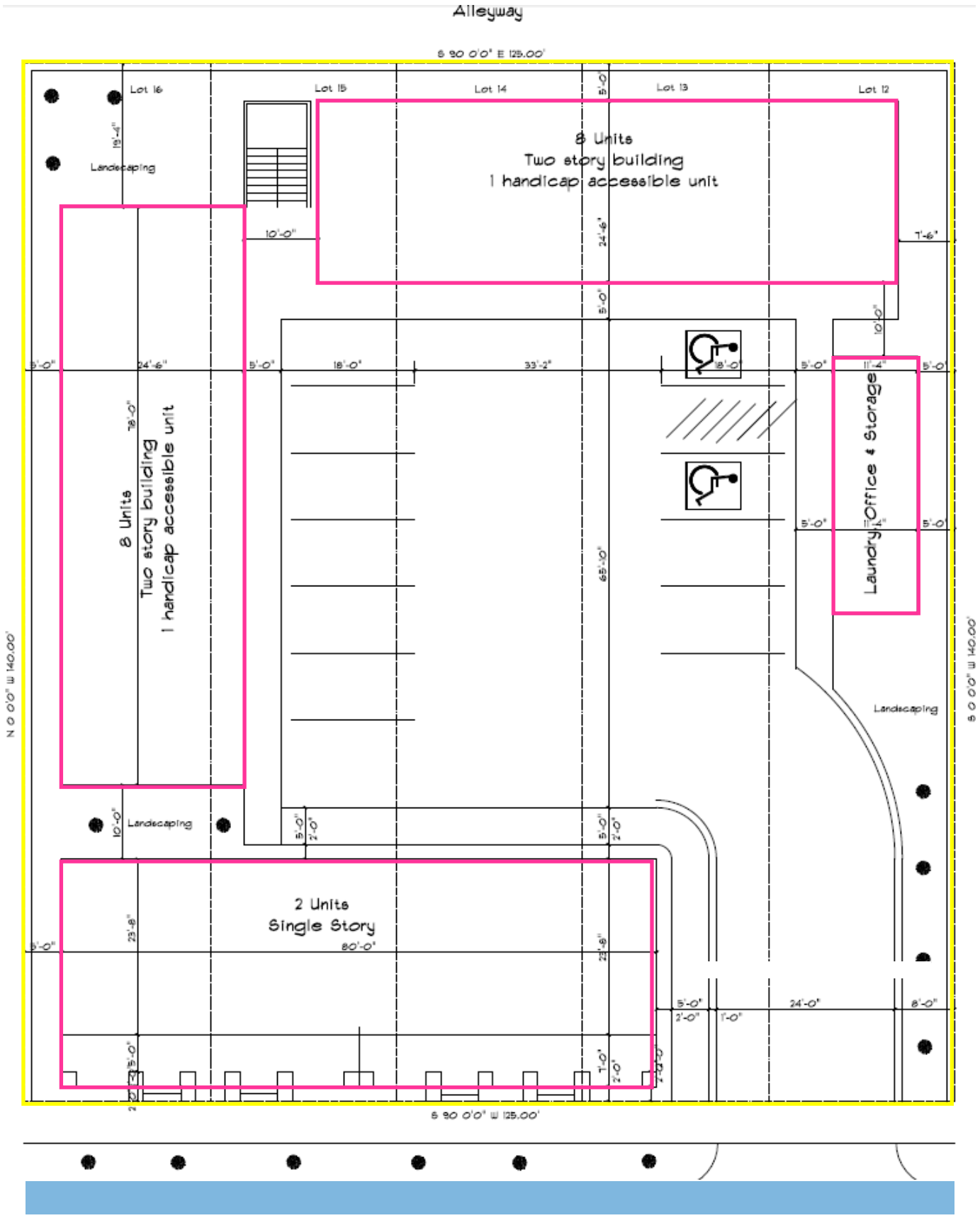
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

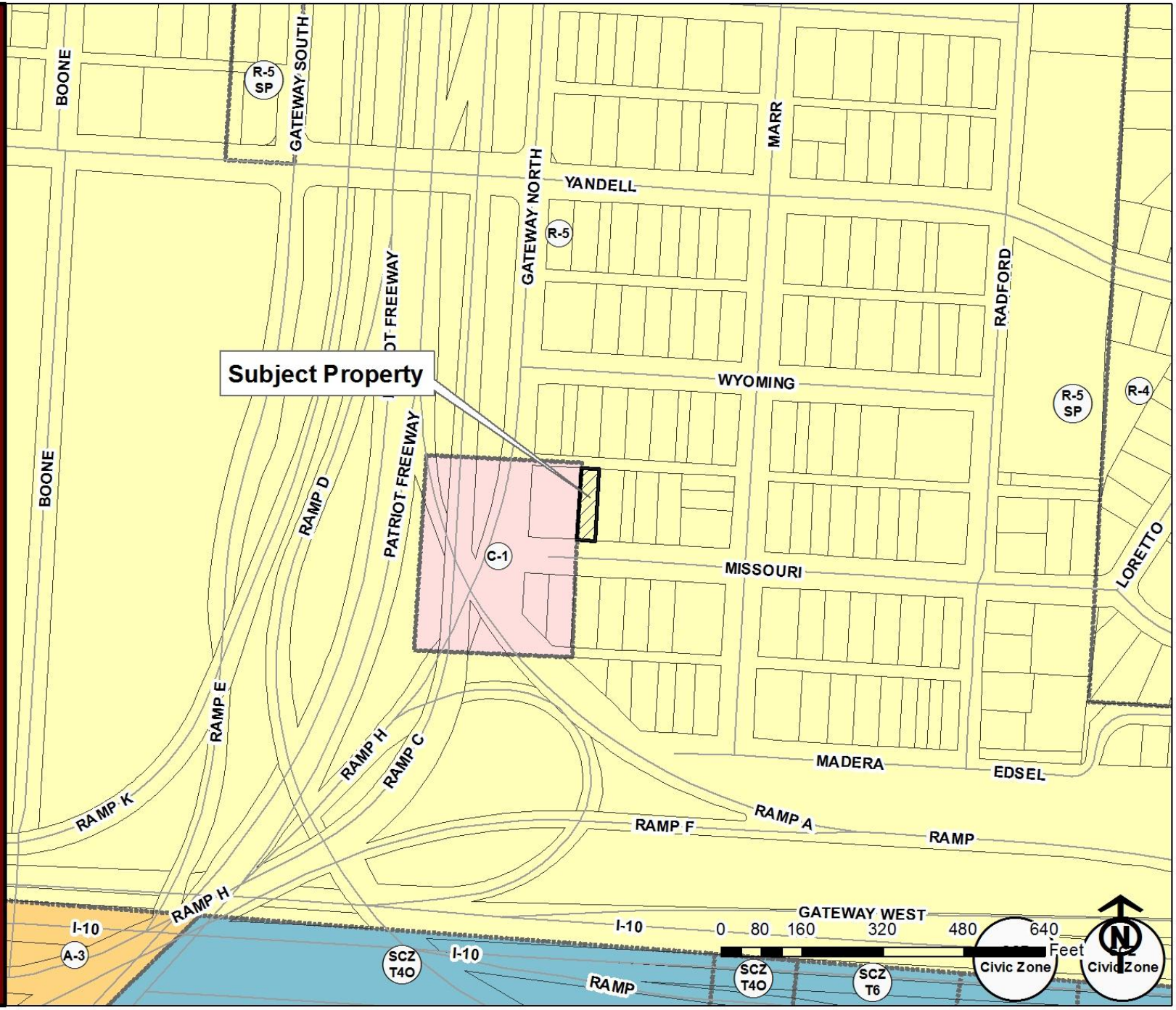


ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



PZST13-00016



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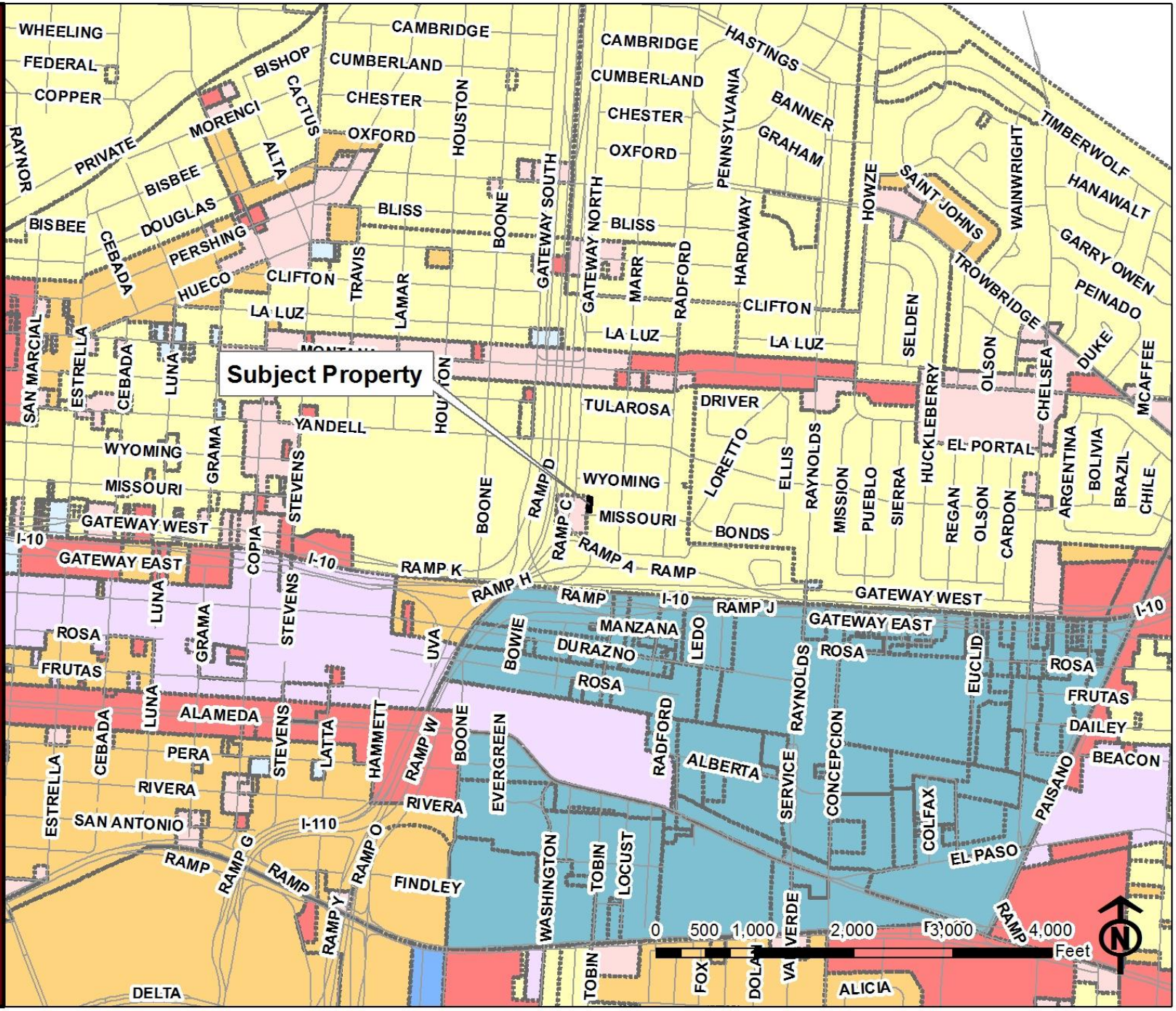
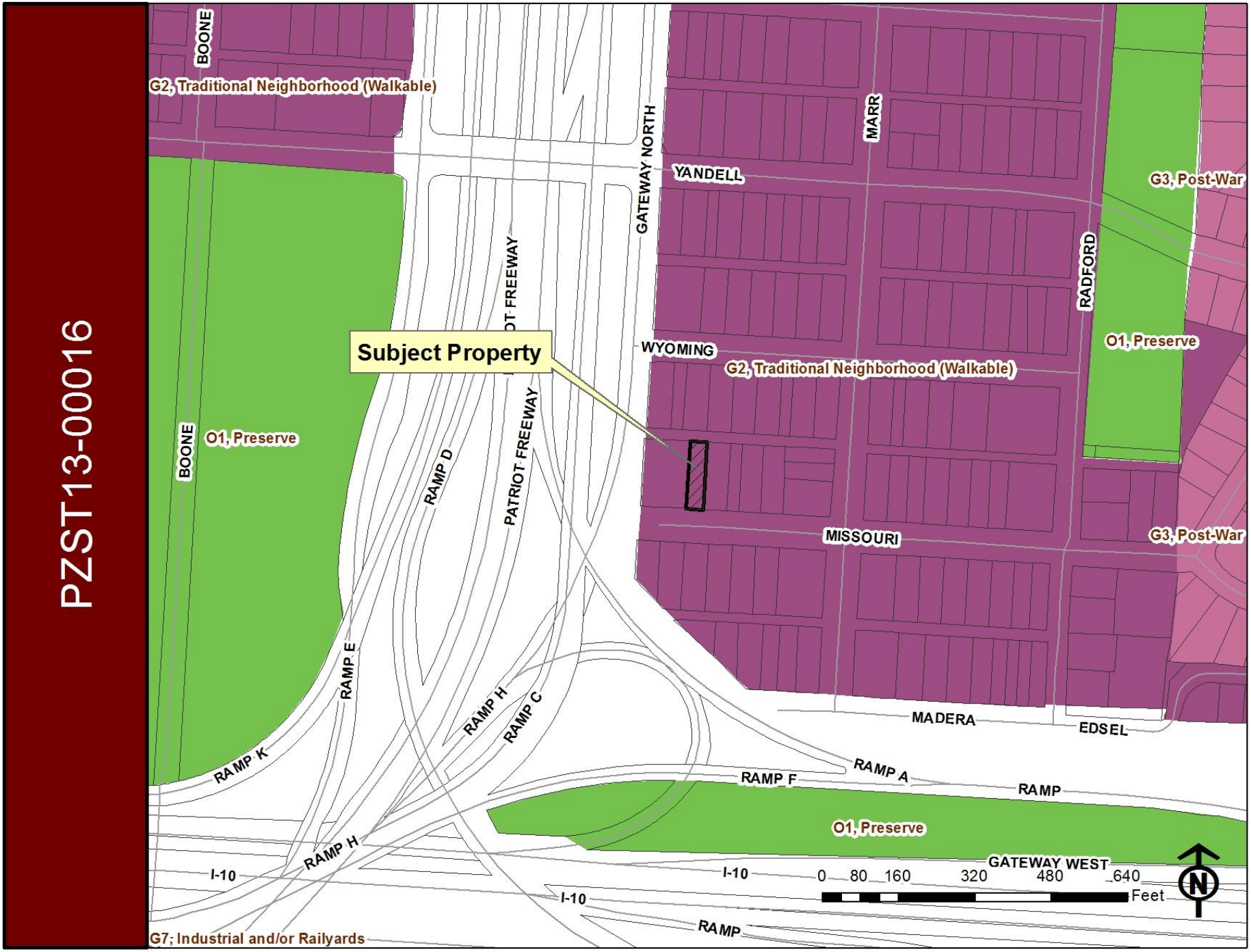
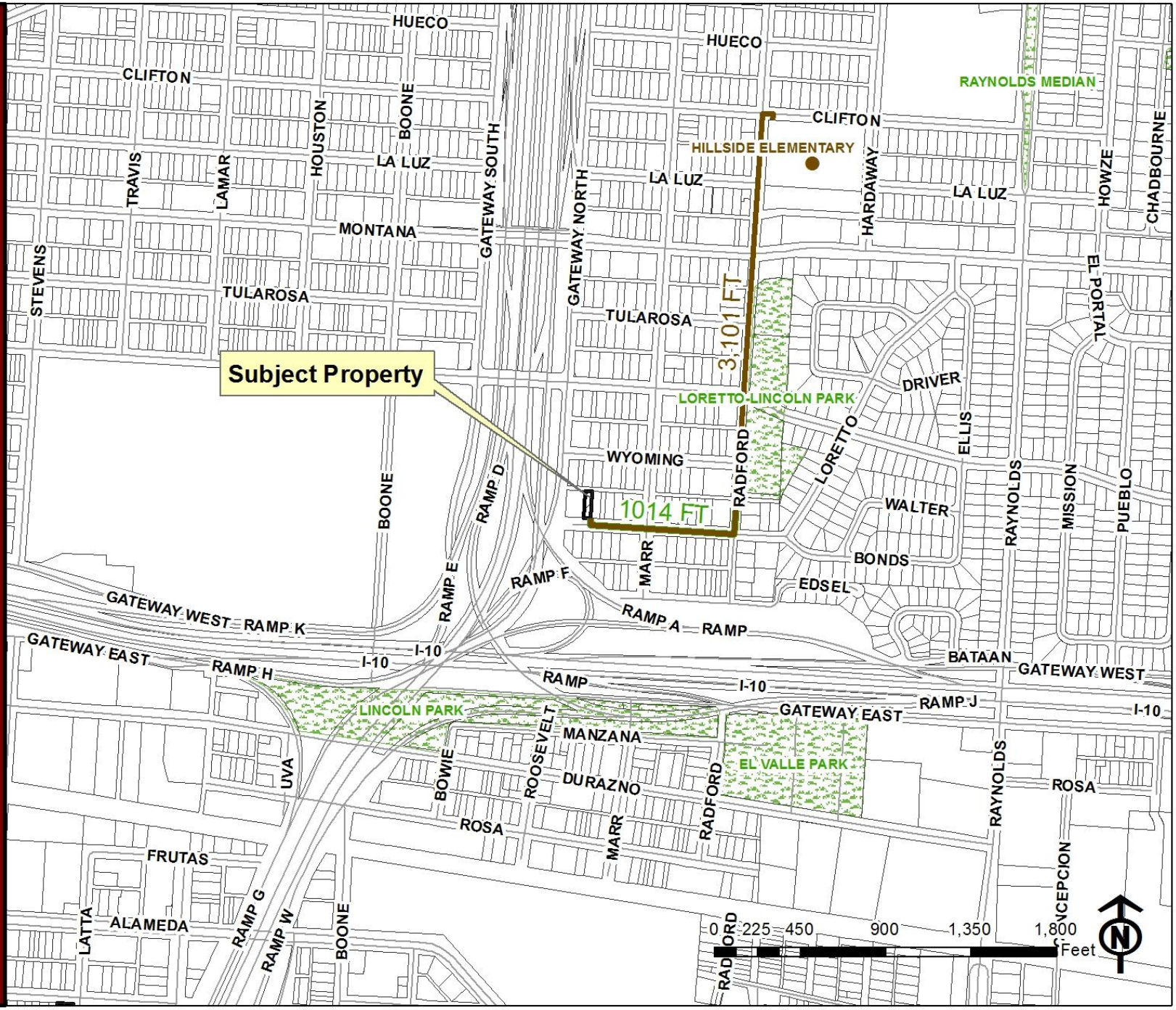


PZST13-00016

PZST13-00016


PZST13-00016
BOONE
G2, Traditional Neighborhood (Walkable)
GATEWAY NORTH
MARR
YANDELL
G3, Post-War
RADFORD
PATRIOT FREEWAY
Subject Property
WYOMING
G2, Traditional Neighborhood (Walkable)
O1, Preserve
BOONE
O1, Preserve
RAMP D
PATRIOT FREEWAY
MISSOURI
G3, Post-War
RAMP E
RAMP H
RAMP C
MADERA
EDSEL
RAMP K
RAMP F
RAMP A
RAMP
O1, Preserve
RAMP H
GATEWAY WEST
I-10
I-10
I-10
0 80 160 320 480 640
Feet
N
RAMP
G7; Industrial and/or Railyards

PZST13-00016



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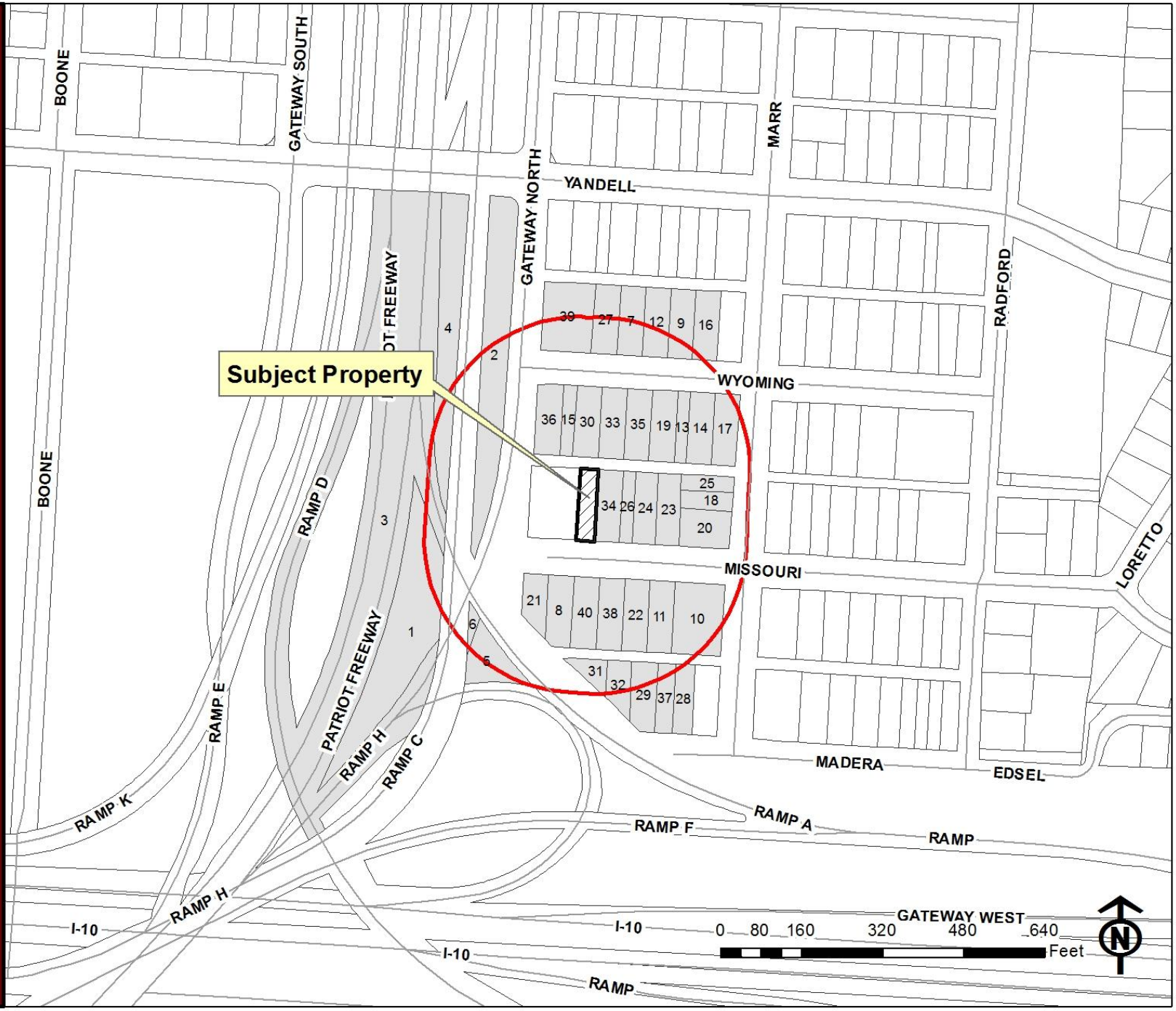
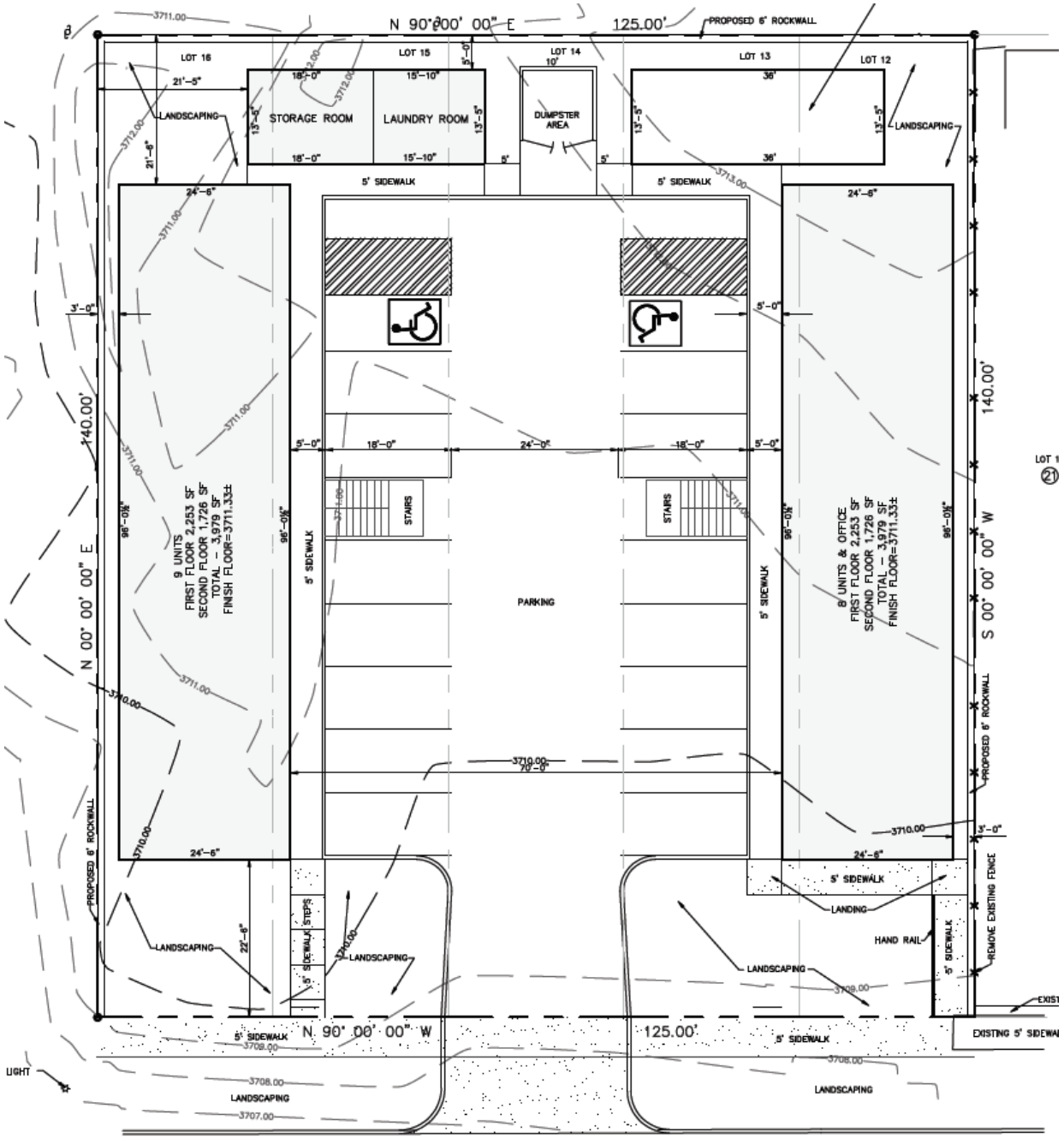
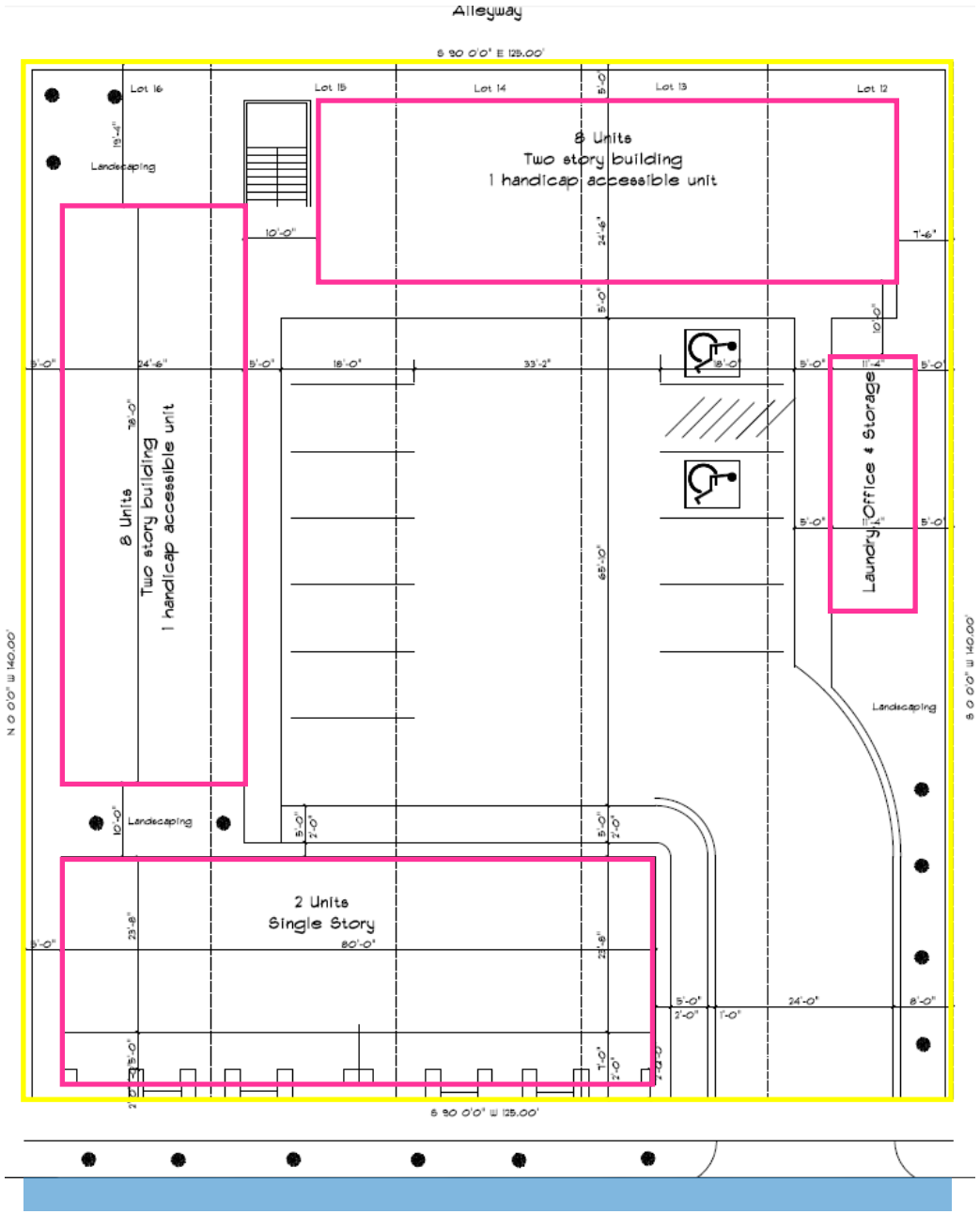


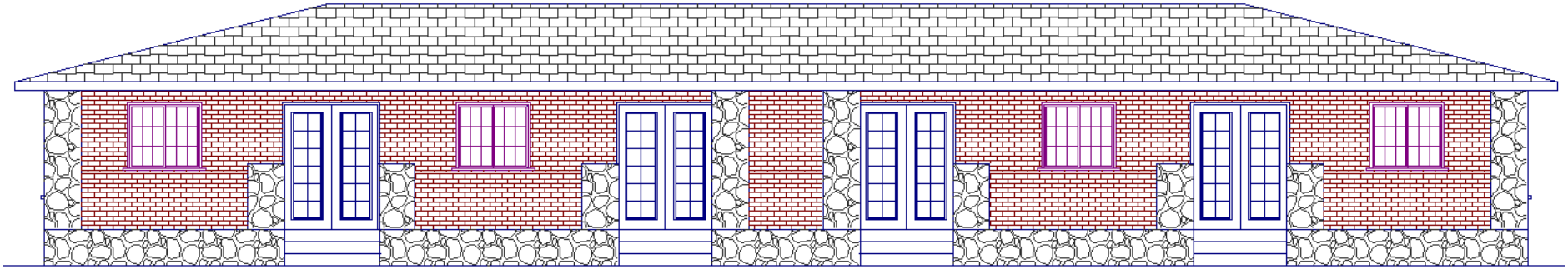
Detailed Site Development Plan – Original Proposal



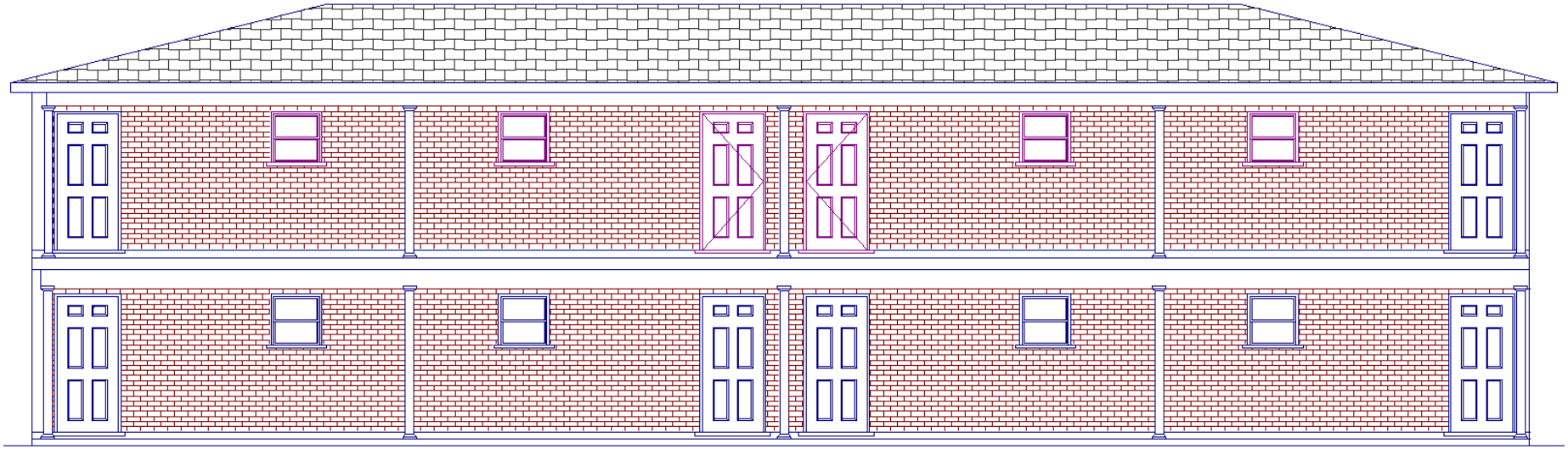
Detailed Site Development Plan – Final Proposal



Detailed Site Development Plan – Final Proposal



One Story



Two Story

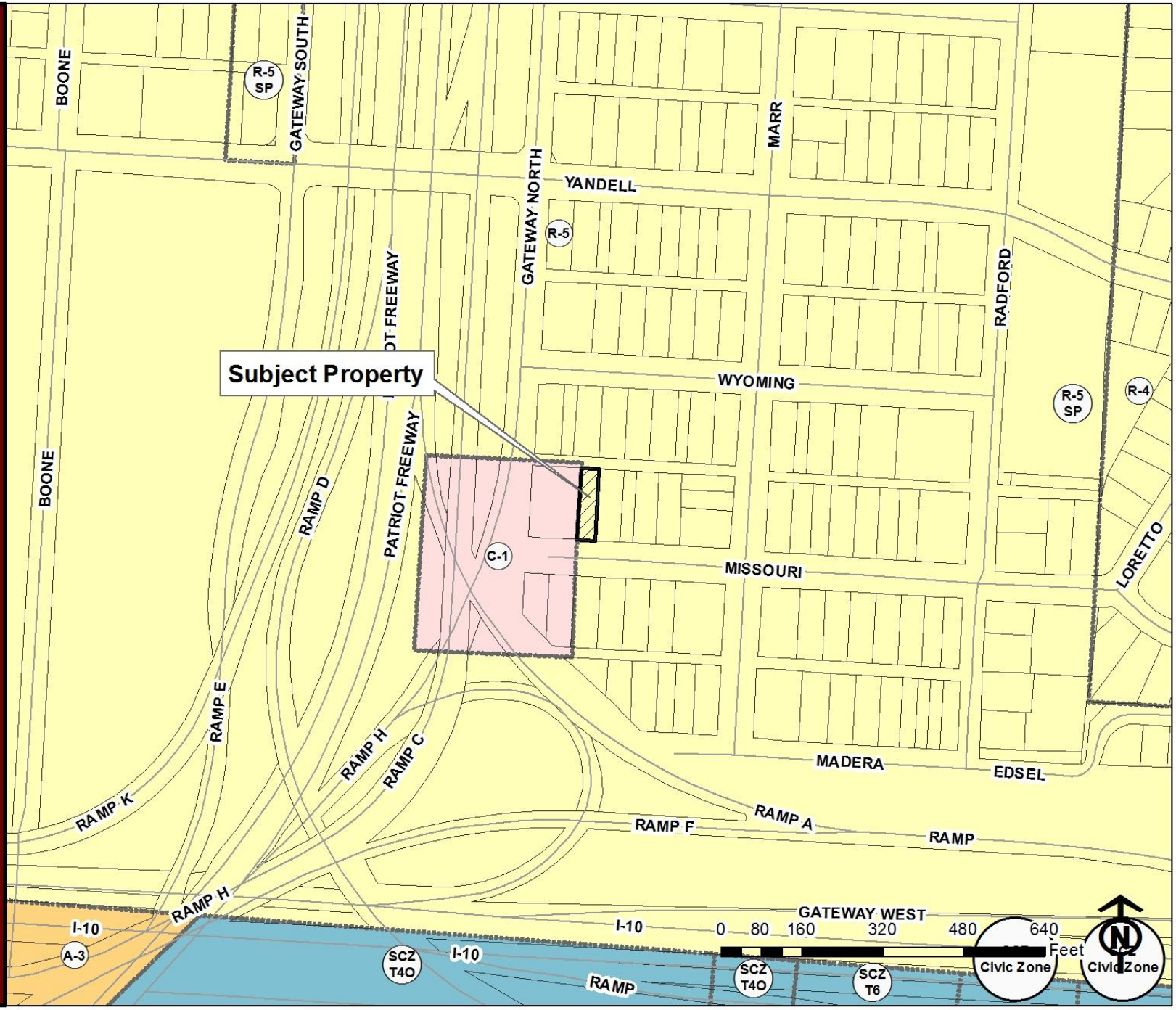
Special Permit Request

Dimension	Need	Propose
Lot Area	N/A	N/A
Lot Width	N/A	N/A
Lot Depth	N/A	N/A
Cumulative	N/A	N/A
Front	0'	0’
Rear	25'	5'
Side	5’	5’
Side-Street	10'	5'

Subject Property & North

East

South

West

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