

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

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

**AGENDA DATE:** Introduction: October 19, 2010  
Public Hearing: November 9, 2010

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

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

An ordinance changing the zoning of Parcel 1: A portion of Lots 1 – 12, Gaal Subdivision, City of El Paso, El Paso County, Texas from R-4/sp (Residential/special permit) to A-O (Apartment-Office), Parcel 2: Tract 12, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas from R-F/sp (Ranch-Farm/special permit) to A-O (Apartment-Office), Parcel 3: A portion of Tract 15, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to A-O (Apartment-Office), and Parcel 4: Tract 14-A & 16-C, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas from R-4 (Residential) to A-O (Apartment-Office); and repealing the special permits granted to Parcel 1 and Parcel 2. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 300 S. Zaragoza Road. Applicant: University Medical Center of El Paso. ZON10-00056 (**District 6**)

**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 (5-0)

\*\*\*\*\*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 PARCEL 1: A PORTION OF LOTS 1-12, GAAL SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO A-O (APARTMENT OFFICE); PARCEL 2: TRACT 12, BLOCK 43, YSLETA GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY TEXAS FROM R-F/SP (RANCH AND FARM/SPECIAL PERMIT) TO A-O (APARTMENT OFFICE); PARCEL 3: A PORTION OF TRACT 15, BLOCK 43, YSLETA GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY TEXAS FROM R-F (RANCH AND FARM) TO A-O (APARTMENT OFFICE); PARCEL 4: TRACT 14-A AND 16-C, BLOCK 43, YSLETA GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-O (APARTMENT OFFICE); AND REPEALING THE SPECIAL PERMITS GRANTED TO PARCEL 1 AND PARCEL 2. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, City Council on April 20, 1992 approved a resolution which granted Special Permit 82-4 to allow a clinic on the property located on portions of Lots 3-10, all of Lot 11, and a portion of Lot 12, Gaal Subdivision, City of El Paso, El Paso County, Texas, as more particularly described by metes and bounds on the attached sheets which are marked Exhibit "A" and made a part hereof, and in accordance with the approved site development plan, and,

WHEREAS, on March 23, 1993, City Council adopted Ordinance 011341 which granted Special Permit No. SP93-01 to allow for a Philanthropic Institution on Tract 12, Block 43, Ysleta Grant, City of El Paso, El Paso County, Texas.

WHEREAS, UNIVERSITY MEDICAL CENTER OF EL PASO, Property Owner, is requesting to rezone all of the above property to A-O, which allows for the property to be used as a clinic and as a Philanthropic Institution without the requirement of a special permit;

WHEREAS, the Ordinance and Resolution granting the Special Permits should be repealed because the Special Permits are no longer needed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS:

1. That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: A portion of Lots 1-12, Gaal Subdivision, City of El Paso, El Paso County, Texas; be changed from R-4/sp (Residential/special permit) to A-O (Apartment Office); and,

Parcel 2: Tract 12, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County Texas; be changed from R-F/sp (Ranch-Farm/special permit) to A-O (Apartment Office); and,

ORDINANCE NO. \_\_\_\_\_ 1 ZONING CASE NO. ZON10-00056

Parcel 3: A portion of Tract 15, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County Texas; from **R-F (Ranch-Farm)** to **A-O (Apartment-Office)**; and,

Parcel 4: Tract 14-A and 16-C, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas; from **R-4 (Residential)** to **A-O (Apartment-Office)**, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

2. That the Resolution granting Special Permit 82-4 for portions of Lots 3-10, all of Lot 11, and a portion of Lot 12, Gaal Subdivision, City of El Paso, El Paso County, Texas, is hereby repealed.

3. That Ordinance No. 011341 granting Special Permit No. SP93-01 to allow for a philanthropic institution on Tract 12, Block 43, Ysleta Grant, is hereby repealed.

**PASSED AND APPROVED** this \_\_\_\_\_ day of November, 2010.

**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

**ORDINANCE NO.** \_\_\_\_\_ 2

**ZONING CASE NO. ZON10-00056**

# EXHIBIT "A"

## PROPERTY DESCRIPTION

### PORTION OF GAAL SUBDIVISION

Description of a parcel of land being a portion of Gaal Subdivision and includes portions of Lots 1 through 12, Gaal Subdivision, City of El Paso, El Paso County, Texas, First Amended Map of Gaal Subdivision recorded in book 11, page 52, Plat Records, El Paso County, TX. and also being a portion of those parcels recorded in book 723, page 54, book 670, page 271, book 661, page 1118, book 663, page 1201, book 671, page 690, book 665, page 1210, book 695, page 896, book 669, page 1799, book 774, page 1362, El Paso County Clerks Deed Records, and is that same parcel shown in map of excess ROW dated 04/18/1977 on file in the City of El Paso Engineering Department, and described as follows;

Commencing for reference at an existing city monument located at the centerline intersection of Zaragoza Road and Padilla Drive; Thence, with said centerline of Zaragoza Road, South  $33^{\circ}15'25''$  West a distance of 58.23' to a point; Thence, North  $56^{\circ}06'01''$  West a distance of 30.00' to a point on the northwesterly ROW line of said Zaragoza Road, and being the "Point Of Beginning";

Thence, with said northwesterly ROW line of Zaragoza Road along the arc of a curve to the right a distance of 197.50', having a central angle of  $04^{\circ}24'42''$ , a radius of 2565.55' and a chord that bears South  $36^{\circ}06'21''$  West a distance of 197.45' to the most southern boundary line of said Gaal Subdivision;

Thence, with the common boundary line of said Gaal Subdivision and Tract 14-A, Block 43, Ysleta Grant Surveys (Block 43 of Ysleta Grant Surveys being shown on map by JW Carter dated Feb. 1929), North  $81^{\circ}43'00''$  West a distance of 38.44' to a point being the southwest corner of said Gaal Subdivision and the southeasterly corner of Tract 12 of said Block 43;

Thence, with the westerly boundary line of said Gaal Subdivision and the easterly boundary line of said Tract 12, North  $09^{\circ}40'00''$  East a distance of 226.81' to a point on the southerly ROW line of said Padilla Drive;

Thence, with said southerly ROW line of Padilla Drive, South  $83^{\circ}24'00''$  East a distance of 0.50' to a point;

Thence, continuing with said southerly ROW line of said Padilla Drive along the arc of a curve to the right a distance of 104.81', having a central angle of  $14^{\circ}13'47''$ , a radius of 422.00' and a chord that bears South  $76^{\circ}17'45''$  East a distance of 104.54' to a point;

Thence, continuing with said southerly ROW line of said Padilla Drive along the arc of a curve to the right a distance of 53.98', having a central angle of  $103^{\circ}06'10''$ , a radius of 30.00' and a chord that bears South  $17^{\circ}38'26''$  East a distance of 46.99' to the "Point Of Beginning" and containing 20,394 sq. ft. or 0.4682 acres.

Based on a field survey performed under my supervision and dated May 7, 2010 and last revised on June 29, 2010.

  
John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841



# EXHIBIT "A"

## PROPERTY DESCRIPTION

### REMNANT PORTION OF TRACT 12

Description of a parcel of land being a remnant portion of Tract 12, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas, said Block 43 of Ysleta Grant Surveys being shown on map by JW Carter dated Feb. 1929, and also being all of Tract 12 as described in instrument#12068 filed in 1960 SAVE AND EXCEPT that parcel recorded in book 1179, page 909, and also being all of that parcel described in book 2456, page 1554, and in book 3305, page 374, El Paso County Clerks Deed Records, and described as follows;

Commencing for reference at an existing city monument located at the centerline intersection of Zaragoza Road and Padilla Drive; Thence, with said centerline of Zaragoza Road, South  $33^{\circ}15'25''$  West a distance of 58.23' to a point; Thence, North  $56^{\circ}06'01''$  West a distance of 30.00' to a point on the northwesterly ROW line of said Zaragoza Road; Thence, with said northwesterly ROW line of Zaragoza Road along the arc of a curve to the right a distance of 197.50', having a central angle of  $04^{\circ}24'42''$ , a radius of 2565.55' and a chord that bears South  $36^{\circ}06'21''$  West a distance of 197.45' to the southerly boundary line of Gaal Subdivision; Thence, with said southerly boundary line of Gaal Subdivision and the northerly tract line of Tract 14 of said Block 43, North  $81^{\circ}43'00''$  West a distance of 38.44' to the southeasterly corner of said Tract 12, and being the "Point Of Beginning";

Thence, continuing with said northerly tract line of Tract 14 and the southerly tract line of said Tract 12, North  $81^{\circ}43'00''$  West a distance of 61.72' to the northwesterly corner of said Tract 14 and the northeasterly corner of Tract 15 of said Block 43,

Thence, with the northerly tract line of Tract 15 and said southerly tract line of Tract 12, North  $80^{\circ}00'00''$  West a distance of 96.58' to the northwesterly corner of said Tract 15 and also being an angle point in Kennedy Brothers Memorial Subdivision (Kennedy Brothers Memorial Subdivision recorded in book 44, page 7, El Paso County Clerks Plat Records);

Thence, continuing with said southerly tract line of Tract 12 and the westerly boundary line of said Kennedy Brothers Memorial Subdivision, North  $80^{\circ}00'00''$  West a distance of 204.72' to the southwesterly corner of said Tract 12 and also being an angle point in said Kennedy Brothers Memorial Subdivision;

Thence, with the westerly tract line of said Tract 12 and said westerly boundary line of Kennedy Brothers Memorial Subdivision, North  $00^{\circ}31'00''$  East a distance of 183.60' to the northwesterly corner of said Tract 12 and also being the northeasterly corner of said Kennedy Brothers Memorial Subdivision and also lying on the southerly ROW line of said Padilla Drive;

Thence, with said southerly ROW line of said Padilla Drive, North  $86^{\circ}52'00''$  East a distance of 143.35' to an "X" found chiseled in concrete;

Thence, continuing with said southerly ROW line of said Padilla Drive, South  $83^{\circ}24'00''$  East a distance of 253.27' to the northeast corner of said Tract 12 and lying on the westerly boundary line of Gaal Subdivision (First Amended Map of Gaal Subdivision being recorded in book 11, page 52, Plat Records, El Paso County, Texas)

Thence, with the common boundary line of said Gaal Subdivision and said Tract 12, South  $09^{\circ}40'00''$  West a distance of 226.81' to the "Point Of Beginning" and containing 80,714 sq. ft. or 1.8529 acres.

Based on a field survey performed under my supervision and dated May 7, 2010 and last revised on June 29, 2010.

  
John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

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# EXHIBIT "A"

## PROPERTY DESCRIPTION

### REMNANT PORTION OF TRACT 15

Description of a parcel of land being a remnant portion of Tract 15, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas, said Block 43 of Ysleta Grant Surveys being shown on map by JW Carter dated Feb. 1929, and also being all of Tract 15 as described in book 654, page 322 and in instrument #12068 filed in 1960, SAVE AND EXCEPT that parcel recorded in book 725 page 1372, and also being all of that parcel described in book 2456, page 1554, and in book 3305, page 374, El Paso County Clerks Deed Records, and described as follows;

Commencing for reference at an existing city monument located at the centerline intersection of Zaragoza Road and Padilla Drive; Thence, with said centerline of Zaragoza Road, South  $33^{\circ}15'25''$  West a distance of 58.23' to a point; Thence, North  $56^{\circ}06'01''$  West a distance of 30.00' to a point on the northwesterly ROW line of said Zaragoza Road; Thence, with said northwesterly ROW line of Zaragoza Road along the arc of a curve to the right a distance of 197.50', having a central angle of  $04^{\circ}24'42''$ , a radius of 2565.55' and a chord that bears South  $36^{\circ}06'21''$  West a distance of 197.45' to the most southerly boundary line of Gaal Subdivision (Gaal Subdivision being recorded in book 11, page 52, Plat Records, El Paso County, Texas); Thence, continuing with said northwesterly ROW line of Zaragoza Road along the arc of a curve to the right passing the southerly tract line of said Tract 14 of said Block 43 at a chord distance of 139.36' and continuing along said curve to the right for a total arc distance of 181.42', having a central angle of  $04^{\circ}03'06''$ , a radius of 2565.55' and a chord that bears South  $40^{\circ}20'19''$  West a distance of 181.39' to a rebar with cap found at the intersection with the common tract line of said Tract 15 and Tract 16 of said Block 43, and being the "Point Of Beginning";

Thence, continuing with said northwesterly ROW line of Zaragoza Road along the arc of a curve to the right a distance of 49.36', having a central angle of  $01^{\circ}06'09''$ , a radius of 2565.55' and a chord that bears South  $42^{\circ}54'55''$  West a distance of 49.36' to a rebar with cap found;

Thence, continuing with said northwesterly ROW line of said Zaragoza Road, South  $45^{\circ}03'37''$  West a distance of 34.68' to the intersection with the old ROW line of said Zaragoza Road as shown on said map of Block 43;

Thence, with said old ROW line of Zaragoza Road, South  $78^{\circ}33'17''$  West a distance of 31.32' to the southwesterly corner of said Tract 15 and also being the southeasterly corner of Kennedy Brothers Memorial Subdivision (Kennedy Brothers Memorial Subdivision being recorded in book 44, page 7, Plat Records, El Paso County, Texas);

Thence, with the common boundary line of said Tract 15 and said Kennedy Brothers Memorial Subdivision, North  $02^{\circ}55'00''$  East a distance of 236.63' to the northwesterly corner of said Tract 15 and lying on the southerly tract line of Tract 12 of said Block 43;

Thence, with the common tract line of said Tracts 15 and 12, South  $80^{\circ}00'00''$  East a distance of 96.58' to northeast corner of said Tract 15 and also being the northwest corner of said Tract 14;

Thence, with the common tract line of said Tracts 15 and 14, South  $06^{\circ}50'00''$  West passing at a distance of 121.35' the southwest corner of said Tract 14 and the northwest corner of said Tract 16 and continuing along the common tract line of said Tracts 15 and 16 an additional 32.43' for a total distance of 153.78' to the "Point Of Beginning" and containing 18,297 sq. ft. or 0.4200 acres.

Based on a field survey performed under my supervision and dated May 7, 2010 and last revised on June 29, 2010.

  
John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

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13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841



## EXHIBIT "A"

### PROPERTY DESCRIPTION

#### TRACTS 14-A AND 16-C

Description of a parcel of land being Tracts 14-A and 16-C, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas, said Block 43 of Ysleta Grant Surveys being shown on map by JW Carter dated Feb. 1929, and also being all of Tracts 14 and 16 SAVE AND EXCEPT those parcels recorded in book 552, page 490, book 552, page 496, book 712, page 582, and also being all of that parcel described in book 2058, page 166, and in Document#20070109420, El Paso County Clerks Deed Records, and described as follows;

Commencing for reference at an existing city monument located at the centerline intersection of Zaragoza Road and Padilla Drive; Thence, with said centerline of Zaragosa Road, South  $33^{\circ}15'25''$  West a distance of 58.23' to a point; Thence, North  $56^{\circ}06'01''$  West a distance of 30.00' to a point on the northwesterly ROW line of said Zaragoza Road; Thence, with said northwesterly ROW line of Zaragoza Road along the arc of a curve to the right a distance of 197.50', having a central angle of  $04^{\circ}24'42''$ , a radius of 2565.55' and a chord that bears South  $36^{\circ}06'21''$  West a distance of 197.45' to the southerly boundary line of said Gaal Subdivision, and being the "Point Of Beginning";

Thence, continuing with said northwesterly ROW line of Zaragoza Road along the arc of a curve to the right passing the southerly tract line of said Tract 14 at a chord distance of 139.36' and continuing along said curve to the right for a total arc distance of 181.42', having a central angle of  $04^{\circ}03'06''$ , a radius of 2565.55' and a chord that bears South  $40^{\circ}20'19''$  West a distance of 181.39' to the intersection with the common tract line of Tracts 16 and 15 of said Block 43;

Thence, with the common tract line of said Tracts 16 and 15, North  $06^{\circ}50'00''$  East passing the southwest corner of said Tract 14 and the northwesterly corner of said Tract 16 at a distance of 32.43' and continuing along the common tract line of said Tracts 14 and 15 for a total distance of 153.78' to a point on the southerly tract line of Tract 12 of said Block 43;

Thence, with said southerly tract line of Tract 12 and the northerly tract line of said Tract 14, South  $81^{\circ}43'00''$  East a distance of 61.72' to the southeast corner of said Tract 12 and the southwest corner of Gaal Subdivision (First Amended Map of Gaal Subdivision being recorded in book 11, page 52, Plat Records, El Paso County, Texas) and continuing along the southerly boundary line of said Gaal Subdivision and said northerly tract line of Tract 14 an additional 38.44' for a total distance of 100.16' to the "Point Of Beginning" and containing 7,892 sq. ft. or 0.1812 acres.

Based on a field survey performed under my supervision and dated May 7, 2010 and last revised on June 29, 2010.



John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841



MEMORANDUM

**DATE:** October 11, 2010

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON10-00056

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The City Plan Commission (CPC), on August 26, 2010, voted 5-0 to recommend **APPROVAL** of rezoning the subject property as follows: Parcel 1 from R-4/sp (Residential/special permit) to A-O (Apartment-Office), Parcel 2 from R-F/sp (Ranch-Farm/special permit) to A-O (Apartment-Office), Parcel 3 from R-F (Ranch-Farm) to A-O (Apartment-Office), and Parcel 4 from R-4 (Residential) to A-O (Apartment-Office).

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

There was no **OPPOSITION** to this request.

**Attachment:** Staff Report



## City of El Paso – City Plan Commission Staff Report

**Case No:** ZON10-00056  
**Application Type:** Rezoning  
**CPC Hearing Date:** August 26, 2010  
**Staff Planner:** Andrew Salloum, 915-541-4633, [salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

**Location:** 300 S. Zaragoza Road  
**Legal Description:** Parcel 1: A portion of Lots 1 – 12, Gaal Subdivision, City of El Paso, El Paso County, Texas  
Parcel 2: Tract 12, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas  
Parcel 3: A portion of Tract 15, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas  
Parcel 4: Tract 14-A & 16-C, Block 43, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas

**Acreage:** 2.92 acres  
**Rep District:** 6  
**Existing Use:** Clinic and Pharmacy  
**Zoning:** Parcel 1: R-4/sp (Residential/special permit)  
Parcel 2: R-F/sp (Ranch-Farm/special permit)  
Parcel 3: R-F (Ranch-Farm)  
Parcel 4: R-4 (Residential)

**Existing Use:** Pharmacy, Clinic, and Vacant  
**Request:** Parcel 1: From R-4/sp (Residential/special permit) to A-O/sp (Apartment-Office/special permit)  
Parcel 2: R-F/sp (Ranch-Farm/special permit) to A-O/sp (Apartment-Office/special permit)  
Parcel 3: R-F (Ranch-Farm) to A-O (Apartment-Office)  
Parcel 4: R-4 (Residential) to A-O (Apartment-Office)

**Proposed Use:** Parking Lot Expansion

**Property Owner:** University Medical Center of El Paso  
**Applicant:** University Medical Center of El Paso  
**Representative:** Carl V. Daniel, Jr.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-1 (Commercial) / Automobile repair and R-4 (Residential) / Single-family residential  
**South:** R-4 (Residential) / Single-family residential and A-2 (Apartment) / Multi-family residential  
**East:** R-4 (Residential) / Single-family residential and S-D (Special Development) / Vacant  
**West:** A-2 (Apartment) / Multi-family residential

**THE PLAN FOR EL PASO DESIGNATION:** Residential (Mission Valley Planning Area)

**Nearest Park:** Ysleta Park (247 Feet)

**Nearest School:** Robert F. Kennedy Pre-Kinder (1,611Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Save the Valley 21

### NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 10, 2010. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

### CASE HISTORY

On April 20, 1982, City Council approved a special permit request to allow for a clinic in an R-4 (Residential) zone district (See Attachment 4, page 7-8). On March 23, 1993, City Council approved the special permit request to allow for a clinic in an R-F (Ranch-Farm) zone district (See Attachment, page 9-11).

### APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property as follows: Parcel 1 from R-4/sp (Residential/special permit) to A-O/sp (Apartment-Office/special permit), Parcel 2 from R-F/sp (Ranch-Farm/special permit) to A-O/sp (Apartment-Office/special permit), Parcel 3 from R-F (Ranch-Farm) to A-O (Apartment-Office), and Parcel 4 from R-4 (Residential) to A-O (Apartment-Office) for an existing clinic and pharmacy parking lot expansion. The conceptual site plan shows existing clinic and pharmacy buildings which are to remain. The applicant proposes three (3) new parking areas with a total of 101 parking spaces. Access to the subject property is from Zaragoza Road and Padilla Drive.

### PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of rezoning the subject property to A-O (Apartment-Office) on all 4 parcels. This request is to allow the expansion of the clinic in an area that has transitioned to light commercial uses. The clinic and pharmacy are compatible with the light commercial uses. The plan for El Paso recommends that El Paso provide designated locations for commercial development that do not adversely affect the health, safety, and welfare of the community and where essential infrastructure is available to serve the development.

### 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: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.

The purpose of A-O (Apartment-Office) districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

### 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**.

### Development Services Department - Building Permits and Inspections Division

Zoning Review: Plan Review has no objections to the rezoning

Landscape Review: no comments received.

**Development Service – Land Development Division**

- 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 Development Services Department, Engineering Section.\*
- The Subdivision is within Flood Zone X – “Areas determined to be outside the 0.2% annual chance floodplain”.– Panel # 480214 0048C, dated October 15, 2006.

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

**Engineering Department - Traffic Division**

No objections.

**Street Department:**

No comments received.

**El Paso Water Utilities**

EPWU does not object to this request

**Fire Department**

No objections.

**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

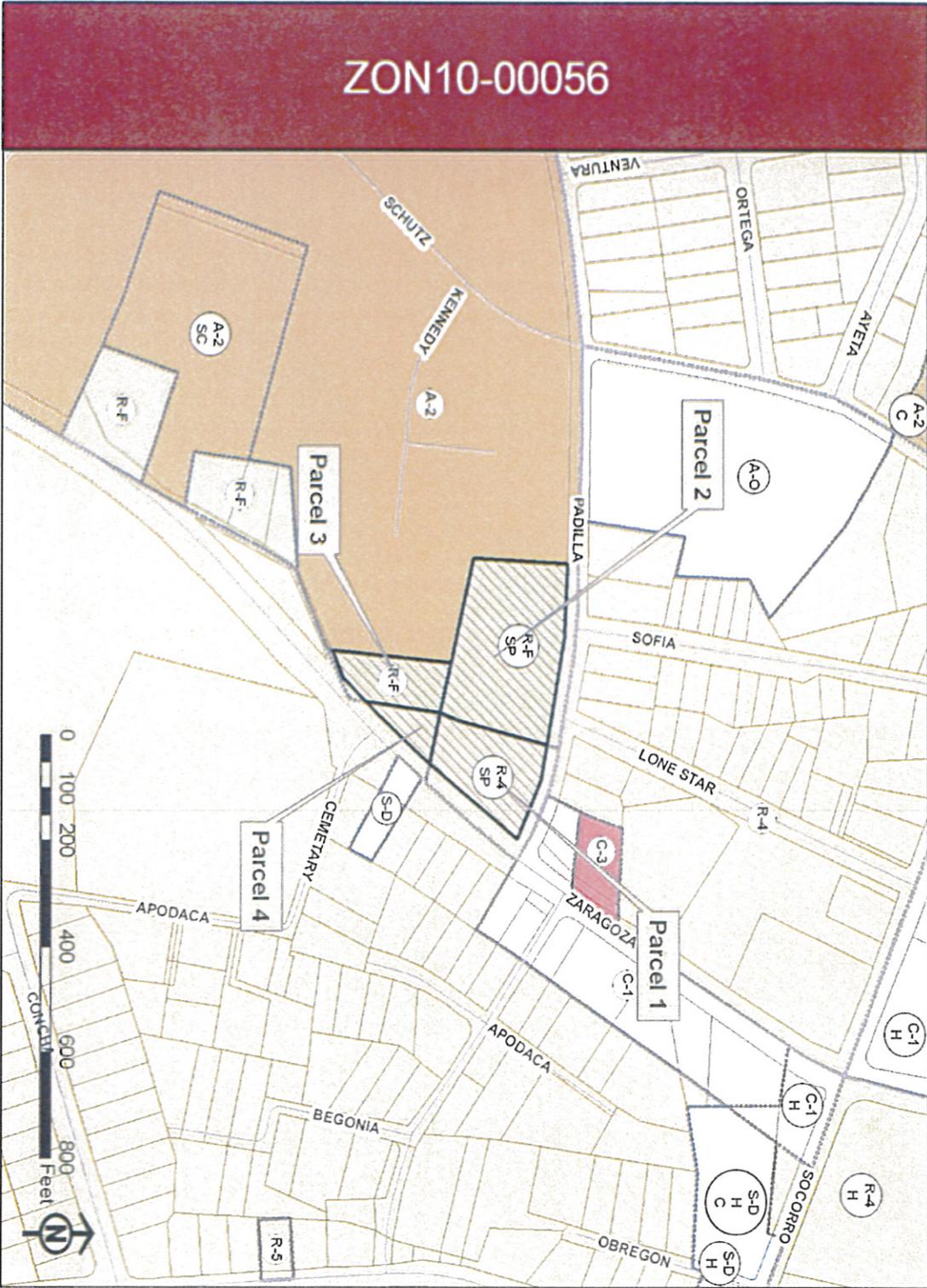
Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

Attachment 4: SP-82-04

Attachment 5: Special Permit Ordinance No. 011341

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP





ATTACHMENT 4: SP-82-04

RESOLUTION GRANTING A SPECIAL PERMIT 82-4  
FOR PORTIONS OF LOTS 3-10, ALL OF LOT 11,  
AND A PORTION OF LOT 12, GAAL SUBDIVISION  
PURSUANT TO SECTION 25-83 (ZONING) OF THE  
EL PASO CITY CODE

WHEREAS, the City of El Paso has applied for a special permit under Section 25-83 (Zoning) of the El Paso City Code to allow a clinic, and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Council hereby grants a special permit under Section 25-83 of the El Paso City Code to allow a clinic on the property located on portions of Lots 3-10, all of Lot 11, and a portion of Lot 12, Gaal Subdivision, City of El Paso, El Paso County, Texas, as more particularly described by metes and bounds on the attached sheets which are marked Exhibit "A" and made a part hereof.

The City Council finds said property to be in a R-4 (Residential) district and that governmental uses are uses authorized by special permit in R-4 districts under Section 25-22.5(6) of the El Paso City Code.

This permit is issued subject to the development standards in the R-4 district regulations and subject to the development being built in accordance with the approved site development plan.

This permit shall automatically terminate if any of said conditions are not complied with and construction shall stop or occupancy shall be discontinued until any such violation ceases.

ADOPTED this 20<sup>th</sup> day of April, 1982.

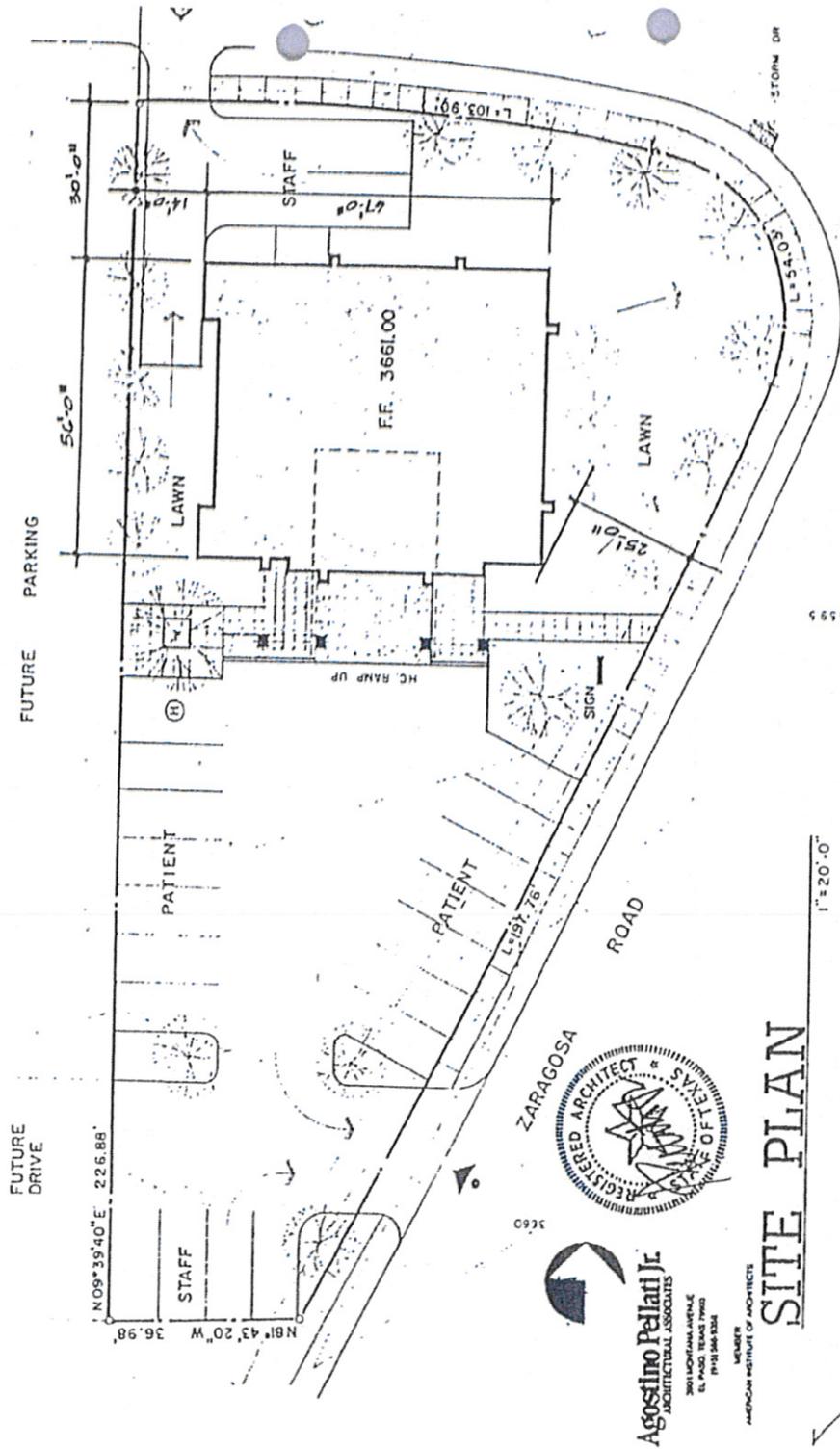
ATTEST:

Whitbeck  
City Clerk

APPROVED AS TO FORM:  
Leon Ben

Jonathan W. Rojas  
Mayor  
5/1/82-4  
c. Albert  
APPROVED AS TO CONTENT: APR 21 1982  
DEPARTMENT OF PLANNING  
Albert Albert  
Planning Department

ATTACHMENT 4: SP-82-04



**Agostino Pellati Jr.**  
ARCHITECTURAL ASSOCIATES  
301 MONTANA AVENUE  
EL PASO, TEXAS 79901  
(915) 346-3324

MEMBER  
AMERICAN INSTITUTE OF ARCHITECTS

**SITE PLAN**

ATTACHMENT 5: SPECIAL PERMIT ORDINANCE NO. 011341

ORDINANCE NO. 011341

ORDINANCE GRANTING SPECIAL PERMIT NO. SP93-01 TO ALLOW FOR A PHILANTHROPIC INSTITUTION ON TRACT 12, BLOCK 43, YSLETA GRANT PURSUANT TO SECTION 20.10.140(D) (ZONING) OF THE EL PASO MUNICIPAL CODE.

WHEREAS, MARIO SANCHEZ FOR CENTRO MEDICO DEL VALLE has applied for a Special Permit under Section 20.10.140(D) of the El Paso Municipal Code, to allow for A PHILANTHROPIC INSTITUTION (CENTRO MEDICO DEL VALLE CLINIC), and;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in a(n) R-F (Ranch/Farm) District:  
TRACT 12, BLOCK 43, YSLETA GRANT, City and County of El Paso, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known and numbered as 300 S. ZARAGOZA RD.; and
2. That a PHILANTHROPIC INSTITUTION is a use authorized by Special Permit in R-F (Ranch/Farm) district under Section 20.10.040(D) of the El Paso Municipal Code; and
3. That the public health, safety and welfare will be enhanced by this Special Permit request for a philanthropic institution, which will be used for an expansion of an existing philanthropic institution (Centro Medico del Valle Clinic); and
4. That the City Council hereby grants a Special Permit under Section 20.10.040(D) of the El Paso City Code, to allow for a PHILANTHROPIC INSTITUTION on the above-described property; and

Ordinance No. 011341 PAGE 1 OF 3

SP 93-01

ATTACHMENT 5: SPECIAL PERMIT ORDINANCE NO. 011341

5. That this Special Permit is issued subject to the development standards in the R-F (Ranch/Farm) district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

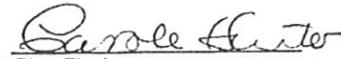
7. That if the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. SP93-01 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 23<sup>rd</sup> day of March, 1993.

THE CITY OF EL PASO

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kimberley Mickelson,  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Department of Planning, Research  
and Development

Ordinance No. 011341 PAGE 2 OF 3

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ATTACHMENT 5: SPECIAL PERMIT ORDINANCE NO. 011341

AGREEMENT

MARIO SANCHEZ FOR CENTRO MEDICO DEL VALLE, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the R-F (Ranch/Farm) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 23 day of FEB, 1993.

By: *Cynthia P...*  
Title: ARCHITECT

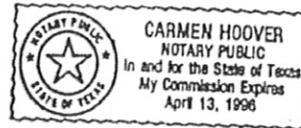
ACKNOWLEDGMENT

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 23 day of February 1993, by MARIO SANCHEZ FOR CENTRO MEDICO DEL VALLE, as Applicant.

*Carmen Hoover*  
Notary Public, State of Texas  
Notary's Printed or Typed Name:

My Commission Expires:  
4/13/98



C:\KMS\93\GLORD

Ordinance No. 011341 PAGE 3 OF 3

ISP-ZNGORD  
Rev. January 26, 1993 (66)