

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

DEPARTMENT: Development Services - Planning Division
AGENDA DATE: Introduction 10/24/06; Public Hearing 11/14/06
CONTACT PERSON/PHONE: Esther Guerrero, Planner – 541-4720
DISTRICT(S) AFFECTED: # 3

SUBJECT:

An Ordinance changing the zoning of a portion of Tracts 24 and 26, all of Tract 25, Coronado Place; all of Tracts 1C1, 1D, 2C1, 2C, 2B1B and 1A, Block 223; and Tract 16B, Block 24, Ysleta Grant, El Paso, El Paso County, Texas from R-F (Ranch and Farm) and R-4 (Residential) to A-2 (Apartment). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.

Subject Property: Coronado Road. Applicant: Enrique Escobar, ZON06-00105 (District 3)

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

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Alan Shubert

APPROVED FOR AGENDA:

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 24 AND 26, ALL OF TRACT 25, CORONADO PLACE; ALL OF TRACTS 1C1, 1D, 2C1, 2C, 2B1B AND 1A, BLOCK 223; AND TRACT 16B, BLOCK 24, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND R-4 (RESIDENTIAL) TO A-2 (APARTMENT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 Tracts 24 and 26, all of Tract 25, Coronado Place; all of Tracts 1C1, 1D, 2C1, 2C, 2B1B and 1A, Block 223; and Tract 16B, Block 24, Ysleta Grant, 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) and R-4 (Residential) to A-2 (Apartment)**, 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 _____, 2006.

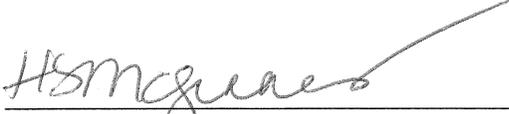
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

METES AND BOUNDS DESCRIPTION

Metes and Bounds description of a parcel of land out of a portion of Tracts 24, 26, all of 25, Coronado Place, all of Tracts 1C1, 1D, 2C1, 2C, 2B1B, and 1A, Block 223, and Tract 16B, Block 24, Ysleta Grant, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the most Easterly corner of Tract 24, Coronado Place, said point lying on the Northerly right-of-way line of Coronado Road (60' R.O.W.), and said point being the **POINT OF BEGINNING** of this description:

THENCE, along said Northerly right-of-way line of Coronado Road, South 33° 43' 00" West, a distance of 377.52 feet to a point;

THENCE, leaving said right-of-way line, North 55° 45' 00" West, a distance of 207.94 feet to a point;

THENCE, North 54° 07' 00" West, a distance of 208.00 feet to a point;

THENCE, North 12° 04' 00" East, a distance of 214.87 feet to a point;

THENCE, North 54° 07' 00" West, a distance of 130.24 feet to a point;

THENCE, North 33° 54' 00" West, a distance of 15.00 feet to a point;

THENCE, South 54° 07' 00" East, a distance of 207.69 feet to a point;

THENCE, North 59° 26' 00" East, a distance of 71.96 feet to a point;

THENCE, North 33° 56' 00" East, a distance of 104.23 feet to a point;

THENCE, South 56° 17' 00" East, a distance of 255.99 feet to a point;

THENCE, South 33° 43' 00" West, a distance of 13.12 feet to a point;

THENCE, South 56° 17' 00" East, a distance of 130.00 feet to the **POINT OF BEGINNING** and containing 3.8167 acres of land more or less.



ENRIQUE A. REYES
R.P.L.S.
TX. 3505

ENRIQUE A. REYES
R.P.L.S.
TX. 3505

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

October 13, 2006

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

FROM: Esther Guerrero, Planner

SUBJECT: ZON06-00105

The City Plan Commission (CPC), on October 5, 2006, voted **(5-0)** to recommend **approval** of the rezoning from R-F (Ranch and Farm) and R-4 (Residential) to A-2 (Apartment) in order to permit multi-family dwellings (apartments), concurring with staff's recommendation.

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, which designates the subject property for residential land uses. The CPC also determined that this 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 effects of the rezoning will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were two area residents in opposition to this application present at the meeting.

STAFF REPORT

Rezoning Case: ZON06-00105

Property Owner(s): Enrique Escobar

Applicant(s): Same

Representative(s): Same

Legal Description: Portion of Tracts 24 and 26, all of Tract 25, Coronado Place; All of Tracts 1C1, 1D, 2C1, 2C, 2B1B, and 1A, Block 223; and Tract 16B, Block 24, Ysleta Grant

Location: Coronado Road

Representative District: # 3

Area: 3.816 Acres

Present Zoning: R-F (Ranch and Farm) and R-4 (Residential)

Present Use: Vacant

Proposed Zoning: A-2 (Apartment)

Proposed Use: Apartments

Recognized Neighborhood Associations Contacted: Cedar Grove Neighborhood Improvement Association
El Paso Lower Valley Association

Surrounding Land Uses:

North -	R-5/sc (Residential/special condition) /Single-family Residential
South -	A-2/sc (Apartment/special condition) / Apartments (Housing Authority)
East -	R-4/sp (Residential/special permit) / Single-family Residential, Church
West-	R-F (Ranch and Farm) / Vacant, Single-family Residential

Year 2025 Designation: Residential (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, 10/5/2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00105

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-F (Ranch and Farm) and R-4 (Residential) to A-2 (Apartment) in order to permit multi-family dwellings. The property is 3.816 acres in size. The site currently has 3 vacant structures and the majority of the site being vacant. The site plan proposes an unspecified number of multi-family dwellings with access via Coronado Road. There are no zoning conditions currently imposed on this property.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received one call in opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this request for rezoning from R-F (Ranch and Farm) and R-4 (Residential) to A-2 (Apartment).

The Plan for El Paso City-Wide Land Use Goals recommends that El Paso “develop a balanced and complete community which contains a mix of land uses and densities, a wide range of housing types and styles that respond to the needs of all economic segments of the community.”

The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for **Residential** land uses.

A-2 (Apartment) zoning permits apartments and is compatible with adjacent development.

The Commission must determine the following:

- A. Will rezoning protect the best interest, health, safety and welfare of the public in general?
- B. Will multi-family dwellings be compatible with adjacent land uses?
- C. What is the relation of the proposed rezoning change to the City’s Comprehensive Plan?
- D. What effects 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?

INFORMATION TO THE APPLICANT:

Development Services Department - Planning Division Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property as Residential.
- B. A-2 (Apartment) zoning will permit multi-family dwellings and is compatible with surrounding land uses.

Development Services Department - Building Permits Division Notes:

Zoning Review:

Proposed use permitted on A-2 Apartment district. Applicant will need to provide number and type of units to determine compliance with district development standards and parking requirements. Site plan submitted does not show any setbacks. Applicant must provide a 6 foot high masonry screening wall along property lines abutting residential districts.

Landscape Review

This project will not meet code requirements as submitted. Landscape calculations must be provided. This lot has a double frontage, need to address both.

Development Services Department - Subdivision Plan Review Notes:

- A. ADA accessible sidewalks, wheel-chair ramp(s), and driveway(s) will be required.*
- B. Grading plan and permit shall/may be required.*
- C. Storm Water Pollution Prevention plan and/or permit shall/may be required.*
- D. Drainage plans must be approved by the Development Services Department.*
- E. No water runoff allowed outside the proposed development boundaries. *
- F. Additional Comments: Site location is located within a Special Flood Hazard Area, Flood Zone(s) AH & X, Panel(s) 480214 00144C. Coordination w/ FEMA will be required for the appropriate permits.

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

Engineering Department - Traffic Division Notes:

No apparent traffic concerns with the proposed zoning.

Note: Sidewalks shall be provided.

Fire Department Notes:

No comments received.

EI Paso Water Utilities Notes:

Water

- A. Along Coronado Street between Marquita Street and J. C. Cramer Street there is an existing six (6) inch diameter water main.
- B. From the intersection of Barker Road and J. C Cramer Street along Barker Road towards the north there is an existing six (6) inch diameter water main. The alignment of this 6-inch diameter water main continues along the alignment of Barker Road towards the west to the intersection of Barker Road and Manor Place.
- C. Previous water pressure readings conducted on a fire hydrant located at the corner of Coronado Street and J. C. Creamer Street have yielded a static pressure of 85 pounds per square inch (psi), residual pressure of 65 psi, discharge of 1,186 gallons per minute (gpm).

Sanitary Sewer

- A. Along Coronado Street between Marquita Street and J. C. Cramer Street there is an existing eight (8) inch diameter pressurized sanitary sewer main (force main). No service connections are allowed to this main.
- B. Along Coronado Street between Marquita Street and J. C. Cramer Street there is an existing eight (8) inch diameter sanitary sewer main.
- C. From the intersection of Barker Road and Manor Place, along Barker Road towards the east there is an existing six (6) inch diameter sanitary sewer main. The alignment of this main continues along Barker Road towards the south. The portion of the 6-inch diameter sanitary sewer main aligned in a north-to-south direction dead-ends at approximately 320 feet south of Barker Road.
- D. From the intersection of Barker Road and J. C. Cramer Street, along Barker Street towards the north there is an existing eight (8) inch diameter sanitary sewer main. This 8-inch diameter main dead-ends at approximately 570 feet north of J. C. Cramer Street.

General

- A. De-watering may be required to enable the construction of water mains, sanitary sewer mains and related appurtenant structures.
- B. Easements within the subject Property will be required to enable the extension of public water and sanitary sewer mains. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.
- C. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.
- D. The alignment and location of the proposed EPWU-PSB easement shall enable the placement of water meters outside of the parking areas and minimize the length of services. No vehicular traffic is allowed over the water meters. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
- E. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.
- F. The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.
- G. The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject subdivision. 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. Furthermore, application for services for subject subdivision must be made in conjunction with the request for water and sanitary sewer

main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained at City Hall.

EPWU does not object to this request.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DIVISION AT (915) 541-4056.

LOCATION MAP



AERIAL



SITE PLAN

