

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: November 21, 2006
Public Hearing: December 12, 2006

CONTACT PERSON/PHONE: Arlan Greer, 541-4723

DISTRICT(S) AFFECTED: 1

CITY CLERK DEPT.
06 NOV 13 PM 4:20

SUBJECT:

An Ordinance changing the zoning of a portion of Lots 16 to 20, Block 214, Alexander City of El Paso, El Paso County, Texas from R-4 (Residential) to A-O (Apartment-Office). The penalty as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: North of Robinson and West of Kansas. Applicant: Romelia Beard. ZON06-00124 (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 (5-1)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE EAST ONE HALF OF LOTS 16-20, BOTH INCLUSIVE, BLOCK 214, ALEXANDER ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-4 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE). 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 *the east one half of Lots 16-20, both inclusive, Block 214, Alexander Addition, an addition to 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-4 (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 _____, 2006.

THE CITY OF EL PASO

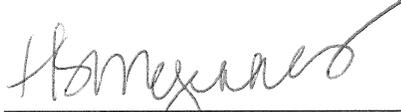
ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Hillary S. McGinnes
Assistant City Attorney



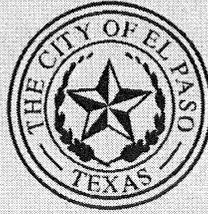
Rodolfo Valdez, Chief Urban Planner
Development Services Department

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CITY OF EL PASO

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES



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

MEMORANDUM

DATE: November 10, 2006
TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
FROM: Arlan Greer, Planner
SUBJECT: ZON06-00124

The City Plan Commission (CPC), on 11/02/2006, voted **5-1** to recommend **APPROVAL** of rezoning the subject property to A-O (Apartment-Office), 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. 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 was no opposition to this request.

Attachment: Staff Report, Location Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00124

Property Owner(s): Romelia Beard

Applicant(s): DJ Jordan Properties L.P.

Representative(s): West Middagh

Legal Description: A Portion of Lots 16 to 20, Block 214, Alexander City of El Paso, El Paso County, Texas

Location: 309 E. Robinson Avenue

Representative District: 1

Area: 0.182 Acres

Present Zoning: R-4 (Residential)

Present Use: Residential

Proposed Zoning: A-O (Apartment-Office)

Proposed Use: Real Estate Office

Recognized Neighborhood Associations Contacted: A Presidential Neighborhood Association

Surrounding Land Uses:

North -	C-1 (Commercial) / Commercial Use
South -	R-4 (Residential) / Single Family
East -	R-4 (Residential) / Single Family
West-	R-4 (Residential) / Fire Department

Year 2025 Designation: Residential (Central Planning Area)

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

REZONING APPLICATION: ZON06-00124

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-4 (Residential) to A-O (Apartment Office) in order to permit a real estate office. The property is 0.182 acres in size and is currently an existing residential building. The proposed site plan shows the existing house located on the site. Access is proposed via Robinson Street and the alley with 6 parking spaces provided at the rear of the property. There are no zoning conditions currently imposed on this property.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received one letter of support and one of opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-4 (Residential) to A-O (Apartment Office).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.”

The Year 2025 Projected General Land Use Map for the Planning Area designates this property for residential land uses.

A-O (Apartment-Office) zoning permits a real estate office and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the A-O (Apartment-Office) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will a real estate office be compatible with adjacent land uses?
3. What is the relation of the proposed change to the city's Comprehensive Plan?
4. What effect 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 - Building Permits and Inspections Division Comments:

Zoning Review

A real estate office is permitted on proposed A-O apartment district. Shall require change of occupancy and meet a.d.a. requirements. Building A meets minimum setbacks. Proposal as submitted does not meet minimum parking requirements. Building B can be used as an accessory storage facility for the proposed office use but does not meet proposed district's setback requirements. Shall require a 6 ft. high masonry-screening wall along property line abutting residential district.

Landscape Review

Development Services Department - Planning Division Comments:

Current Planning:

1. The Year 2025 Projected General Land Use Map for the Planning Area designates this property for residential land uses.
2. A-O (Apartment-Office) zoning permits a real estate office and is compatible with adjacent development.

Subdivision Review:

1. No comments.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall/may be required. *
4. Storm Water Pollution Prevention plan and/or permit shall/may be required.*
5. Drainage plans must be approved by the City Engineer.*
6. Coordination with TXDOT. *
7. No water runoff allowed outside the proposed development boundaries.*
8. Additional Comments: Site location is located within a Special Flood Hazard Area, Flood Zone(s) AH, Panel 480214 0044 C. The buildings will have to be built at or above the Base Flood Elevation for the area, confirmed by elevation certificates.

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

Engineering Department - Traffic Division Comments:

No apparent traffic concerns.

Fire Department Comments:

No comments received.

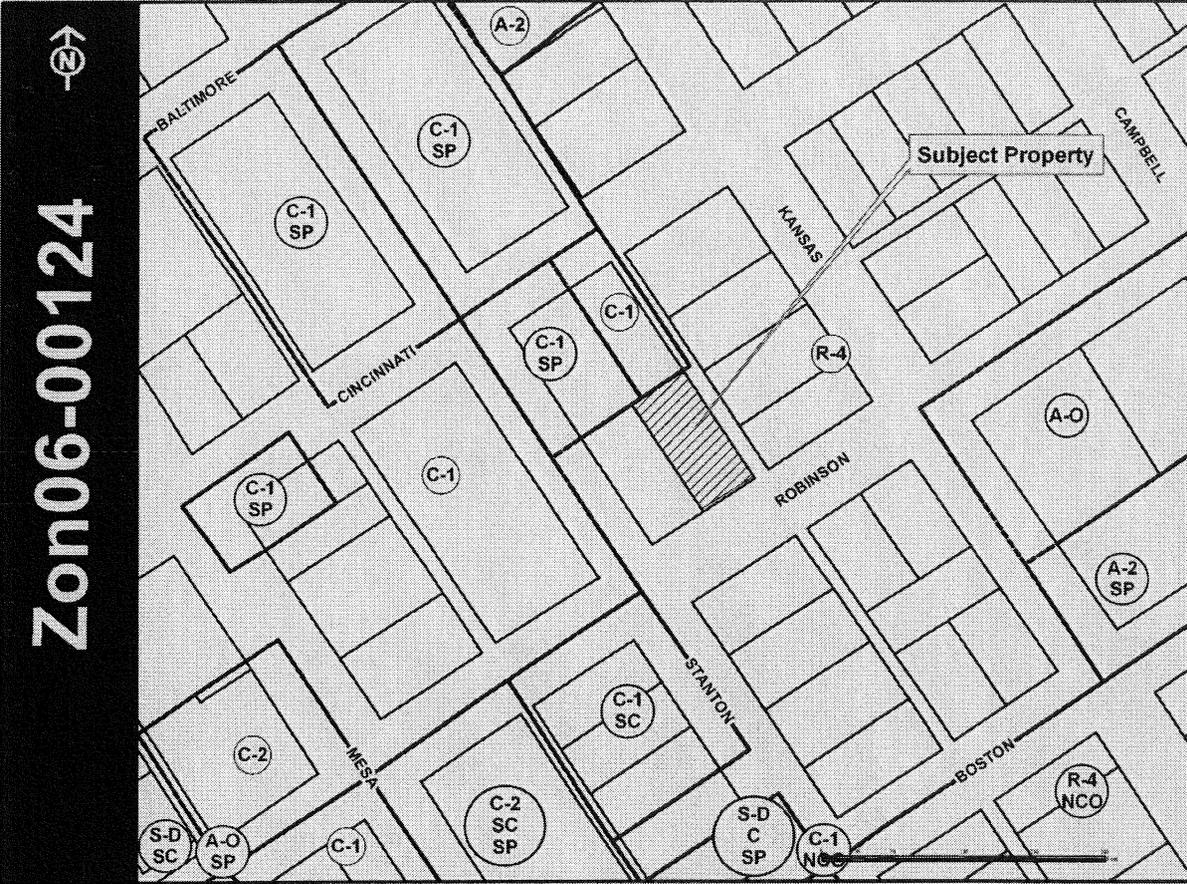
El Paso Water Utilities Comments:

Water: EPWU-PSB records indicate that the property at 390 E. Robinson Avenue has a water meter connection (3/4-inch) from an existing 4-inch diameter water main along the alley located on the side of the subject property. This water main dead-ends 27-feet north of Robinson Avenue. Additionally, a water pressure-regulating device is required at the discharge side of the water

meter. The owner shall be responsible for the operation and maintenance of the above-described water pressure-regulating device. Sanitary sewer: There is an existing 8-inch diameter sanitary sewer main along Robinson Avenue and along the alley located on side of the subject property. General: Application for additional water and sanitary sewer services should be made six to eight weeks in advance. A site plan, a 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. The owner 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. 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



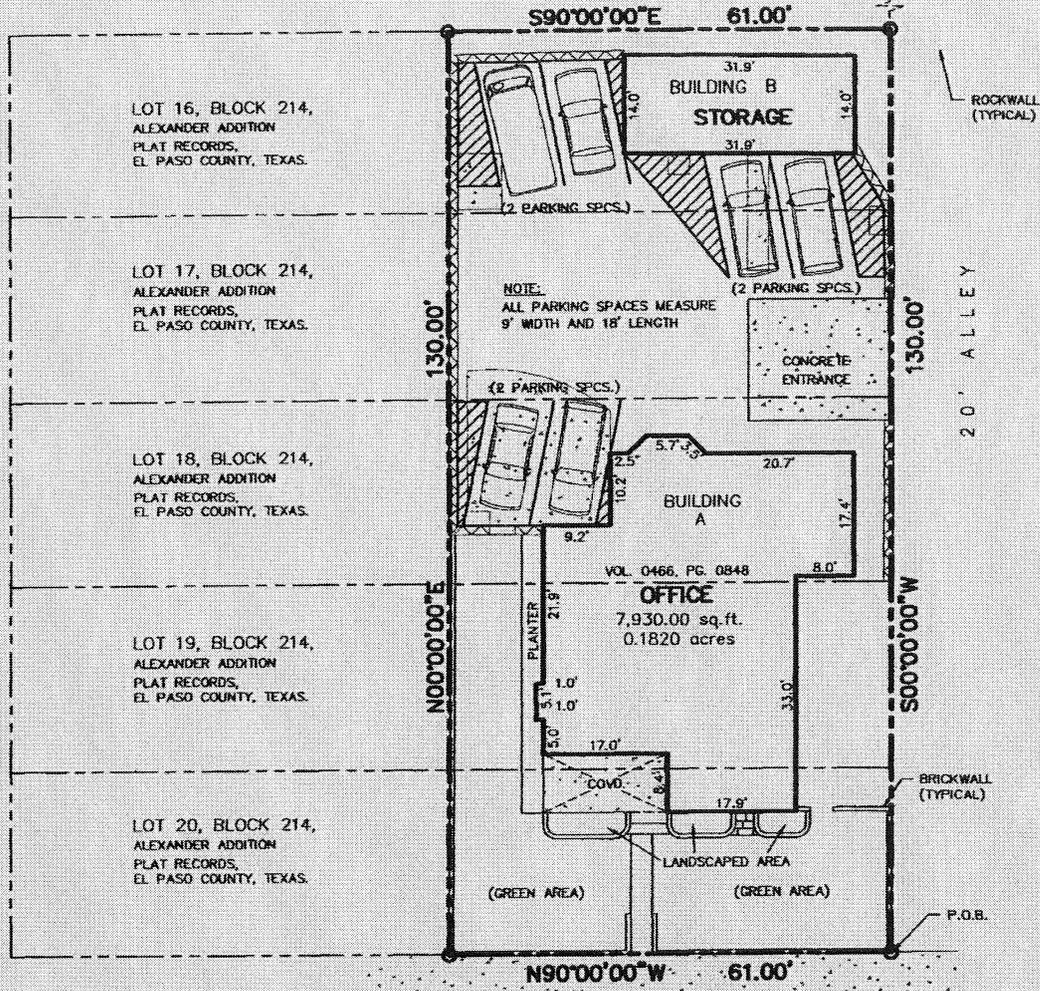
AERIAL MAP



Zon06-00124



SITE PLAN



309
ROBINSON STREET

CURB