

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: November 28, 2006
Public Hearing: December 19, 2006

CONTACT PERSON/PHONE: Stephen Schlett, 541-4935

DISTRICT(S) AFFECTED: #8

SUBJECT:

An Ordinance changing the zoning of Lots 15 and 16, Block 86, Franklin Heights, City of El Paso, El Paso County, Texas from R-5 (Residential) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 1207 Arizona Avenue. Applicants: Roberto & Ludivina Ramirez. ZON06-00115 (District 8)

BACKGROUND / DISCUSSION:

See attached report.

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation (unanimous)

City Plan Commission (CPC) – Approval Recommendation (vote 5-1)

*****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 LOTS 15 AND 16, BLOCK 86, FRANKLIN HEIGHTS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (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 *Lots 15 and 16, Block 86, Franklin Heights, City of El Paso, El Paso County, Texas*, be changed from **R-5 (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.

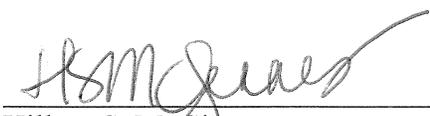
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

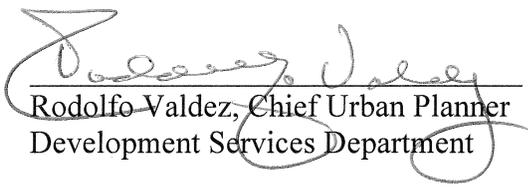
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department



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
PLANNING DIVISION**

November 14, 2006

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

FROM: Stephen Schlett, Planner

SUBJECT: ZON06-00115

The City Plan Commission (CPC), on November 2, 2006, voted **5 to 1** to recommend **APPROVAL** of rezoning the subject property from R-5 (Residential) to A-O (Apartment/Office) zoning.

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 that 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: Location Map, Aerial Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00115

Property Owner(s): Roberto & Ludivina Ramirez

Applicant(s): Same

Representative(s): Erick Wolff, Esq.

Legal Description: Lots 15 & 16, Block 86, Franklin Heights, City of El Paso, El Paso County, Texas

Location: 1207 Arizona Avenue

Representative District: #8

Area: 0.14 Acres

Present Zoning: R-5 (Residential)

Present Use: vacant

Proposed Zoning: A-0 (Apartment / Office)

Proposed Use: Office

Recognized Neighborhood Associations Contacted: Houston Park Neighborhood Assoc. El Paso High Neighborhood Assoc. & Presidential Neighborhood Assoc.

Surrounding Land Uses:

North -	R-5 (Residential) / Vacant
South -	R-5 (Residential) / Residential /
East -	S-D/c (Special Development / condition) / Residential
West-	R-5 (Residential) / Residential

Year 2025 Designation: Residential (Central Planning Area)

**CITY PLAN COMMISSION HEARING, 11/2/2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00115

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-5 (Residential) to A-0 (Apartment / Office) in order to permit office use. The property is 0.14 acres in size and is currently an existing, vacant, two story structure. The proposed site plan shows apartments and an office to be located on the site. Access is proposed via the rear alley off Brown Street and 6 parking spaces are provided. There are no zoning conditions currently imposed on this property.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received no calls or letters in support or opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-5 (Residential) to A-0 (Apartment / Office):

The recommendation is based on the following:

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

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

A-0 (Apartment / Office) zoning permits an Office and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the A-0 (Apartment / Office) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will A-0 (Apartment / Office) use 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

Office permitted on proposed A-O (Apartment / Office District). Meets minimum set back requirements. Access to seven minimum required parking spaces not feasible. Shall need to comply with A.D.A. requirements.

Landscape Review

No comments received

Development Services Department - Planning Division Comments:

Current Planning:

Recommend approval of the zoning change from R-5 (Residential) to A-0 (Appartment / Office)

1. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for residential land uses.
2. A-0 zoning permits an Office and is compatible with adjacent development.

Subdivision Review:

No comments received

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 1207 Arizona Avenue has an existing water meter connection (3/4-inch) from an existing 6-inch diameter water main located along Arizona Avenue fronting the subject property.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main along the alley located behind the subject property.

General

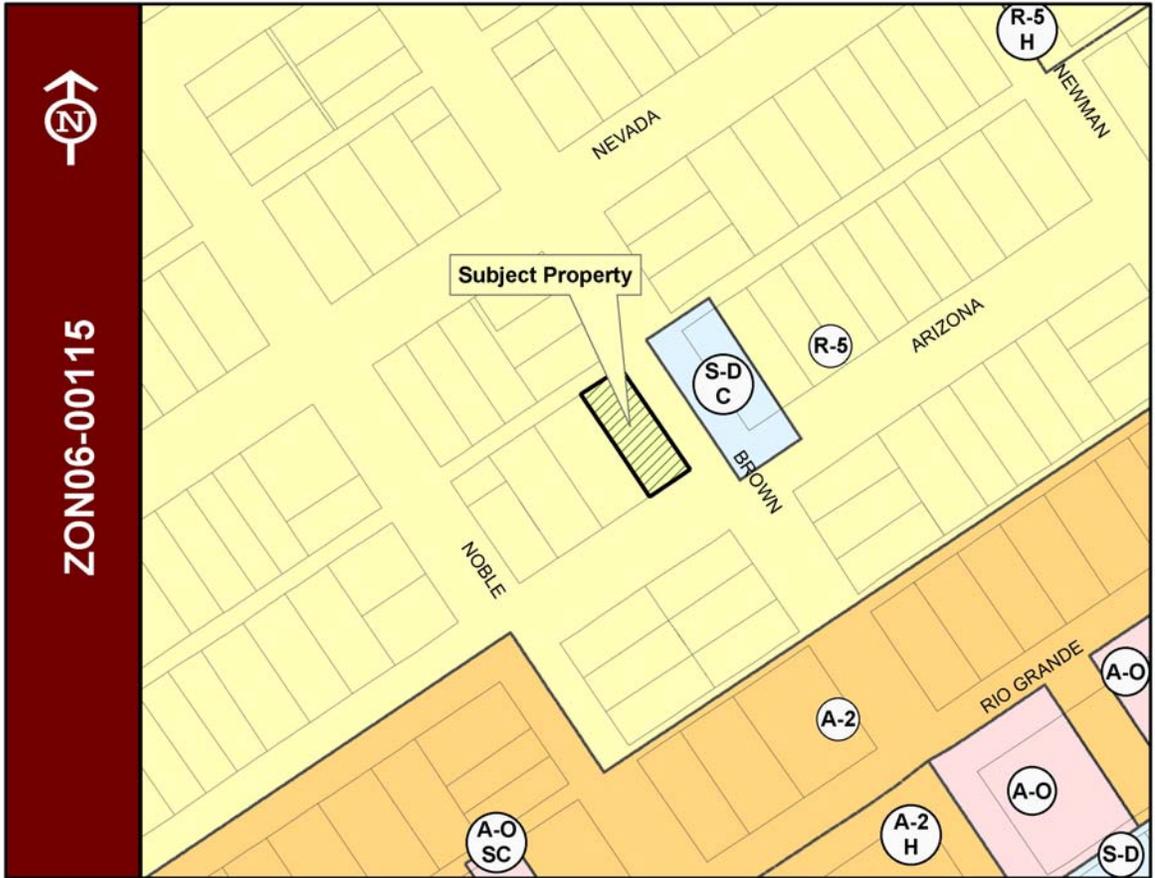
Application for additional water and sanitary sewer services should be made 6-8 weeks

prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), 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 & 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



