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

DEPARTMENT:

Planning and Inspections, Planning Division

AGENDA DATE:

Introduction: December 10, 2019

Public Hearing: January 7, 2020

CONTACT PERSON/PHONE:

Philip Etiwe, 915-212-1550, etiewpf@elpasotexas.gov Brenda Cantu, 915-212-1642, cantubr@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

SUBJECT:

An ordinance changing the zoning of the following real property known as:

Parcel 1: Lots 3 and 4, Block 8, Rocket Warehouse Park Unit Two, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-4 (Commercial) and P-R1 (Planned Residential) TO A-3 (Apartment); AND,

Parcel 2: A portion of Section 31, Block 80, TSP 1, Texas and Pacific Railroad Company Surveys and a portion of Lot 1, Block 1, Rocket Warehouse Park Unit Three CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM A-M (Apartment/Mobile Home Park), C-4 (Commercial) and P-R1 (Planned Residential) TO A-3 (Apartment); AND,

Parcel 3: A portion of Lot 1, Block 1, Rocket Warehouse Park Unit Three, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM P-R1 (Planned Residential) TO A-3 (Apartment);

The penalty is as provided for in Chapter 20.24 of the El Paso City Code. The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: 10405 Dyer Street. Property Owner: Textape Inc. PZRZ19-00021 (District 4)

BACKGROUND / DISCUSSION:

On September 26, 2019 the CPC reviewed and recommended approval of the proposed rezoning.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed amendment.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) - Approval Recommendation (8-0)

city i am commission (cr c) a reproved recommendation (cr c)		
**************************************	AUTHORIZATION************	
LEGAL: (if required) N/A	FINANCE: (if required) N/A	
DEPARTMENT HEAD: Philip Etiwe Director, Planning a	ond Inspections Department	
APPROVED FOR AGENDA:		
CITY MANAGER:	DATE:	

PZRZ19-00021

ORDINANCE	NO.	_

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:

PARCEL 1: LOTS 3 AND 4, BLOCK 8, ROCKET WAREHOUSE PARK UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-4 (COMMERCIAL) AND P-R1 (PLANNED RESIDENTIAL) TO A-3 (APARTMENTS); AND,

PARCEL 2: A PORTION OF SECTION 31, BLOCK 80, TSP 1, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS AND A PORTION OF LOT 1, BLOCK 1, ROCKET WAREHOUSE PARK UNIT THREE CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM A-M (APARTMENT/MOBILE HOME PARK), C-4 (COMMERCIAL) AND P-R1 (PLANNED RESIDENTIAL) TO A-3 (APARTMENTS); AND,

PARCEL 3: A PORTION OF LOT 1, BLOCK 1, ROCKET WAREHOUSE PARK UNIT THREE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM P-R1 (PLANNED RESIDENTIAL) TO A-3 (APARTMENTS).

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, that the zoning of the following real property known as:

Parcel 1: Lots 3 and 4, Block 8, Rocket Warehouse Park Unit Two, located in the City of El Paso, El Paso County, Texas; and,

Parcel 2: A Portion of Section 31, Block 80, TSP 1, Texas and Pacific Railroad Company Surveys and a Portion of Lot 1, Block 1, Rocket Warehouse Park Unit Three, located in 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; and,

Parcel 3: A Portion of Lot 1, Block 1, Rocket Warehouse Park Unit Three, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference; be changed as listed for:

PARCEL 1: FROM C-4 (Commercial) and P-R1 (Planned Residential) to A-3 (Apartments); and,

PARCEL 2: FROM A-M (Apartment/Mobile Home Park), C-4 (Commercial) and P-R1 (Planned Residential) to A-3 (Apartments); and,

ORDINANCE NO. Zoning Case No: PZRZ19-00021
19-1007-2519 / 947467
10405 Diver Street

10405 Dyer Street RTA PARCEL 3: P-R1 (Planned Residential) TO A-3 (Apartments), 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.

ADOPTED this day of	, 20 <u>19</u> .
	THE CITY OF EL PASO
ATTEST:	Dee Margo Mayor
Laura D. Prine City Clerk	
Russell T. Abeln Assistant City Attorney	APPROVED AS TO CONTENT: Phelep Share Philip F. Etiwe, Director Planning & Inspections Department

EXHIBIT "A"

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION PARCEL #3A

Description of a portion out of Lot 1, Block 1, Rocket Warehouse Park Unit 3, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof of record in Volume 68, Page 23, Plat Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a TXDOT brass cap monument, a McCombs section corner at the intersection of Sean Haggerty Drive and McCombs Drive, as per TXDOT plat, marking the northwest corner of Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, Texas; THENCE, S 50°44'19" E, a distance of 4,859.70 feet to a found 1/2" rebar, also being the northeasterly corner of Rocket Warehouse Park Unit 3, Replat A, according to the plat thereof recorded in Clerk's File No. 20170033199, Plat Records of El Paso County, Texas; THENCE, S 48°35'15" W, a distance of 1886.93 feet to a found nail on the westerly boundary line of Tract 5, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, and the southeasterly corner of Hidden Village Unit One Subdivision, said point being the POINT OF BEGINNING of this description:

THENCE, S 03°06'57" W, (South - Record), along common line of easterly line of said Lot 1 and the westerly boundary line of Tract 5, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, a distance of 83.60 feet to a found nail on the common corner of Lot 1, Block 8, Rocket Warehouse Park Unit Two, Lot 1, Block 1, Rocket Warehouse Unit 3, and Tract 1D1, Section 31, Block 80, Township 1, Texas and Pacific Railroad Surveys, El Paso County, Texas;

THENCE, N 86°53'07" W, along common line of said Lot 1 and the northerly boundary line of Tract 1D1, Section 31, Block 80, Township 1, Texas and Pacific Railroad Surveys, El Paso County, Texas, a distance of 641.50 feet to a point;

THENCE, N 03°06'53" E, a distance of 83.60 feet to a point, being on the southerly line boundary line of Hidden Village Unit One Subdivision;

THENCE, S 86°53'08" E, (East - Record), along the southerly boundary line of Hidden Village Unit One Subdivision, a distance of 641.51 feet to the POINT OF BEGINNING of this description, and containing in all 1.23 acres of land more or less

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.

2. Bearings shown are grid derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and can be converted to grid by dividing by 1.000176171.

3. This description does not intend to be a subdivision process which may be required by the City of El Paso ordinance, and it is the client's/owner responsibility to comply with this ordinance if it is required.

4. A Plat of Survey of even date accompanies this description.

Benito/Barragan, Texas R.P.L.S. 5615

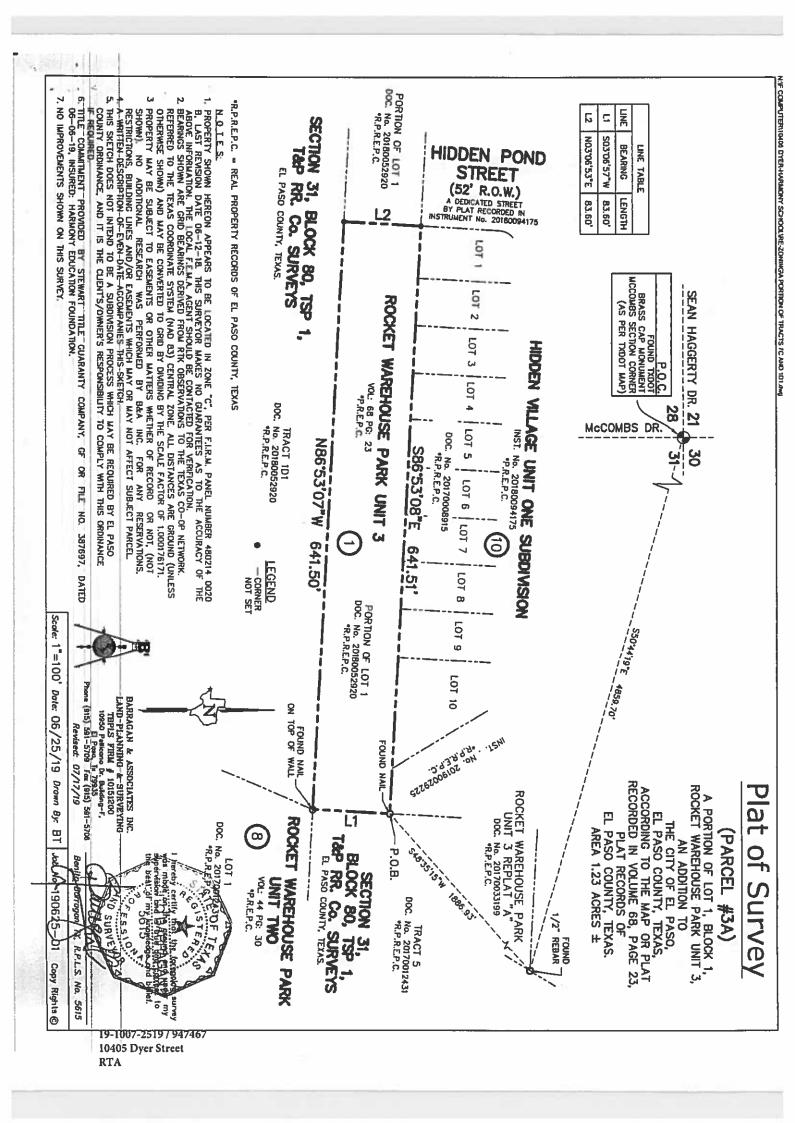
Barragan and Associates Inc.

June 25, 2019 July 17, 2019

Harmony Parcel #3A

19-1007-2519 / 947467 10405 Dyer Street RTA





Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION PARCEL #2

Description of a portion out of Tracts 7C and 1D1, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a TXDOT brass cap monument, a McCombs section corner at the intersection of Sean Haggerty Drive and McCombs Drive, as per TXDOT plat, marking the northwest corner of Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, Texas; THENCE, S 50°44'19" E, a distance of 4,859.70 feet to a found 1/2" rebar, also being the northeasterly corner of Rocket Warehouse Park Unit 3, Replat A, according to the plat thereof recorded in Clerk's File No. 20170033199, Plat Records of El Paso County, Texas; THENCE, S 32°32'52" W, (S29°26'00"W - Record), along the westerly right-of-way line of Dyer Street (old U.S. Highway 54), a distance of 2,573.01 feet to a point on the southeasterly corner of Rocket Warehouse Park Unit Two, according to the plat thereof recorded in Volume 44, Page 30, Plat Records of El Paso County, Texas, said point being the POINT OF BEGINNING of this description;

THENCE, S 32°32'52" W, (S29°26'00"W - Record), along said westerly right-of-way line, a distance of 65.57 feet to a point;

THENCE, N 86°53'08" W, a distance of 815.65 feet to a point;

THENCE, N 11°32'04" W, along the westerly boundary line of Tract 7C, Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, Texas, a distance of 728.49 feet to a point;

THENCE, S 86°53'04" E, a distance of 309.77 feet to a point;

THENCE, N 03°06'53" E, a distance of 186.40 feet to a point on the common line of Lot I, Block 1, Rocket Warehouse Park Unit 3 and said Tract 1D1;

THENCE, S 86°53'07" E, along said common line a distance of 641.50 feet to a found nail on the common corner of Lot 1, Block 8, Rocket Warehouse Park Unit Two, Lot 1, Block 1, Rocket Warehouse Unit 3, and Tract 1D1;

THENCE, S 23°24'27" W, (S 20°17'34" W - Record), along the westerly line of Lots 1 through 4, Block 1, Rocket Warehouse Park Unit 2, and easterly line of said Tracts 1D1 and 7C, a distance of 889.30 feet to a point;

THENCE, S 86°53'07" E, (East - Record), along the common line of said Lot 4, Block 8, Rocket Warehouse Park Unit 2 and Tract 7C, a distance of 389.26 feet to the POINT OF BEGINNING of this description, and containing in all 13.78 acres of land more or less.

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

NOTES:

- This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
- Bearings shown are grid derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and can be converted to grid by dividing by 1.000176171.
- This description does not intend to be a subdivision process which may be required by the City of El Paso ordinance, and it is the client's/owner responsibility to comply with this ordinance if it is required.
- A Plat of Survey of even date accompanies this description.

Benito Berragan/Texes R.P.L.S. 5615 Barragan and Associates Inc. June 25, 2019

Revised date: July 17, 2019

Harmony Parcel #2



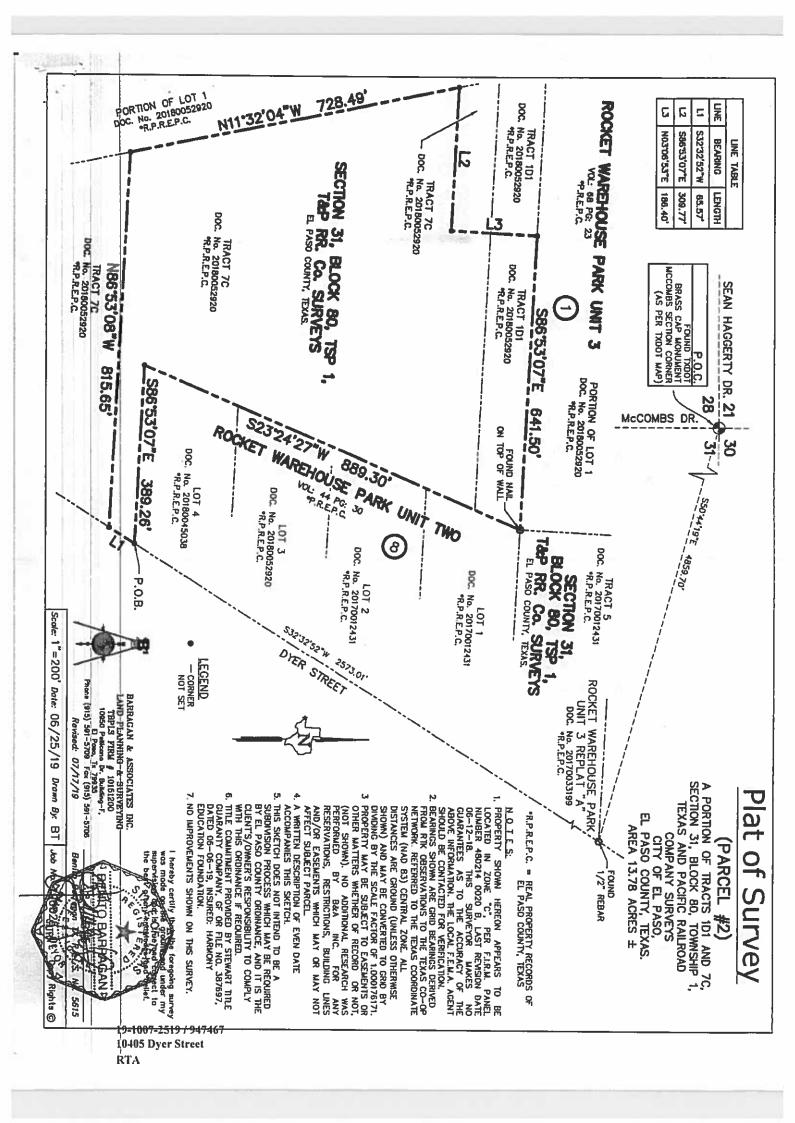


EXHIBIT "B"

Barragan And Associates Inc.

10956 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION PARCEL #3B

Desc iption of a portion out of Lot 1, Block 1, Rocket Warehouse Park Unit 3, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof of record in Volume 68, Page 23, Plat Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a TXDOT brass cap monument, a McCombs section corner at the intersection of Sean Haggerty Drive and McCombs Drive, as per TXDOT plat, marking the northwest corner of Section 31, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso County, Texas; THENCE, S 50°44'19" E, a distance of 4,859.70 feet to a found 1/2" rebar, also being the northeasterly corner of Rocket Warehouse Park Unit 3, Replat A, according to the plat thereof recorded in Clerk's File No. 20170033199, Plat Records of El Paso County, Texas; THENCE, S 32°32'52" W, (S29°26'00"W - Record), along the westerly right-of-way line of Dyer Street (old U.S. Highway 54), a distance of 2,673.03 feet to a calculated point; THENCE, N 86°53'08" W, (West - Record), a distance of 790.88 feet to a found nail on the south east corner of said Lot 1; THENCE, N 11°32'04" W, along the easterly line of said Lot 1, a distance of 31.01 feet to a point being the POINT OF BEGINNING of this description;

THENCE, N 86°53'08" W, a distance of 249.97 feet to a point;

THENCE, N 03°06'52" E, a distance of 704.81 feet to a point;

THENCE, S 86°53'07" E, a distance of 65.74 feet to a point;

THENCE, S 11°32'04" E, along the easterly boundary line of Lot 1, Block 1, Rocket Warehouse Park Unit 3, a distance of 728.49 feet to the POINT OF BEGINNING of this description, and containing in all 2.55 acres of land more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.

 Bearings shown are grid derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground and can be converted to grid by dividing by 1,000176171.

3. This description does not intend to be a subdivision process which may be required by the City of El Paso ordinance, and it is the client's/owner responsibility to comply with this ordinance if it is required.

4. A Plat of Survey of even date accompanies this description.

Benito Barragan, Vexas R.P.L.S. 5615

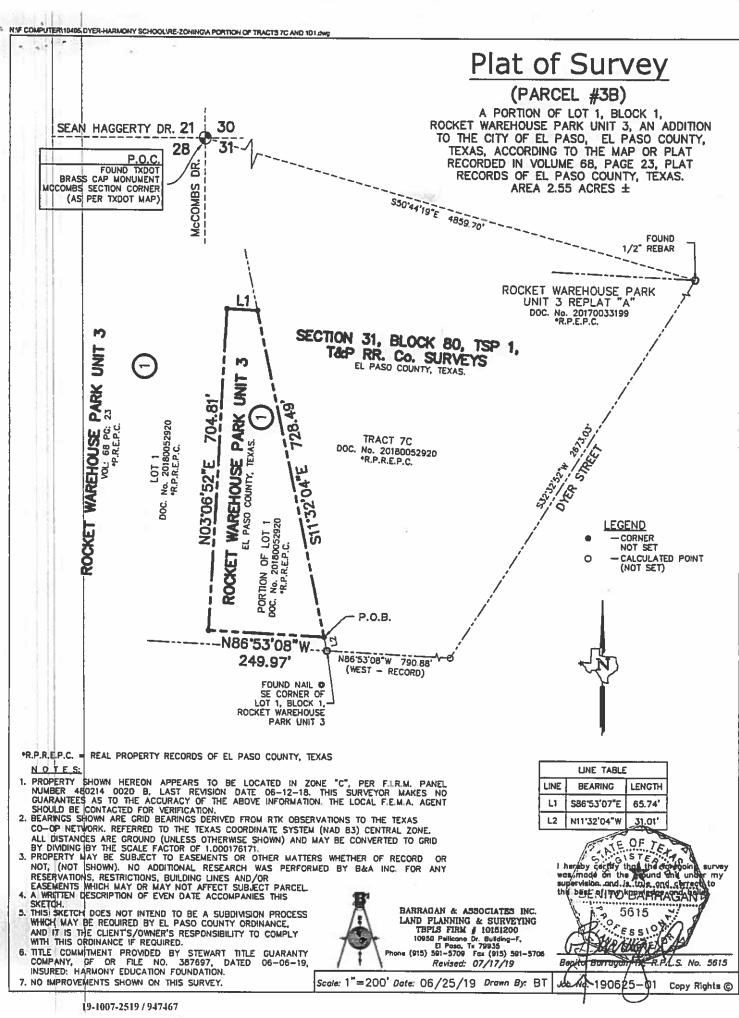
Barradan and Associates Inc. June 25, 2019

Revised date: July 17, 2019 Harmony Parcel #3B

19-1007-2519 / 947467 10405 Dyer Street

RTA





MEMORANDUM

DATE:

December 2, 2019

TO:

The Honorable Mayor and City Council

Tomàs Gonzalez, City Manager

FROM:

Brenda Cantu, Planner - Planning & Inspections

SUBJECT:

PZRZ19-00021

The City Plan Commission unanimously recommended **approval** (8-0) of the proposed rezoning request from A-M (Apartment/Mobile Home Park), C-4 (Commercial) and P-R1 (Planned Residential) to A-3 (Apartments) for a school.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protect 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 effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Planning has not received any communication in support or opposition to the rezoning request.

Subject Property: 10405 Dyer Street

Property Owner: Textape Inc.
Representative: Devcon Associates

Attachments: Staff Report

10405 Dyer Street

City Plan Commission — September 26, 2019

CASE NUMBER: PZRZ19-00021

CASE MANAGER: Brenda Cantu, 212-1642, cantubr@elpasotexas.gov

PROPERTY OWNER: Textape, Inc.

REPRESENTATIVE: Devcon Associates

LOCATION: 10405 Dyer Street (District 4)

PROPERTY AREA: 21.68 acres

REQUEST: Parcel 1: C-4 (Commercial) and P-R1 (Planned Residential I) to A-3

(Apartments)

N/A

Parcel 2: A-M (Apartment/Mobile Home Park), C-4 (Commercial)

and P-R1 (Planned Residential I) to A-3 (Apartments)

Parcel 3: P-R1 (Planned Residential I) to A-3 (Apartments)

RELATED APPLICATIONS:

PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject properties from C-4 (Commercial), P-R1 (Planned Residential I), and A-M (Apartment/Mobile Home Park) to A-3 (Apartments) to allow for a school.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the request. The proposed development is in keeping with the surrounding commercial neighborhood and the policies of Plan El Paso for the G-3 (Post-War) and G-7 (Industrial and/or Railyards) Future Land Use Designations in the Northeast planning area.

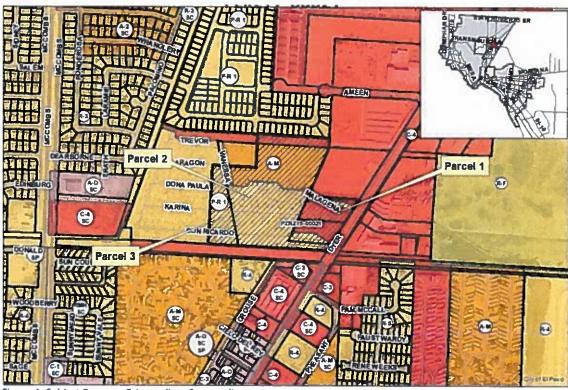


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to rezone three separate contiguous parcels as follows:

- 1. Parcel 1: C-4 (Commercial) and P-R1 (Planned Residential I) to A-3 (Apartments)
- 2. Parcel 2: A-M (Apartment/Mobile Home Park), C-4 (Commercial) and P-R1 (Planned Residential I) to A-3 (Apartments)
- 3. Parcel 3: P-R1 (Planned Residential I) to A-3 (Apartments)

The subject property is being rezoned and will eventually be resubdivided into one lot to accommodate a new school. Although the current zonings allows for a school the applicant would like to change the zone to eliminate and prevent any split zoned properties within the existing or future combined lot. A split zoned property is a property located in two or more zoning districts.

PREVIOUS CASE HISTORY: The Development Coordinating Committee recommended approval on September 10, 2019.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the developments in close proximity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-3 Post-war and G-7 Industrial use designations of *Plan El Paso*, the City's Comprehensive Plan.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY — When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:

Criteria

Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

G-7, Industrial: This sector applies to industrial parks, large free standing industrial uses refineries, non-military airfields, trucking terminals and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as missed –use communities if the rail yards were moved out of town.

Does the Request Comply?

Yes, the proposed zone change complies with the surrounding developments. The proposed development is surrounded by Residential and Commercial uses to include single-family units, apartments, self-storage units, and restaurants. Furthermore, the industrial land use designation is becoming obsolete therefore the site is being optimized with a school which will provide the residents of El Paso with new educational alternatives.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY - When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors: Compatibility with Surroundings: The proposed Yes, other parcels in the immediate area are zoned Azoning district is compatible with those surrounding O (Apartment/office), P-R1 (Planned Residential I), and the site: C-4 (Commercial). The mix of existing housing types A-3 (Apartment District) - Medium Residential within the neighborhood and the new school will Districts. The purpose of these districts is to provide support facilities to the transitioning promote and preserve residential development neighborhood. 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. Preferred Development Locations: Is the subject Yes, the subject property is located along Dyer Street property in a preferred development location, such as which is classified as a major arterial road. along an arterial or the intersection of two collectors? THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER **EVALUATING THE FOLLOWING FACTORS:** Historic District or Special Designations & Study Area N/A Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans. Potential Adverse Effects: Potential adverse effects The proposed development is not anticipated to that might be caused by approval or denial of the impose any adverse effects on the community. requested rezoning. Approval of the request will allow for the subject property to be more consistent with the surrounding zoning districts and clean up the split zoning that currently exists. A Traffic Impact Analysis (TIA) was deferred to the resubdivision stage. Natural Environment: Anticipated effects on the Subject property does not involve natural environment. greenfield/environmentally sensitive land or arroyo disturbance. Stability: Whether the area is stable or in transition. The area is in transition as it has seen several zone changes in the surrounding areas. These mainly change the zoning district from Commercial to

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is from Dyer Street which is classified as a major arterial and a TxDOT highway. The applicant will defer the submittal of a Traffic Impact Analysis when resubdividing the property in order to determine if the proposed development will require further mitigation for the increase in vehicular trips for the school.

neighborhood.

Socioeconomic & Physical Conditions: Any changed

social, economic, or physical conditions that make the existing zoning no longer suitable for the property.

Planned-Residential. The proposed school would

The proposed development is within an older area of the city which complies with the G-3, Post-war

supplement with an additional civic use.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The proposed development does not lie within any neighborhood association. Public notices were sent to property owners within 300 feet on September 13, 2019. Planning has not received any input from the public.

RELATED APPLICATIONS: The applicant has submitted a five-day review for the proposed subdivision. However, no official application has been submitted. Additionally, the applicant will be required to submit a detailed site plan application prior to obtaining a building permit in order to allow an Elementary School (Pre-K through 6) on the subject property.

CITY PLAN COMMISSION OPTIONS:

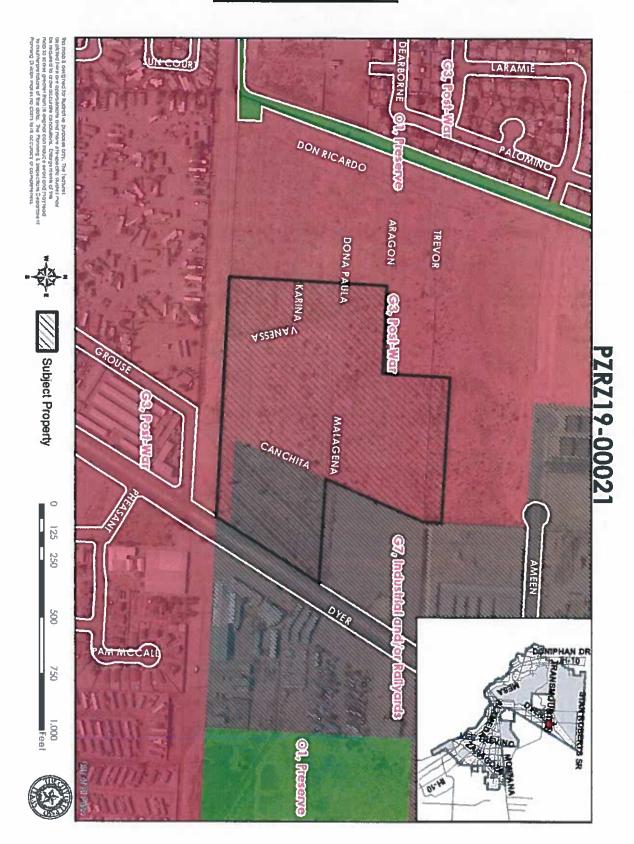
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

- Recommend Approval of the rezoning request, finding that the request is in conformance with the review
 criteria of Plan El Paso as reflected in the Staff Report, or that the request is in conformance with other criteria
 that the CPC identifies from the Comprehensive Plan. (Staff Recommendation)
- Recommend Approval of the rezoning request With Modifications to bring the request into conformance
 with the review criteria of Plan El Paso as reflected in the Staff Report, or other criteria that the CPC identifies
 from the Comprehensive Plan.
- 3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

- 1. Future Land Use Map
- 2. Department Comments
- 3. Neighborhood Notification Boundary Map
- 4. Conceptual Site Plan

ATTACHMENT 1



ATTACHMENT 2

Texas Department of Transportation

Requestor (Textape, Inc./ Devcon Associates) needs to submit a site layout and grading and drainage plan and access request. TxDOT will require a master plan for properties abutting this development owned by same person or developer. Contact TxDOT for coordination on review and approval of plans and access.

<u>Planning and Inspections Department – Plan Review</u> No objections.

<u>Planning and Inspections Department – Landscaping Division</u>

No comments received

Planning and Inspections Department - Land Development

- 1. Show proposed drainage flow patterns on site plan and identify the on site pond discharge location(s) for all storm-water runoff within the subdivision.
- 2. As per Municipal Code: new developments and redevelopments are required to maintain the predevelopment hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
- 3. The proposed storm-water storage pond shall be able to hold the developed runoff for a designed 100-yr. storm event. Proposed on site pond seems to be retaining only a small portion of entire development.

Fire Department

No comments received.

Police Department

No comments received.

Sun Metro

No objections.

El Paso Water Improvement District No. 1

No objections, not within boundary.

Environmental Services Department

No comments received.

El Paso Water

We have reviewed the Rezoning case described above and provide the following comments:

EPWater does not object to this request.

Water

Along Dyer Street fronting the subject Property there is an existing sixteen (16) inch diameter water transmission main. This main is located along the easternmost portion of Dyer Street.

Previous water pressure readings conducted on fire hydrant number 820 located along Dyer Street approximately 100 feet north of Grouse Street have yielded a static pressure of 84 pounds per square inch (psi), residual pressure of 72 psi, discharge of 1,300 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater Records include the following services under 10405 Dyer Street: a single six (6) inch diameter fire-fighting service (fire line), a single four (4) inch diameter and a single two (2) inch diameter domestic water services.

Sanitary Sewer

North of the intersection of Grouse Street and Dyer Street, parallel to Grouse Street there is an existing eighteen (18) inch diameter sanitary sewer main. This main is aligned in a west-to-east direction; located within a forty (40) foot wide road right-of-way which in turn is situated immediately north of the El Paso Electric Company easement. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

North of the described 18-inch diameter sanitary sewer main there is an existing eight (8) inch diameter sanitary sewer main. The 8-inch diameter main is located west of the western right-of-way line of Dyer Street within an easement. The 8-inch diameter main dead-ends approximately 650 feet north of the described 18-inch diameter main. Service may require extensions of mains.

General

Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street right-of-way requires written permission from TxDOT.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy.

EPWater-PSB requires access to the existing and proposed water, sanitary sewer facilities, appurtenances, and meters within easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - Public Service Board Easements (EPWater-PSB easements) without the written consent of EPWater-PSB. The PSB easement shall be improved to allow the operation of EPWater maintenance vehicles.

Proposed surface improvements such as paving, landscaping, other types of low maintenance surfacing shall be reviewed for approval by EPWater.

EPWater requires a new service application for the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. 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.

Stormwater Engineering

We have reviewed the property described above and provide the following comments:

EPWater-SW has done a 5-Day review on this property under proposed Subdivision: Harmony Education Foundation and provided the following comments:

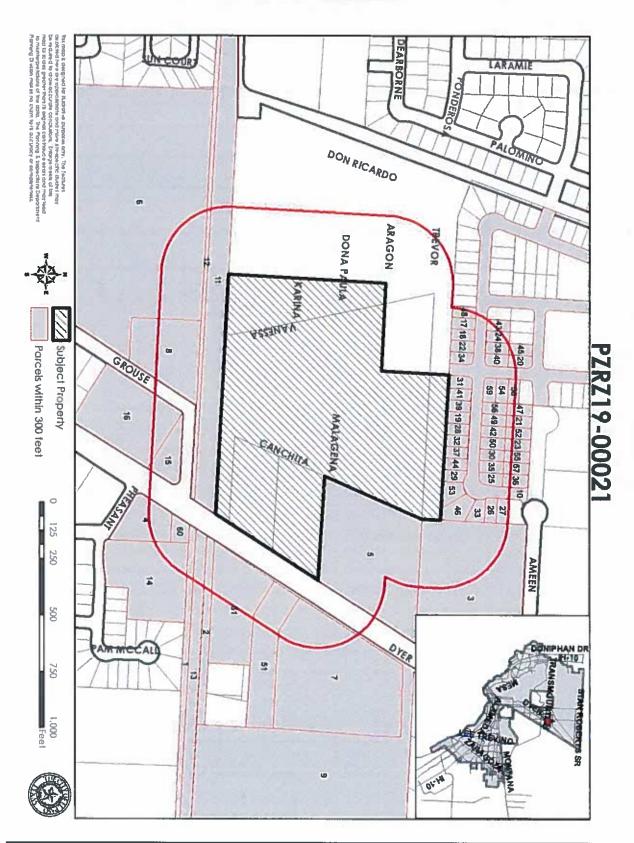
- 1. Storm water cannot flow into Dyer St.; TXDOT roads are not designed to carry outside flow.
- EPWater-SW requires retention of all developed storm water runoff within this subdivision; any proposed pond/s shall have enough capacity to hold the developed runoff based for a 100-yr. storm event.
- 3. As per Municipal Code: new developments and redevelopments are required to maintain the predevelopment hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Capital Improvement/Parks

We have reviewed received rezoning application case PZRZ19-00021 and have no objections to proposed rezoning however, we have the following comments in need of coordination with the Applicant / Developer:

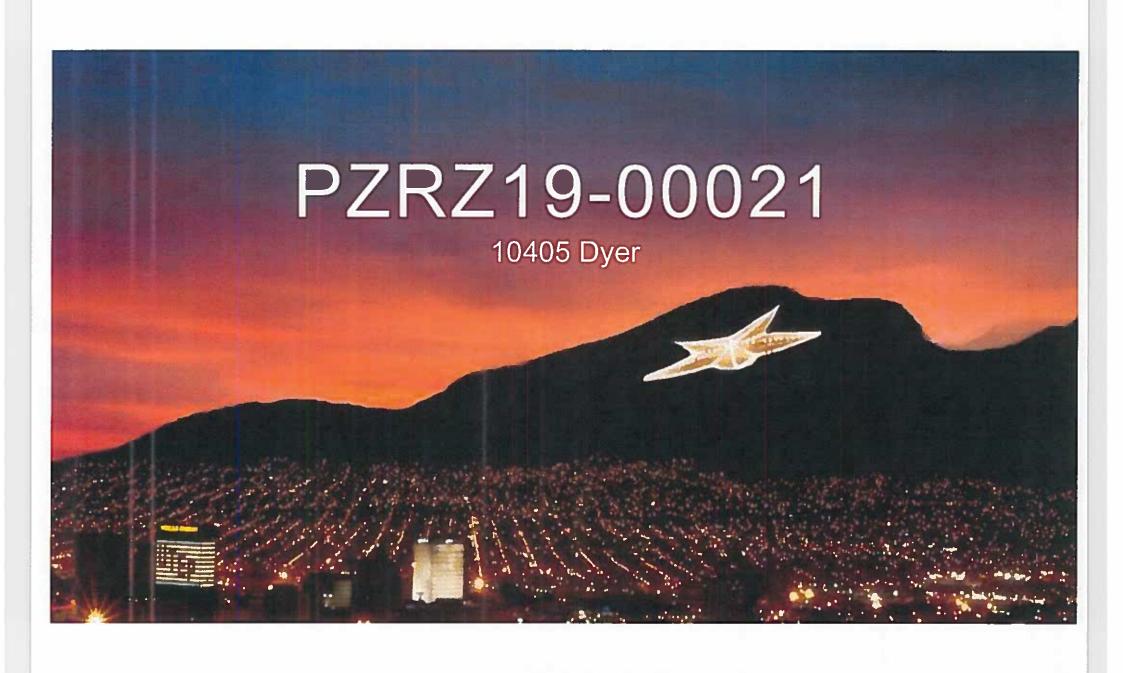
- 1.Land shall be required to be properly subdivided and or a Development plat needs to be submitted and approved.
- 2.Parkland / fees requirements will be enforced at the platting stage based on proposed use (Residential or Non-residential)

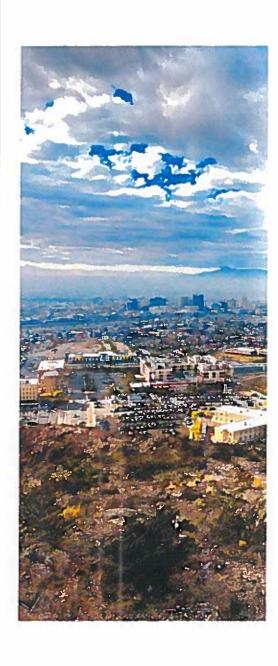
ATTACHMENT 3



ATTACHMENT 4







Recommendation | Public Input

Planning/DCC recommendation:

Approval

CPC Vote:

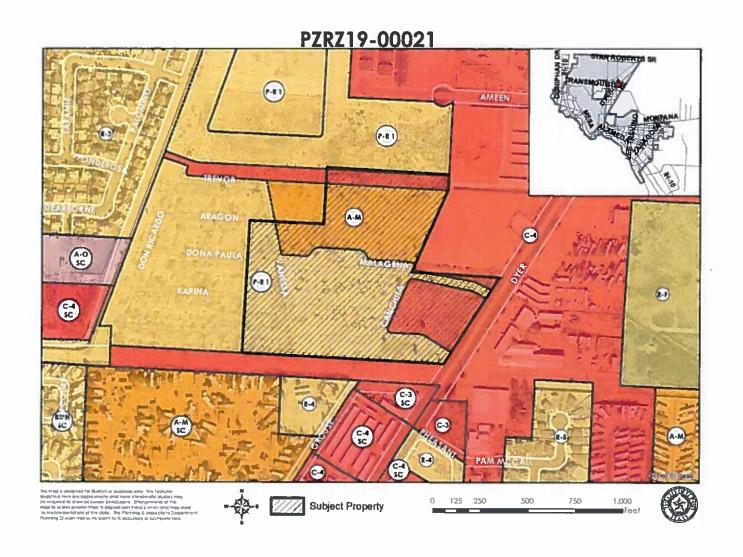
Approval Recommendation (8-0)

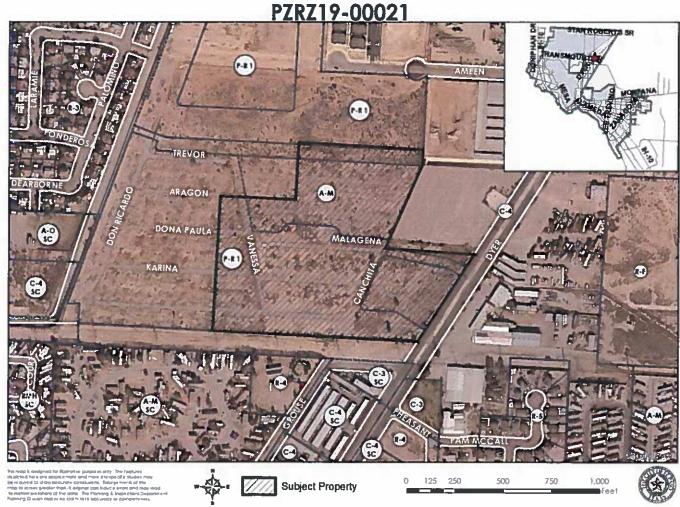
Public Input:

• The Planning Division has not received communication in support or opposition to the rezoning request.

Strategic Goal #3 Promote the Visual Image of El Paso

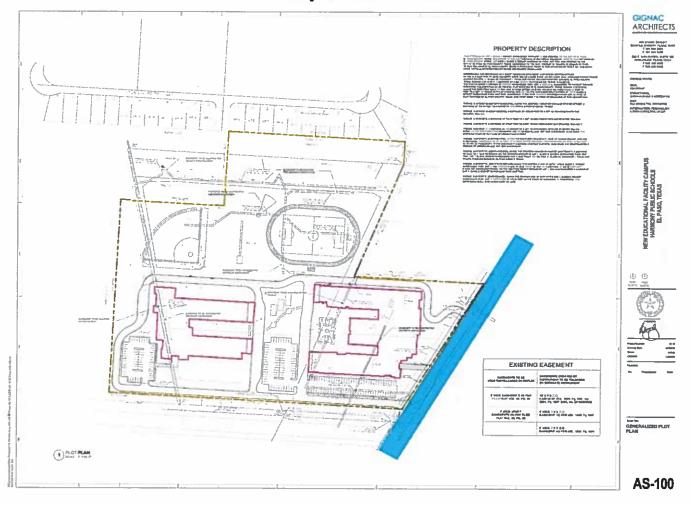
- 3.1 Provide business friendly permitting and inspection processes
 - 3.2 Improve the visual impression of the community



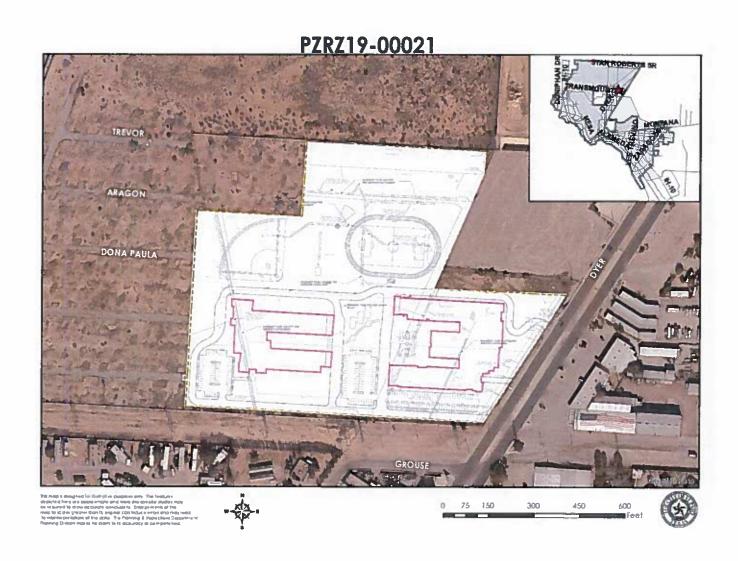




Conceptual Site Plan







Subject Property

