

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: February 6, 2018  
Public Hearing: March 6, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915) 212-1553, [Morrison-VegaVX@elpasotexas.gov](mailto:Morrison-VegaVX@elpasotexas.gov)  
Adriana Martinez, (915) 212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of the property described as Tracts 15C and 15D, Block 16, Ysleta Grant, 600 Hampton Rd. City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to S-D (Special Development), pursuant to Section 20.04.360, and approving a Detailed Site Development Plan pursuant to Section 20.04.150, and Section 20.10.360 of the El Paso City Code to allow for Other retail establishment (low-volume) as permitted in the S-D (Special Development) zone district. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 600 Hampton Rd. Owner: Mirna M. Rivera PZRZ15-00040 related to PZCR15-00007 (District 7)

**BACKGROUND / DISCUSSION:**

On November 2, 2017. The City Plan Commission recommended Approval.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this rezoning application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Recommended Approval on a 5-0 vote.

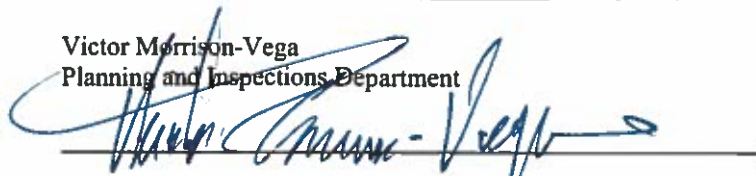
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Victor Morrison-Vega  
Planning and Inspections Department



**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS TRACTS 15C AND 15D, BLOCK 16, YSLETA GRANT, 600 HAMPTON RD., CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR OTHER RETAIL ESTABLISHMENT (LOW VOLUME) AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, Mirna M. Rivera, (Owner) has applied for a rezoning of property from **R-F (Ranch-Farm)** to **S-D (Special Development)** per Section 20.04.360 of the El Paso City Code; and,

**WHEREAS**, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for Tracts 15C and 15D, Block 16, Ysleta Grant, 600 Hampton Rd., which requires approval from both City Plan Commission and City Council; and,

**WHEREAS**, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

**WHEREAS**, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

**WHEREAS**, the rezoning and detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval; and,

**WHEREAS**, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.

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

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tracts 15C and 15D, Block 16, Ysleta Grant, 600 Hampton Rd., City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A"*, be changed from **R-F (Ranch Farm)** to **S-D (Special Development)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.
2. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow for Other retail establishment (low-volume) as permitted under the **S-D (Special Development)** district regulations of 20.04.150 and 20.10.360.

3. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference for all purposes.

4. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the S-D (Special Development) District regulations.

5. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the S-D (Special Development) district. 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.

6. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan Exhibit "B" within four (4) years from the date hereof.

7. The penalties for violating the standards imposed through this ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Dee Margo  
Mayor

\_\_\_\_\_  
Laura D. Prine  
Interim City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Karla M. Nierman  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Victor Morrison-Vega, Interim Director  
Planning & Inspections Department



**EXHIBIT "A"**

Being all of Tracts 15C and 15D, Block 16,  
Ysleta Grant,  
City of El Paso, El Paso County, Texas

October 04, 2017

**METES AND BOUNDS DESCRIPTION**

600 Hampton Road  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of a parcel of land being all of Tracts 15C and 15D, Block 16, Ysleta Grant, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found iron rod located at the northwest corner of Tract 15D, same being the intersection of right-of-ways of the easterly right-of-way line of Floyd Way (40' R.O.W.) and the southerly right-of-way line of an Alley and being the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said northwest corner of Tract 15D and the intersection of right-of-ways and along said southerly right-of-way line of an Alley, North 70°06' 00" East, a distance of 115.43 feet to a found iron rod for corner;

**THENCE**, leaving said southerly right-of-way line of an Alley, South 02°36' 00" West, a distance of 101.95 feet to a found iron rod for corner located at the northerly right-of-way line of Yarbrough Drive (120' R.O.W.);

**THENCE**, along said northerly right-of-way line of Yarbrough Drive, South 48°28' 50" West, a distance of 34.00 feet to a found iron rod for corner at the easterly right-of-way line of Floyd Way;

**THENCE**, leaving said northerly right-of-way line of Yarbrough Drive and along said easterly right-of-way line of Floyd Way, North 78°05' 27" West, a distance of 34.72 feet to a found iron rod for corner;

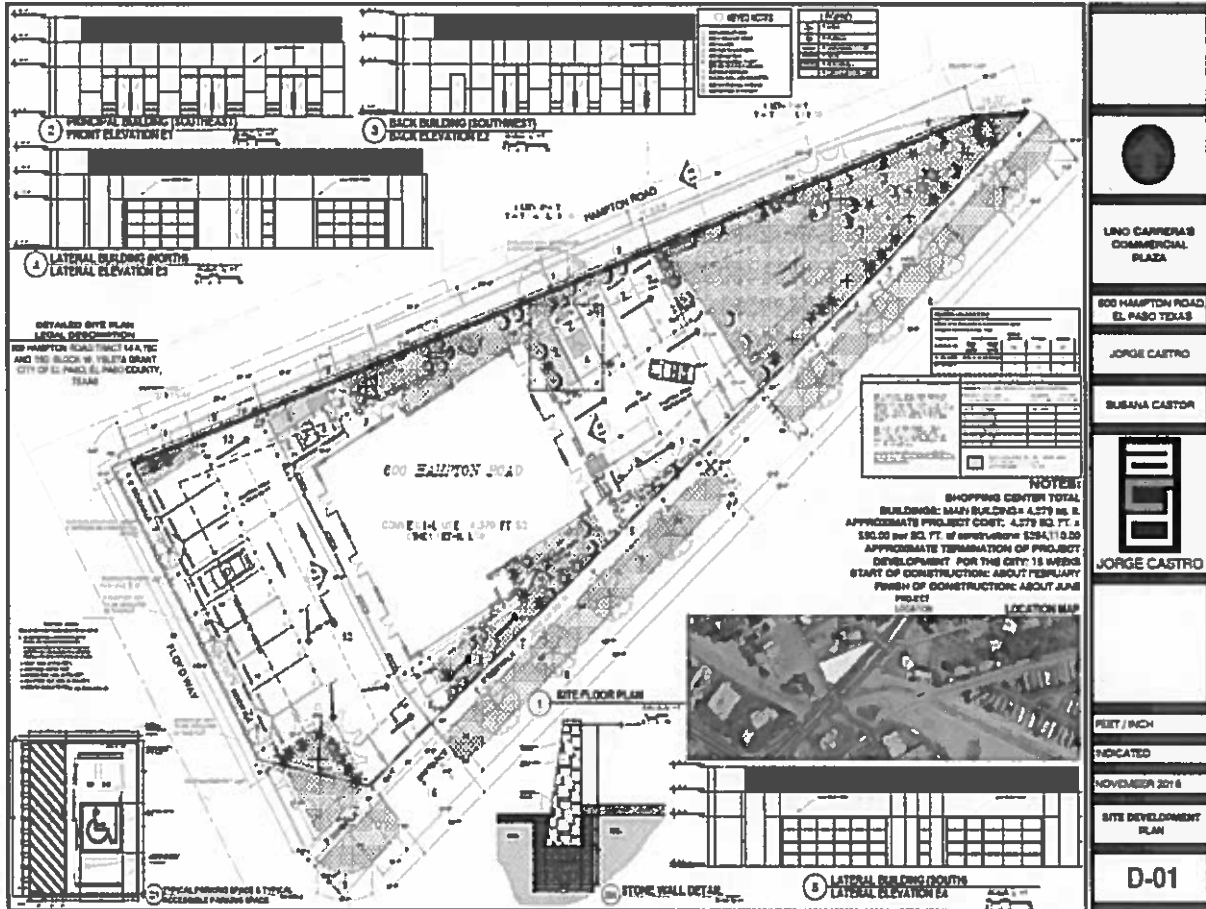
**THENCE**, continuing along said easterly right-of-way line of Floyd Way, North 29°43' 00" West, a distance of 89.73 feet to the **POINT OF BEGINNING** of the herein described lot and containing 8,567.86 square feet or 0.1966 Acres of land more or less.

  
Carlos M. Jimenez  
Registered Professional Land Surveyor  
Texas No. 3950



CAD CONSULTING COMPANY,  
1790 Lee Trevino Suite # 503  
El Paso, Texas 79936  
(915) 633-6422  
Hampton Sub-600 Hampton.wpd

**EXHIBIT "B"**



UNO CARRERA'S COMMERCIAL PLAZA

600 HAMPTON ROAD EL PASO TEXAS

JORGE CASTRO

SUSANA CASTRO

JORGE CASTRO

FEET / INCH INDICATED

NOVEMBER 2018

SITE DEVELOPMENT PLAN

**D-01**

## MEMORANDUM

**DATE:** January 26, 2018

**TO:** The Honorable Mayor and City Council  
Tommy Gonzalez, City Manager

**FROM:** Adriana Martinez, Planner

**SUBJECT:** PZRZ15-00040 related to PZCR15-00007

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The City Plan Commission (CPC), on November 2, 2017 voted 5-0 to recommend **Approval** to rezone the subject property from R-F (Ranch-Farm) to S-D (Special Development). The proposed development is to allow for Other retail establishment (low-volume) which features a new 4,379 sq. ft. commercial building.

The CPC found that the rezoning is in conformance with Plan 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 negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

The Planning Division received two comments in opposition of the rezoning in the November 2, 2017 City Plan Commission public hearing.

**Property Owner:** Mirna M. Rivera  
**Applicant:** Carlos Jimenez; Jorge Castro  
**Representative:** Carlos Jimenez; Jorge Castro

**Attachments:**  
Staff Report



**City of El Paso – City Plan Commission Staff Report**  
**REVISED**

**Case No:** PZRZ15-00040 (Related to PZCR15-00007)  
**Application Type:** Rezoning & Detailed Site Development Plan  
**CPC Hearing Date:** November 2, 2017  
**Staff Planner:** Adriana Martinez, 915-212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)  
**Location:** 600 Hampton Rd.  
**Legal Description:** Tracts 15C and 15D, Block 16, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Acreage:** 0.1967  
**Rep District:** 7  
**Existing Zoning:** R-F (Ranch-Farm)  
**Existing Use:** Single-family Dwelling  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From R-F (Ranch-Farm) to S-D (Special Development)  
**Proposed Use:** Other retail establishment (low-volume)  
**Property Owner:** Mirna M. Rivera  
**Representative:** Carlos Jimenez; Jorge Castro

**SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential) / Single-family Dwelling  
**South:** C-1/sc (Commercial) / **Medical Office (new)**  
**East:** R-F / (Ranch Farm) / & C-1/c/sp / Commercial / **Medical Office, Daycare**  
**West:** R-F / (Ranch Farm) / Single-family Dwelling

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Mission Valley Planning Area)

**NEAREST PARK:** E.L. William Park (1,889 feet)

**NEAREST SCHOOL:** North Loop Elementary School (3,582 feet)

**NEIGHBORHOOD ASSOCIATIONS**

Santa Lucia Neighborhood Association  
Mission Valley Civic Association

**NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 18, 2017. Planning has not received any communication in support or opposition to the rezoning request.

**APPLICATION DESCRIPTION**

The property owner is requesting a rezoning from R-F (Ranch-Farm) to S-D (Special Development) to allow for Other retail establishment (low-volume). The proposed development features a new 4,379 sq. ft. commercial building. The development has a landscape requirement of 1,882 sq. ft. as indicated in Title 18 and proposes 5,081 sq. ft. to include street trees. The development requires a minimum of 12 parking spaces and proposes 15 to include 2 ADA spaces and 2 bicycle racks. The property has two different access points both from Yarbrough Dr.

**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch-Farm) to S-D (Special Development).

The recommendation is based on the compatibility with the surrounding residentially zoned properties, non-

residential uses, and in compliance with the proposed G-3, Post-War use designation in the Mission Planning Area.

**Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

**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.

*The Planning Division recommendation is based on the compatibility with the G-3, Post-War) land use designation through the proposed redevelopment of an existing site and opportunities for non-residential uses in the area.*

The purpose of the S-D (Special Development District) is intended for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

*The Planning Division recommendation is based on the proposed redevelopment of an existing site and opportunities for non-residential uses in the area.*

**Plan El Paso - Goals & Policies**

This application addresses policy 1.2.3 Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City.

*The Planning Division recommendation is based on the proposed redevelopment of an existing site and opportunities for non-residential uses in the area.*

**COMMENTS:**

**Planning and Inspections Department- Planning Division**

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

**Planning and Inspections Department - City Development & Permitting- Landscape**

No objections to the condition release.

Note: The project meets the required landscape ordinance based on the table provided. At the time of submittal for building permits, the project will be required to provide a 10' deep buffer of permeable pavers or concrete to meet the buffer requirements along Floyd Way and provide all the required buffer trees along Yarbrough Drive.

**Planning and Inspections Department - Land Development**

No objections to rezoning.

Note: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**Sun Metro:**

Sun Metro does not oppose this request.

Note: Recommends the construction of sidewalks to permit pedestrian access to mass transit options.

**Fire Department**

No objections to rezoning.

**Police Department**

El Paso Police Department has no objections.

**TxDot**

Not on state roadway:

**El Paso Water Utilities**

**Stormwater Divison:**

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

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City ordinance.
2. Only historic run-off flowing into the public streets (if any), will be allowed. The developed runoff shall be retained on-site. On the Drainage Plan, provide the capacity of the proposed pond. Any ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

Note:

Not required but recommended:

Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

**Water:**

EPWU does not object to this request.

1. There is an existing 6-inch diameter water main extending along Hampton Road that is available for service, the water main is located approximately 5-ft north from the northern property line.
2. There is an existing 8-inch diameter un-chlorinated water flow line that extends along Yarbrough Drive, service cannot be provided from this main. The water main is located approximately 46-ft north from the center line of the right-of-way. Said main continues along Floyd Road and changes to a southern direction approximately 75-ft north from the southern subject property line.
3. EPWU records indicate a vacant water service connection (inactive meter) serving the subject property. The address for this service is 600 Hampton Road.

4. Previous water pressure from fire hydrant #3288 located approximately 445-ft north of Hampton Road has yield a static pressure of 90 (psi), a residual pressure of 82 (psi), and a discharge of 3,559 gallons per minute.
5. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

6. There is an existing 8-inch diameter sanitary sewer main extending along Hampton Road that is available for service, the alignment of the sewer main varies between the eastern and western property lines.

**General:**

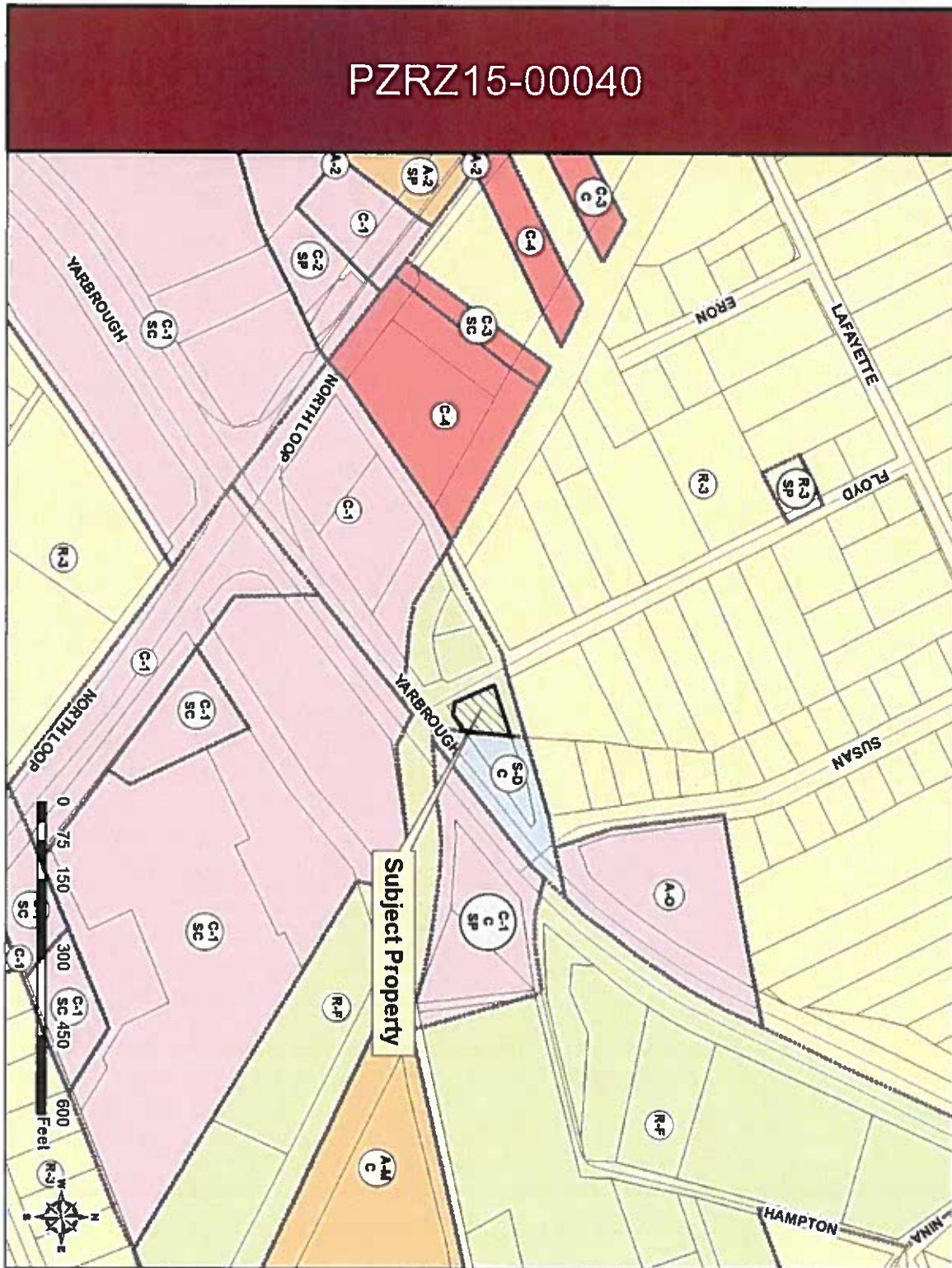
7. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant 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.

**Attachments:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Future Land Use Map
- Attachment 4: Detail Site Development Plan
- Attachment 5: Elevations

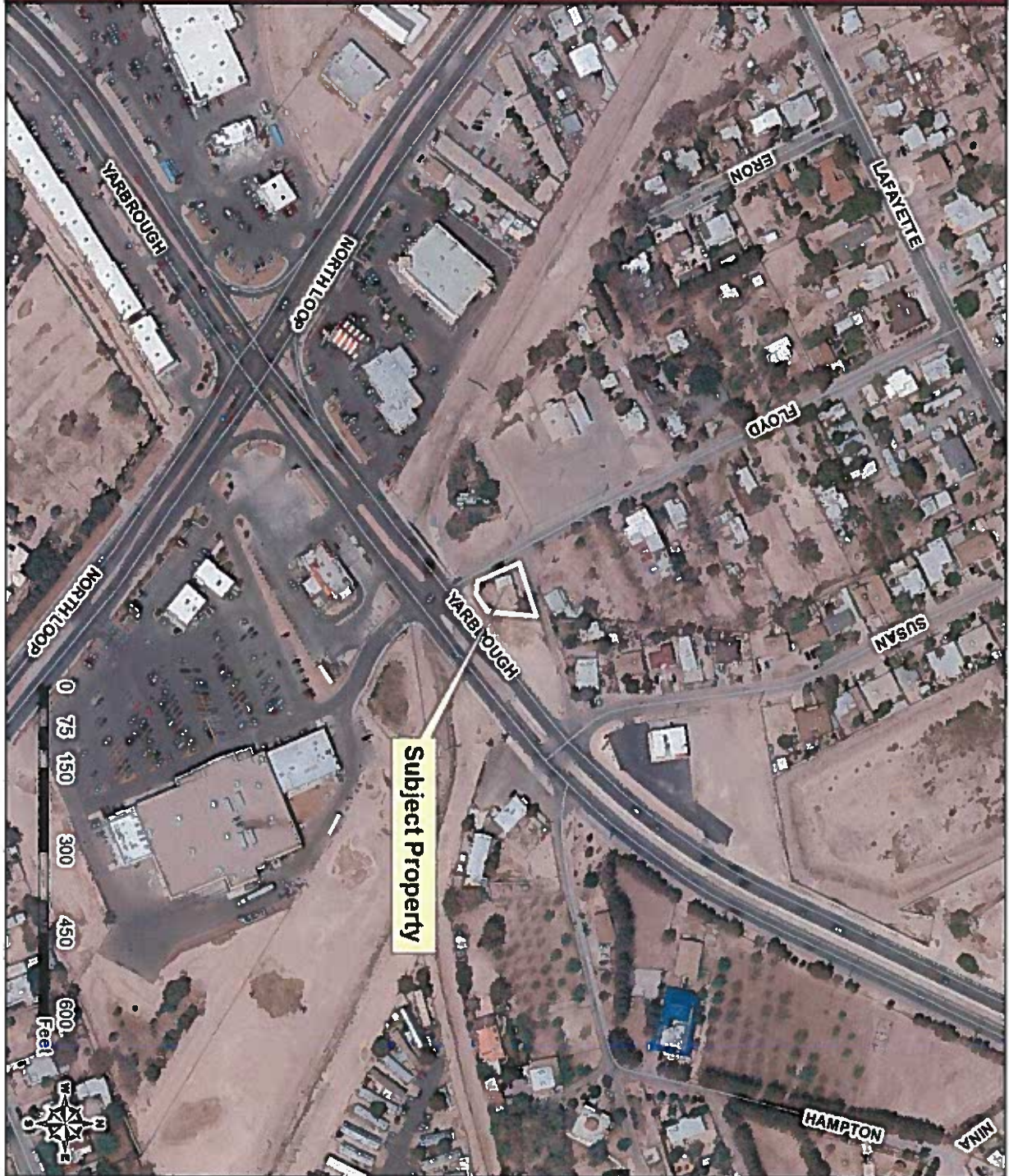
**ATTACHMENT 1: ZONING MAP**

PZRZ15-00040



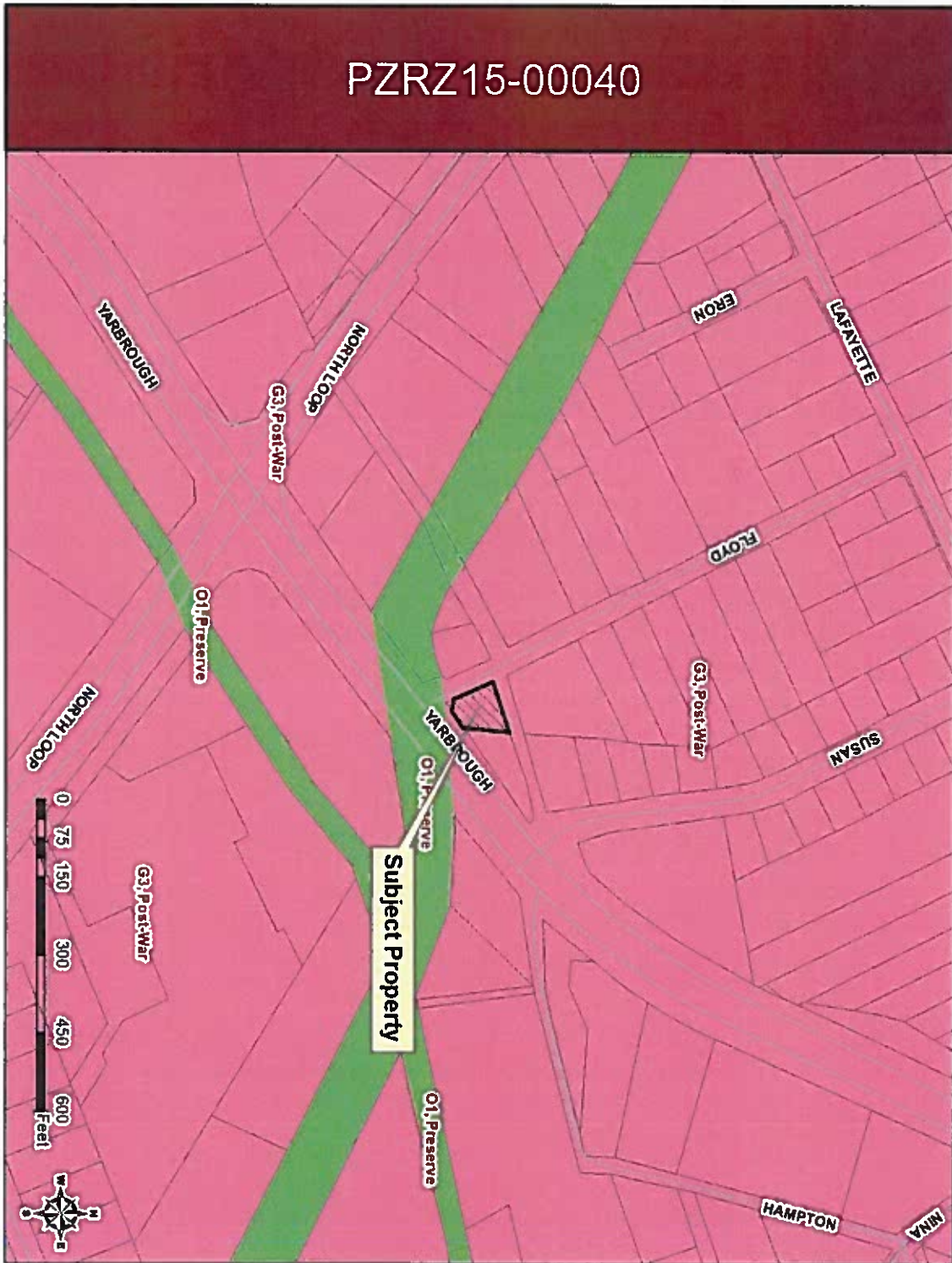
ATTACHMENT 2: AERIAL MAP

PZRZ15-00040

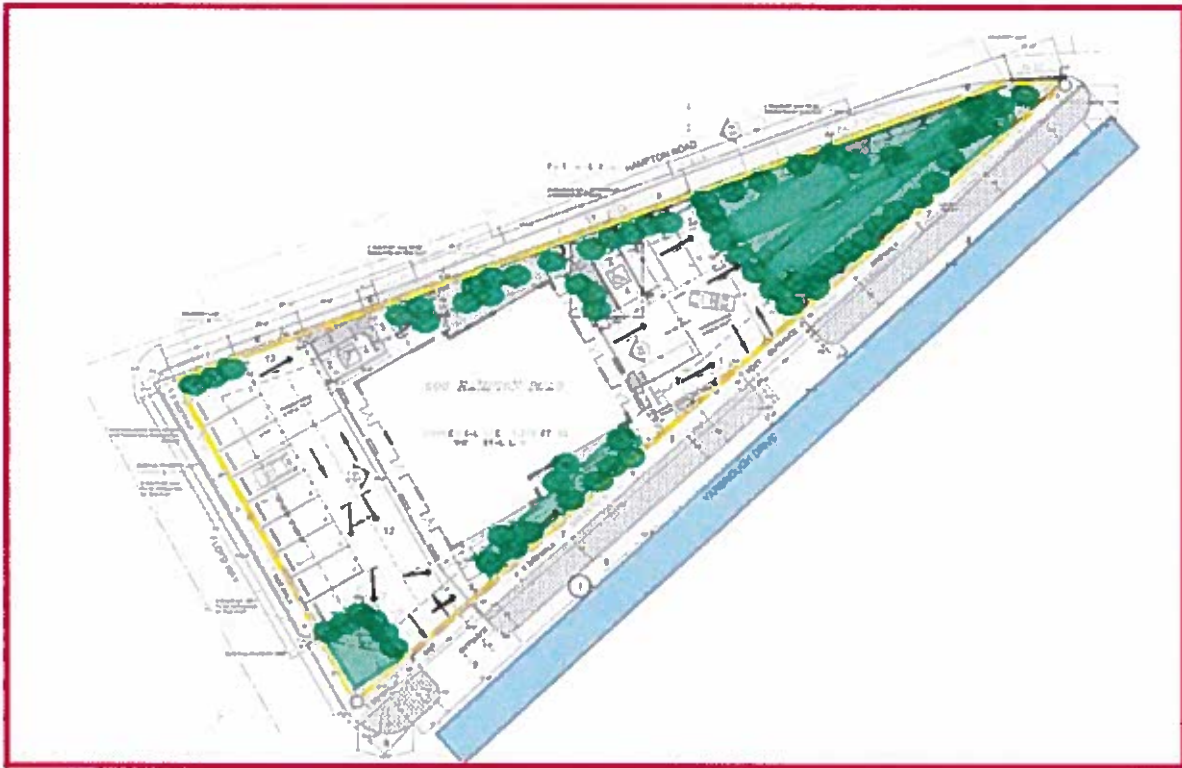


**ATTACHMENT 3: FUTURE LAND USE MAP**

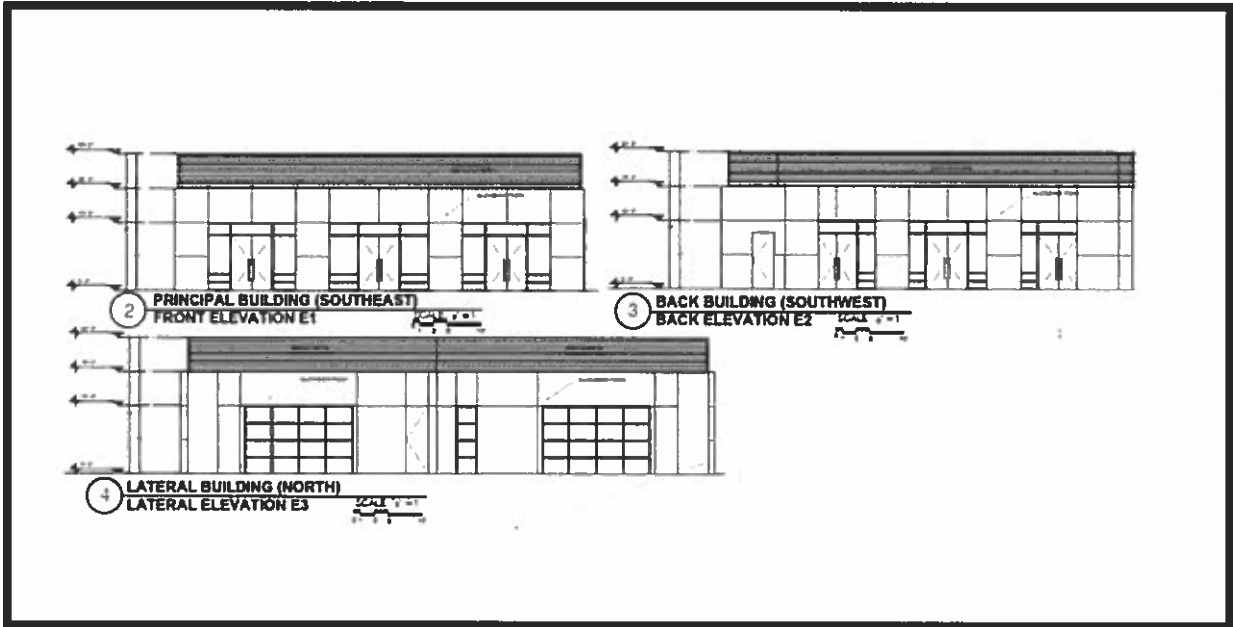
PZRZ15-00040



**ATTACHMENT 4: DETAIL SITE DEVELOPMENT PLAN**



**ATTACHMENT 5: ELEVATIONS**





## Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation 5-0
- **Public Input:** The Planning Division has not received any communications in support or opposition to the detailed site development plan.

Strategic Goal #3 Promote the Visual Image of El Paso

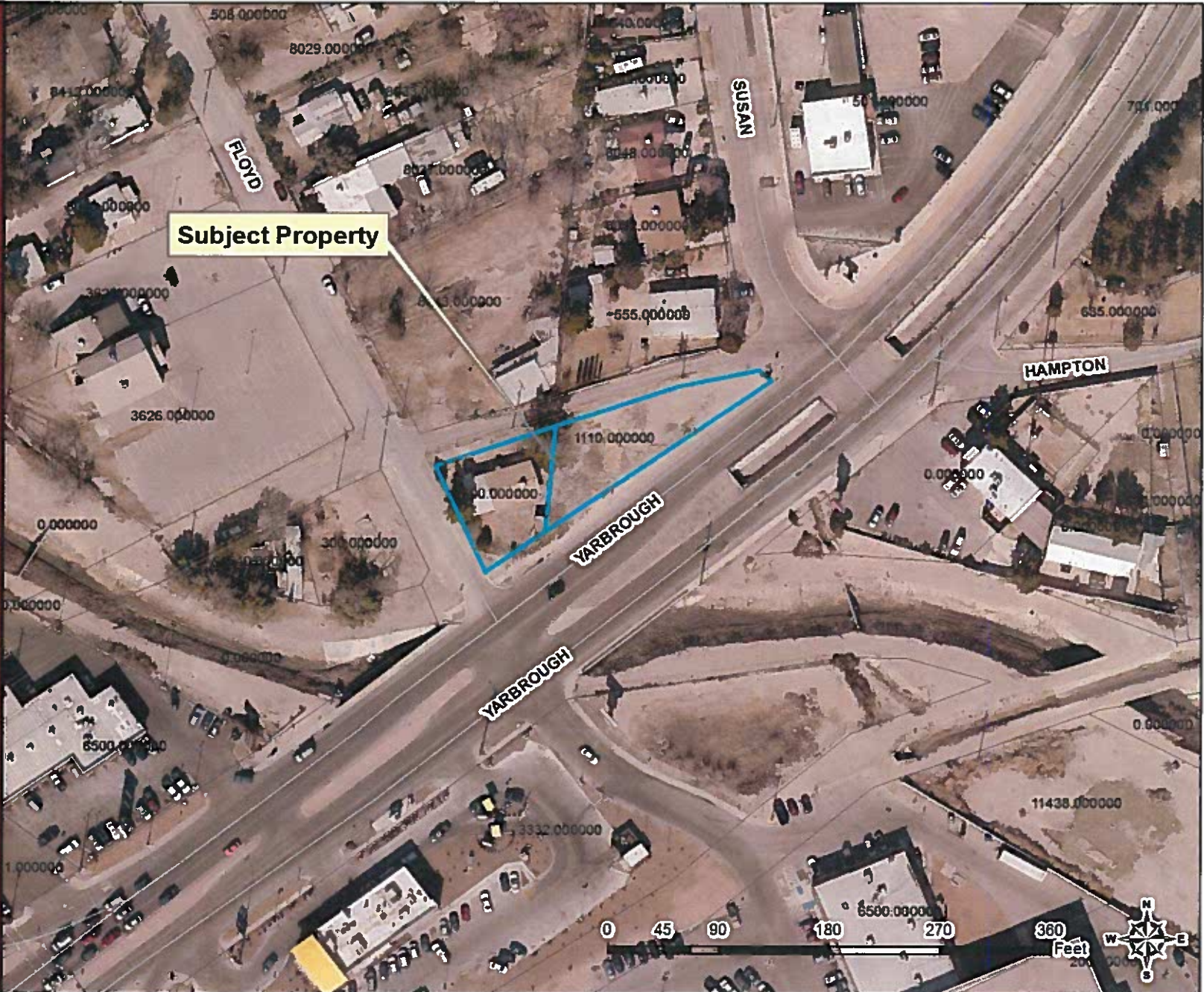
3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

*"Delivering Outstanding Services"*



PZRZ15-00040 & PZCR15-00007

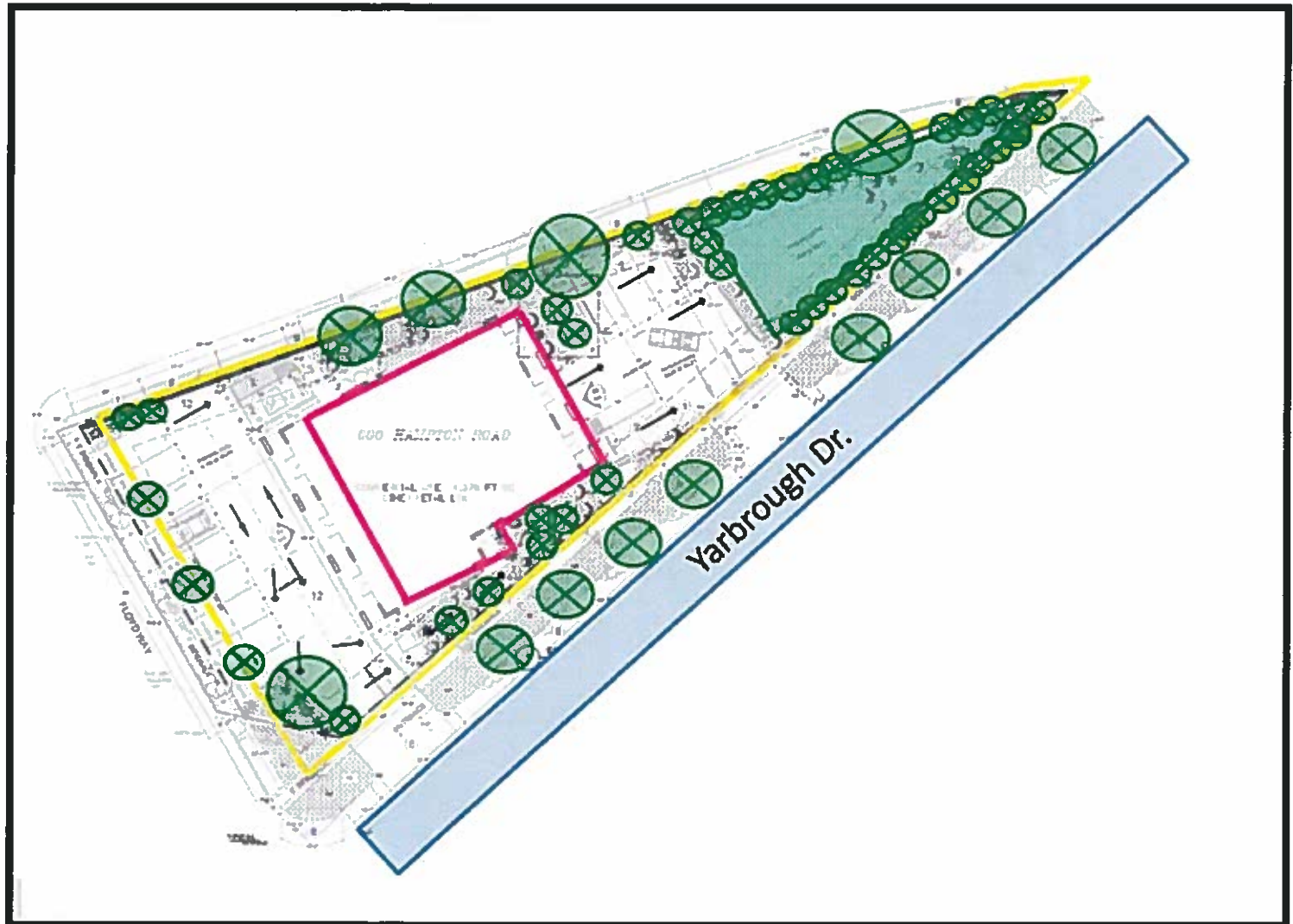


Subject Property

0 45 90 180 270 360 Feet



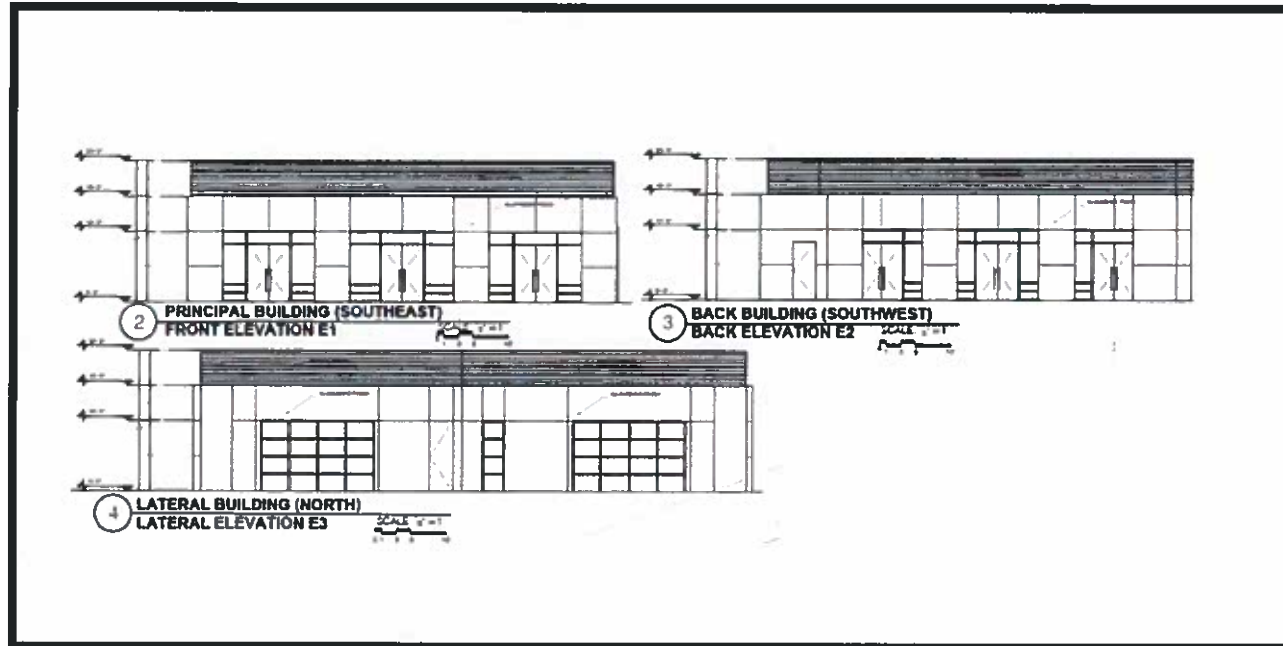
# Detailed Site Plan



*"Delivering Outstanding Services"*

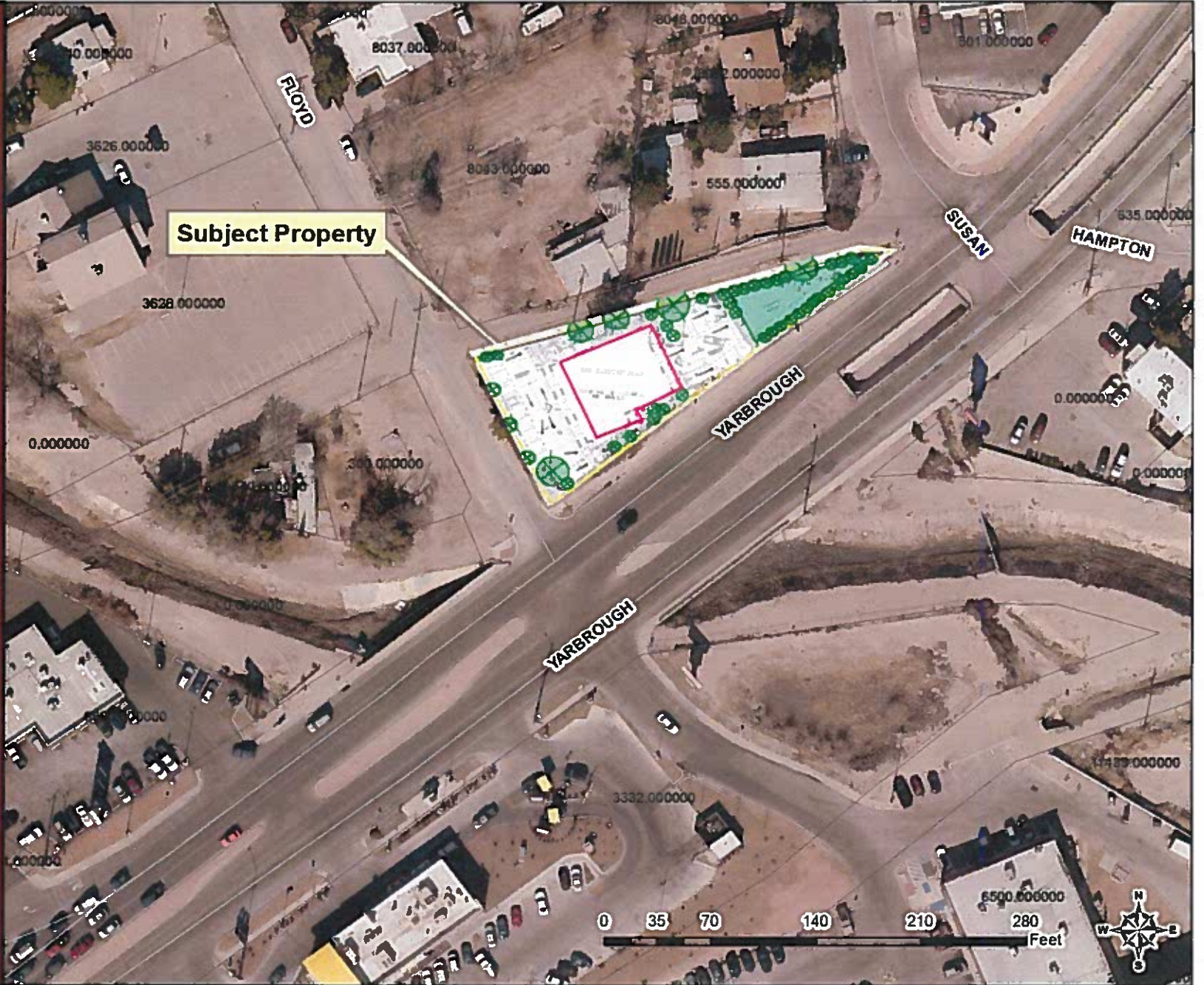


# Elevations



*"Delivering Outstanding Services"*

PZRZ15-00040 & PZCR15-00007







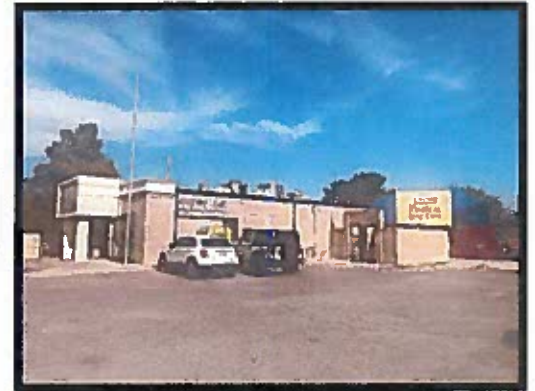
N



W



E



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PZRZ15-00040 & PZCR15-00007

