

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: March 20, 2018
Public Hearing: April 17, 2018

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas, 919 N. Oregon St., from C-4 (Commercial) and C-4/H (Commercial/Historic) to S-D (Special Development); approving a detailed site development plan to allow for front, rear, side, and side street yard setback reductions to 0 feet; approving an exception to the height regulations to allow an increase to 105 feet as permitted in the S-D (Special Development) Zone District; and removing the Historic Designation pursuant to Sections 20.04.360, 20.04.150, 20.10.360, 20.20.040, and 20.20.050 of the El Paso City code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: El Paso Community College Rio Grande Campus. Property Owners: El Paso Community College. PZRZ17-00022 (District 8)

BACKGROUND / DISCUSSION:

On January 4, 2018, the CPC reviewed and recommended approval of the rezoning, removal of historic designation on portion of Lot 5, and detailed site development plan review.

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) – Approval Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Morrison-Vega
FOR Planning and Inspection Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 5, BLOCK 2, EL PASO COMMUNITY COLLEGE RIO GRANDE CAMPUS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, 919 N. OREGON ST., FROM C-4 (COMMERCIAL) AND C-4/H (COMMERCIAL/HISTORIC) TO S-D (SPECIAL DEVELOPMENT); APPROVING A DETAILED SITE DEVELOPMENT PLAN TO ALLOW FOR FRONT, REAR, SIDE, AND SIDE STREET YARD SETBACK REDUCTIONS TO 0 FEET; APPROVING AN EXCEPTION TO THE HEIGHT REGULATIONS TO ALLOW AN INCREASE TO 105 FEET AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT; AND REMOVING THE HISTORIC DESIGNATION PURSUANT SECTIONS 20.04.360, 20.04.150, 20.10.360, 20.20.040, AND 20.20.050 OF THE EL PASO CITY CODE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, El Paso Community College, (Owner) has applied for a rezoning of property from **C-4 (Commercial) & C-4/H (Commercial/Historic)** 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 Community College Campus, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, Owner has applied for the removal of the historic designation from **C-4/H (Commercial/Historic)** to **C-4 (Commercial)** per Section 20.20.040 and 20.20.50 of the El Paso City Code which requires a recommendation from the Historic Landmark Commission and City Plan Commission; and

WHEREAS, a public hearing was held for the removal of the historic designation at the Historic Landmark Commission which recommended denial of the request; and

WHEREAS, a public hearing was held for the rezoning, the detailed site plan, and removal of the historic designation at a City Plan Commission meeting; and,

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

WHEREAS, the rezoning, detailed site development plan, and removal of the historic designation 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:

ORDINANCE NO. _____

18-1007-2115 | 750775
EPCC Rio Grande Campus-Parcel 8
KMN

PZRZ17-00022

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision, 919 N. Oregon Street, City Of El Paso, El Paso County, Texas*, be changed from *C-4 (Commercial)* to *S-D (Special Development)* and from *C-4/H (Commercial/Historic)* to *S-D (Special Development)*, as more particularly described by metes and bounds on the attached Exhibit "A", 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 Section 20.04.150 the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow for Front, Rear, Side, and Side Street Yard Setback Reduction to 0 Feet as permitted under the supplemental use regulations for **S-D (Special Development)** district regulations of 20.10.360.

3. Furthermore, pursuant to the requirements of Section 20.10.360 A.5 Height Regulations of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow an increase in height from the permitted maximum of forty-five (45) feet to one hundred five (105) feet on Parcel 8 and makes the following findings:

- i. The authorized height is compatible with the uses, appearance and environment of adjacent areas,
- ii. The applicant has submitted a traffic study describing traffic volumes and impact of proposed development on adjacent streets,
- iii. The proposed development mitigates those traffic impacts and provides for an acceptable level of service,
- iv. The site is located on an arterial street that is served by a regularly scheduled mass transit line.

4. 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 "A"** and incorporated herein by reference for all purposes.

5. 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.

6. 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.

7. 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 "A"** within four (4) years from the date hereof.

8. Pursuant to the requirements of Section 20.20.040 and 20.20.050 of the El Paso City Code, the City Council hereby approves removing the historic designation on a Portion of Lot 5 as described in the Metes and Bound attached hereto as **Exhibit "B"**, as there are no historic structures on the site and is currently used as a parking lot; and

9. 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.

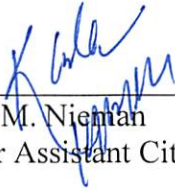
THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Victor Morrison-Vega
Planning & Inspections Department

ORDINANCE NO. _____

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AGREEMENT

By execution hereof, El Paso Community College ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D (Special Development)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this ____ day of _____, 2018

OWNER: El Paso Community College

By: _____

(Print name & Title)

ACKNOWLEDGEMENT

THE STATE OF TEXAS)

)

COUNTY OF EL PASO)

This instrument is acknowledged before me on this ____ day of _____, 2018, by _____, in his legal capacity on behalf of El Paso Community College.

My Commission Expires:

Notary Public, State of Texas

ORDINANCE NO. _____

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KMN

PZRZ17-00022

EXHIBIT "A"

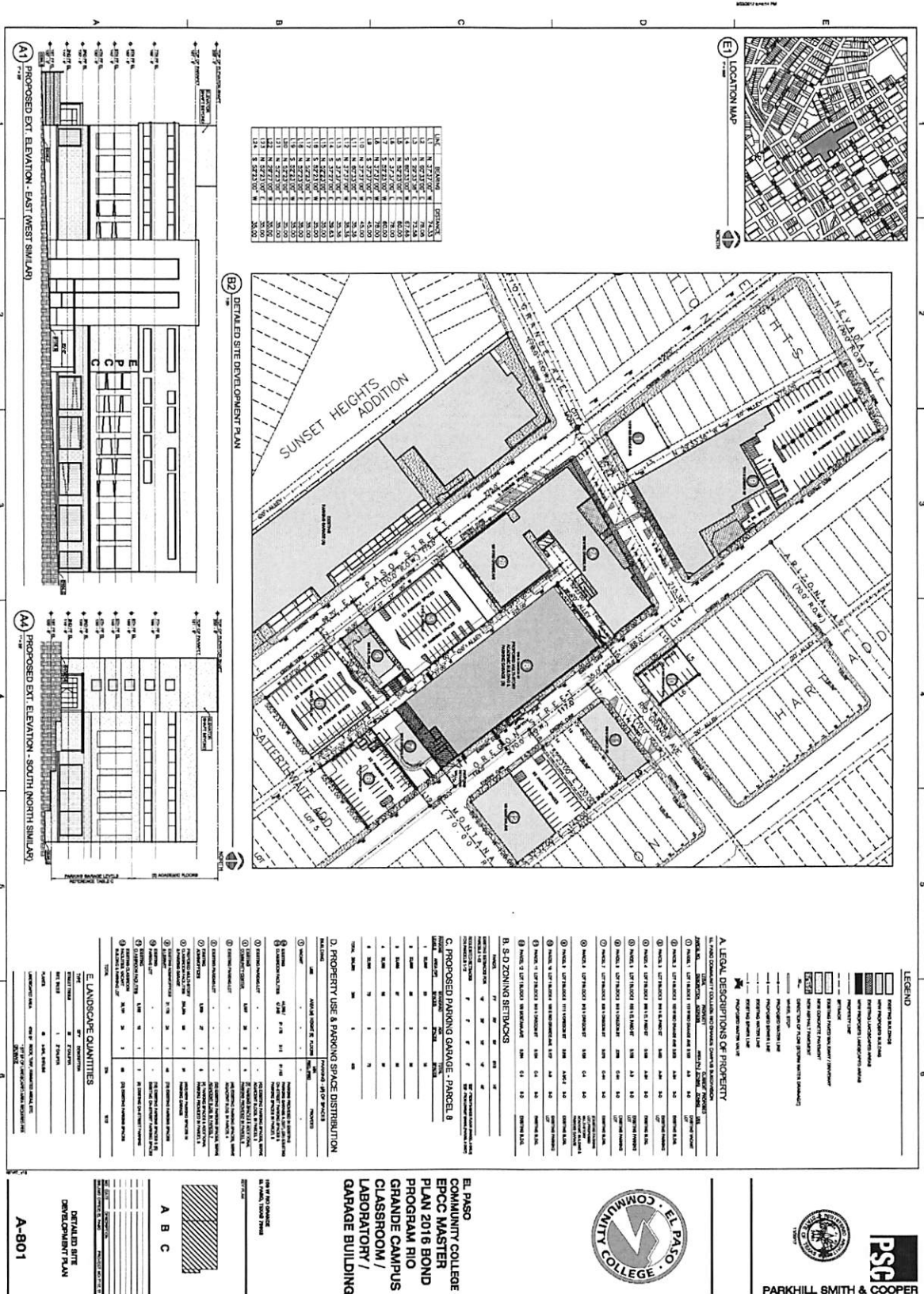


EXHIBIT "B"

DORADO ENGINEERING, INC.
2717 YANDELL EL PASO, TEXAS 79903 (915) 562-0002 FAX (915) 562-7743

PORTION OF LOT 5

Metes and Bounds description portion of Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision and being more particularly described as follows:

From an existing monument located at the intersection of the centerlines of Oregon Street and Rio Grande Avenue, said city monuments bears North 37°37'00" West to an existing monument located at the centerline intersection of Nevada Avenue and Oregon Street a distance of four hundred fifty feet and no hundredths (450.00) feet;

Thence, South 37°37'00" East along the centerline of El Paso Street a distance of four hundred fifty and no hundredths (450.00) feet to the intersection of the centerline of Oregon Street and the extended northerly line of Lot 2, Block 2, El Paso Community College Rio Grande Campus Subdivision, Thence North 52°23'00" East along the extended northerly line of Lot 2, Block 2, El Paso Community College Rio Grande Campus Subdivision, a distance of one hundred seventy five and no hundredths (175.00) feet for corner on the easterly right-of-way line of Alley Block 2, El Paso Community College Rio Grande Campus Subdivision, said corner being the Point Of Beginning for this description;

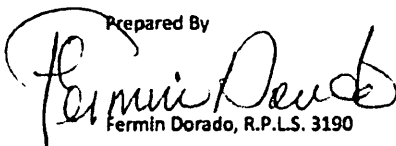
Thence, North 52°23'00" East across Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision, a distance of one hundred twenty and no hundredths (120.00) feet for a corner on the westerly right-of-way line of Oregon Street.

Thence, South 37°37'00" East along the westerly right-of-way line of Oregon Street, a distance of fifty and no hundredths (50.00) feet to the common easterly corner of Lots 5 and 6, Block 2, El Paso Community College Rio Grande Campus Subdivision;

Thence, South 52°23'00" West along the common line of Lots 5 and 6, Block 2, El Paso Community College Rio Grande Campus Subdivision a distance of one hundred twenty and no hundredths (120.00) feet to the common westerly corner of Lots 5, and 6 on the easterly right-of-way line of Alley Block 2, El Paso Community College Rio Grande Campus Subdivision;

Thence, North 37°37'00" West along the easterly right-of-way line of said mention Alley Block 2, a distance of fifty and no hundredths (50.00) feet to the Point Of Beginning for this description;

Said Portion of Lot 5, contains 6,000.00 Square Feet or 0.138 Acres of land more or less.

Prepared By

Fermin Dorado, R.P.L.S. 3190



January 30, 2018

ORDINANCE NO. _____

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PZRZ17-00022

