

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: March 31, 2015
Public Hearing: April 21, 2015

CONTACT PERSON/PHONE: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of Tracts 4A and 4C, Block 33, Ysleta Grant, 8235 Carpenter, City of El Paso, El Paso County, Texas from R-4 (Residential) to A-2 (Apartment). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 8235 Carpenter Drive. Property Owner: Daniel Alderete. PZRZ15-00001 (**District 7**)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 4A AND 4C, BLOCK 33, YSLETA GRANT, 8235 CARPENTER DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-2 (APARTMENT). 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 Tracts 4A and 4C, Block 33, Ysleta Grant, 8235 Carpenter Drive, 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, be changed from **R-4 (RESIDENTIAL)** to **A-2 (APARTMENT)**, 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 _____, 2015

THE CITY OF EL PASO

Oscar Leaser
Mayor

ATTEST:

Richard Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ15-00001

EXHIBIT "A"

8235 Carpenter Dr., El Paso, Texas
METES AND BOUNDS

Description of a parcel of land out of Tracts 4A and 4C, Block 33, Ysleta Grant, City of El Paso, El Paso County, Texas. Such parcel of land is more particularly described by metes and bounds as follows;

Commencing at a point on the Easterly ROW line of Carpenter Dr. (40.00 feet ROW); said point being the Southwesterly corner of said Tract 4C and also being the **point of beginning of this description;**

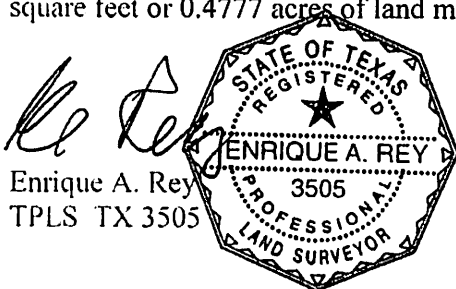
Thence N 19° 11' 00" W a distance of 34.70 feet along said Easterly ROW line of Carpenter Dr. to a point;

Thence N 64° 36' 30" E, distance of 110.84 feet to a point;

Thence N 54° 32' 34" E a distance of 42.15 feet to a point that lies on the Westerly ROW line of G.H. and S.A. Railroad;

Thence S 45° 09' 00" E, a distance of 231.03 feet along said Westerly ROW line of G.H. and S.A. Railroad to a point;

Thence N 78° 32' 00" W, a distance of 292.70 feet, along the Southerly boundary line of Tract 4C to the point of beginning of this description. Said parcel of land contains 20,809 square feet or 0.4777 acres of land more or less.



El Paso, Texas – Thursday, December 18, 2014

MEMORANDUM

DATE: March 19, 2015

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

FROM: Michael McElroy, Planner

SUBJECT: PZRZ15-00001

The City Plan Commission (CPC), on March 12, 2015, voted 5-0 to recommend **approval** of rezoning the subject property from R-4 (Residential) to A-2 (Apartment).

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, and property values in the vicinity and the city as a whole.

The Planning division received two letters in opposition to the rezoning request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00001
Application Type: Rezoning
CPC Hearing Date: March 12, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 8235 Carpenter Drive
Legal Description: Tracts 4A and 4C, Block 33, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 0.4777
Rep District: 7
Existing Zoning: R-4 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-4 (Residential) to A-2 (Apartment)
Proposed Use: Apartments
Property Owner: Daniel Alderete
Representative: Daniel Alderete

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwelling
South: R-4 (Residential) / Duplex
East: R-3 (Residential) / Railroad and Single-family dwellings
West: A-M/sc (Apartment-Mobile Home/special contract) / Apartments

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

NEAREST PARK: Marion Manor Park (5,788 feet)

NEAREST SCHOOL: Pasodale Elementary School (3,522 feet)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley 21

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 February 24, 2015. The Planning Division received two letters in opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-4 (Residential) to A-2 (Apartment) to permit the construction of an 8 two-bedroom unit apartment complex totaling 2,912 sq. ft. The property is currently vacant. Sixteen parking spaces are required and 16 are proposed, to include ADA and bicycle parking. The proposed development requires 2,682 sq. ft. of landscaping and proposes 2,908 sq. ft. Furthermore, the development complies with the 50 percent open space requirement for the A-2 (Apartment) zoning district, proposing 10,827 sq. ft. of non-hardscape area. Access is proposed from Carpenter Drive.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to A-2 (Apartment). The proposed zoning district is consistent with other apartment zoning districts in immediate proximity to the subject property. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the Mission Valley Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for special permit 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 purpose of the A-2 (Apartment) district is to provide a 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. Permits building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

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 - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

No objection. At the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

El Paso Fire Department

Rezoning request does not adversely affect the fire department.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 6-inch diameter water main extending along Carpenter Drive, the water main is located approximately 10-ft east from the right-of-way line. This water main is available for service.
2. Previous water pressure tests from fire hydrant # 4581 located at the northwest corner the subject property of have yielded a static pressure of 104 (psi) pounds per square inch, a residual pressure of 82 (psi) pounds per square inch, and a discharge of 978 (gpm) gallons per minute. 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.

Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Carpenter Drive, the sewer main is located approximately 10-ft west from the right-of-way line. This sewer main is available for service.

General:

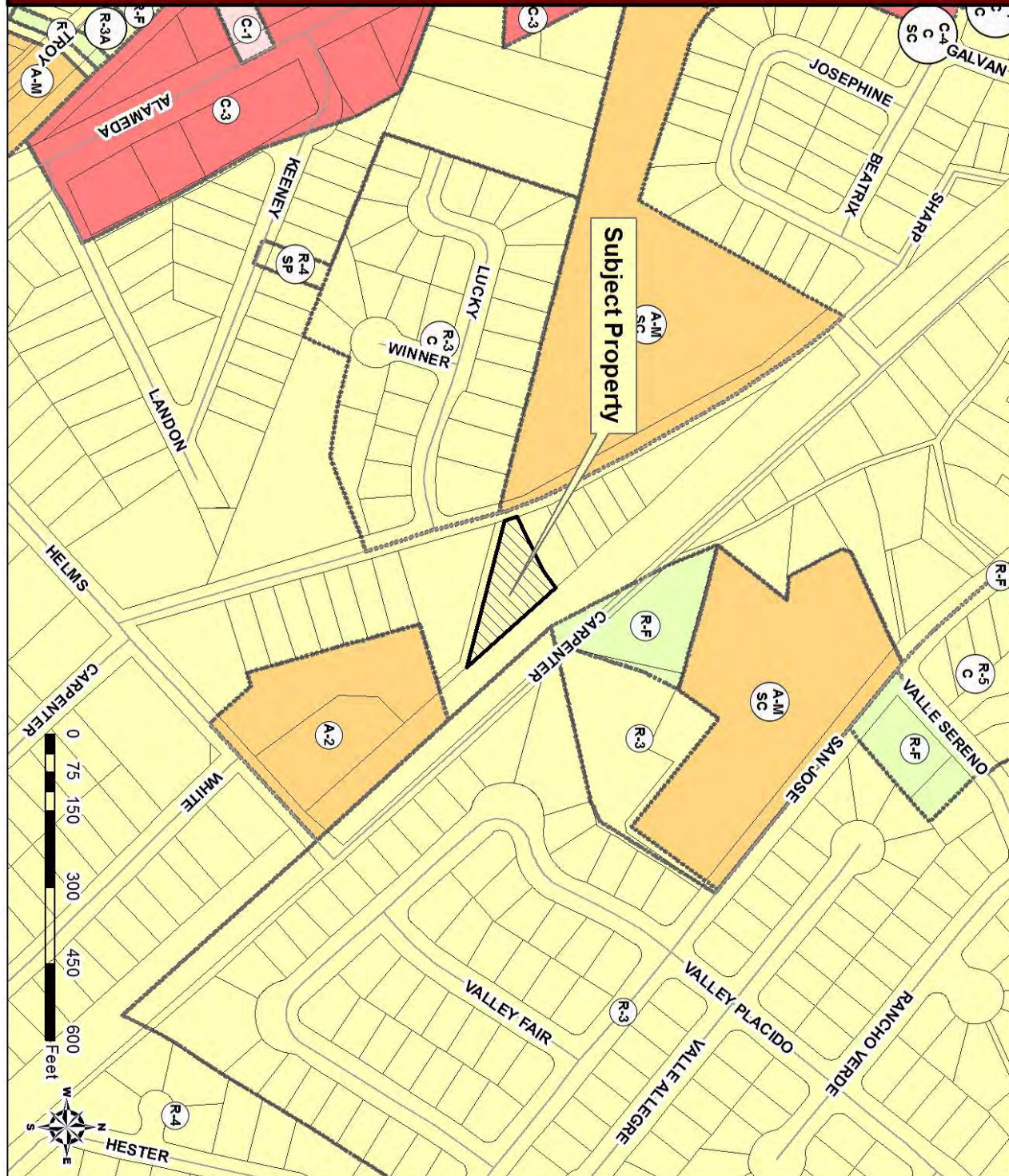
EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure

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 EPWU – PSB 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

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Opposition Letters

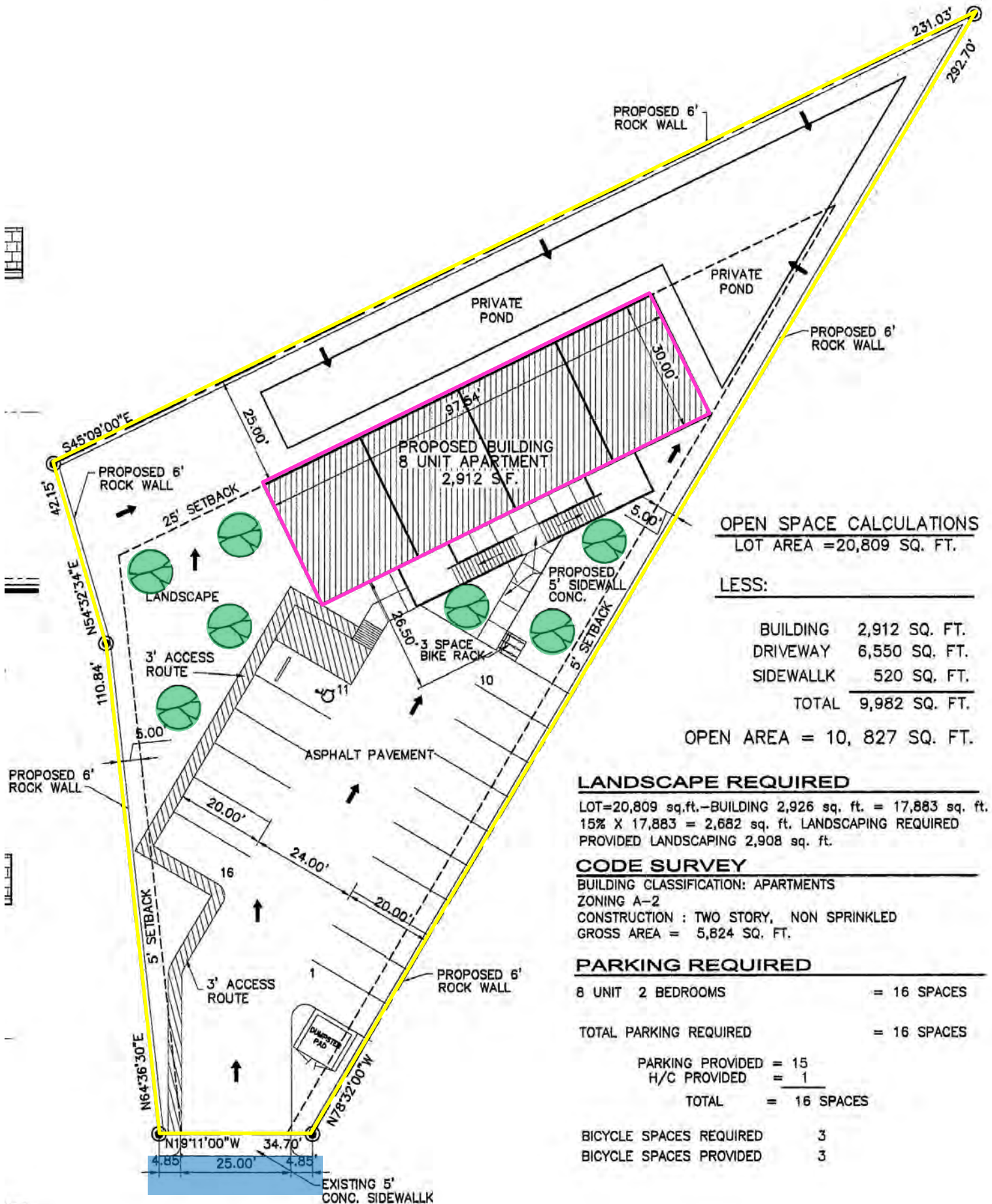
PZRZ15-00001



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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



OPEN SPACE CALCULATIONS
LOT AREA = 20,809 SQ. FT.

LESS:

BUILDING	2,912 SQ. FT.
DRIVEWAY	6,550 SQ. FT.
SIDEWALK	520 SQ. FT.
TOTAL	9,982 SQ. FT.

OPEN AREA = 10, 827 SQ. FT.

LANDSCAPE REQUIRED

LOT=20,809 sq.ft.-BUILDING 2,926 sq. ft. = 17,883 sq. ft.
 15% X 17,883 = 2,682 sq. ft. LANDSCAPING REQUIRED
 PROVIDED LANDSCAPING 2,908 sq. ft.

CODE SURVEY

BUILDING CLASSIFICATION: APARTMENTS
 ZONING A-2
 CONSTRUCTION : TWO STORY, NON SPRINKLED
 GROSS AREA = 5,824 SQ. FT.

PARKING REQUIRED

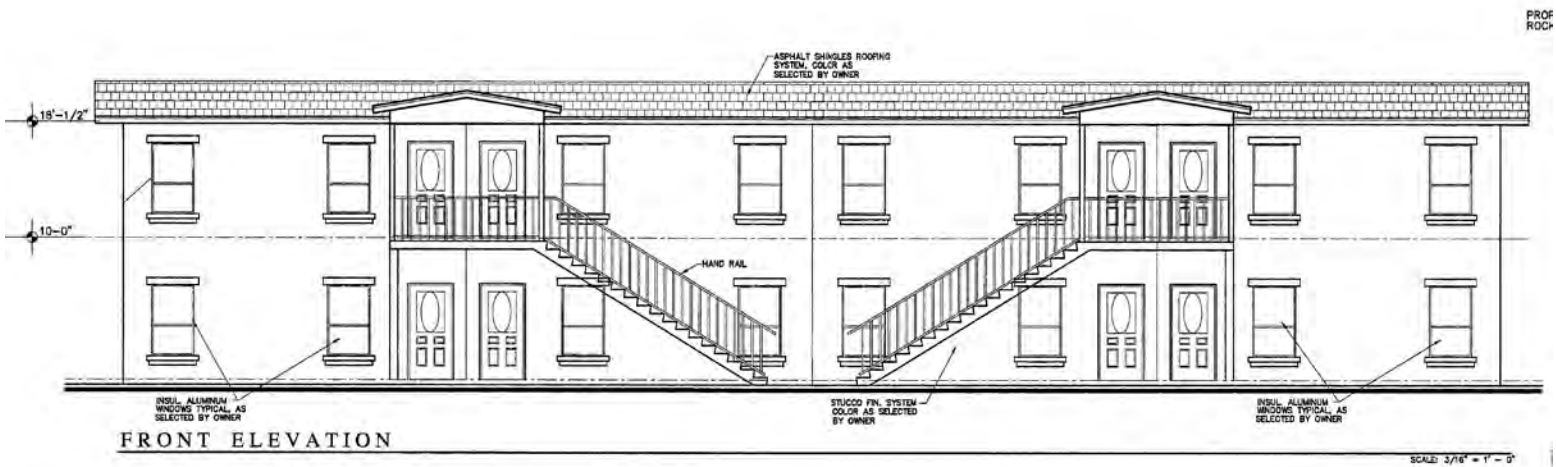
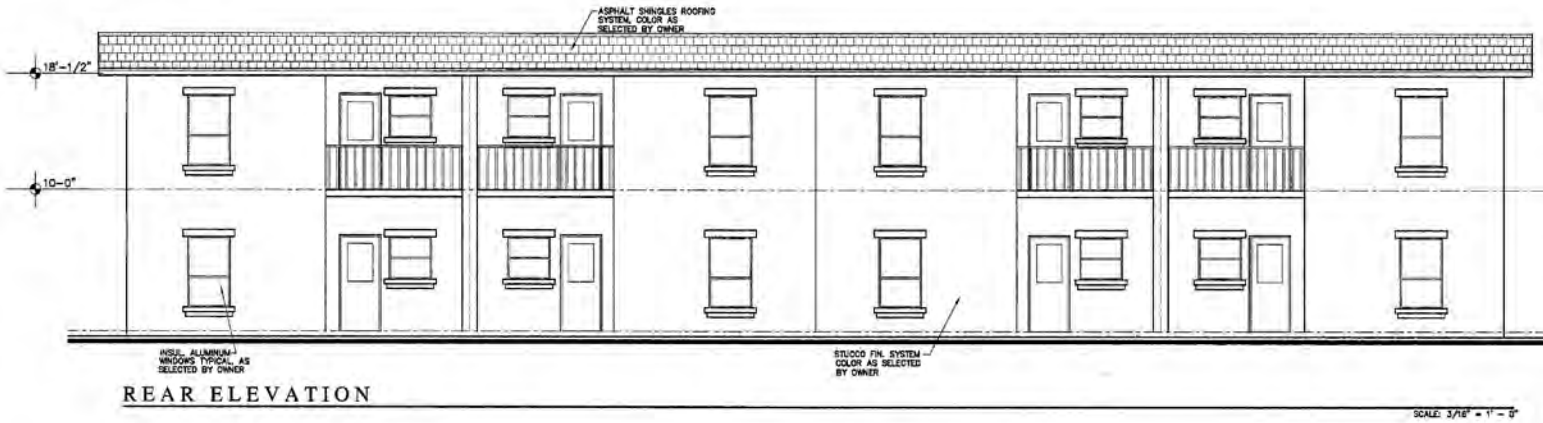
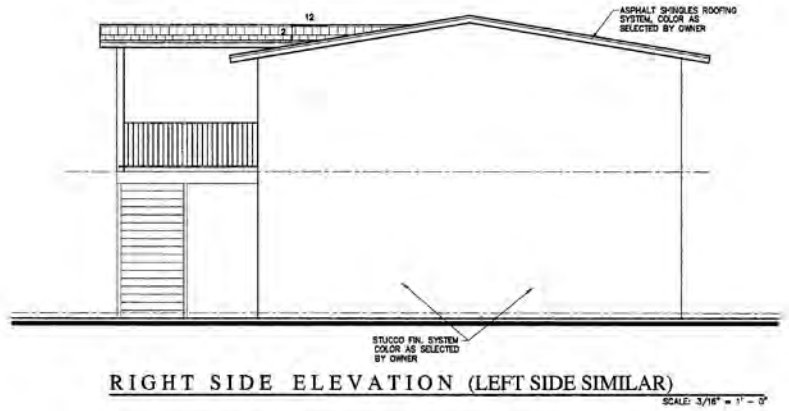
8 UNIT 2 BEDROOMS = 16 SPACES

TOTAL PARKING REQUIRED = 16 SPACES

PARKING PROVIDED	= 15
H/C PROVIDED	= 1
TOTAL	= 16 SPACES

BICYCLE SPACES REQUIRED	3
BICYCLE SPACES PROVIDED	3

ATTACHMENT 4: ELEVATIONS



ATTACHMENT 5: OPPOSITION LETTERS

McElroy, Michael

From: Adrian <kingac369@yahoo.com>
Sent: Monday, March 02, 2015 10:42 AM
To: McElroy, Michael
Subject: Cpc 8235 carpenter dr.

I disagree on this plan , our neighborhood has always been a peaceful place we would like to keep it as calm and peaceful.
Sent from my iPhone

ATTACHMENT 5: OPPOSITION LETTERS (CONTINUED)

McElroy, Michael

From: lorenzo maxwell <maxwell8282@outlook.com>
Sent: Tuesday, March 03, 2015 12:31 PM
To: McElroy, Michael
Subject: Hello sir my name is Lorenzo Maxwell I live at 8237 carpenter drive the reason for me contacting you is case pZR15-00001 which is next to my property. We really oppressed to turning that property into A-2.

Sent from my Windows Phone



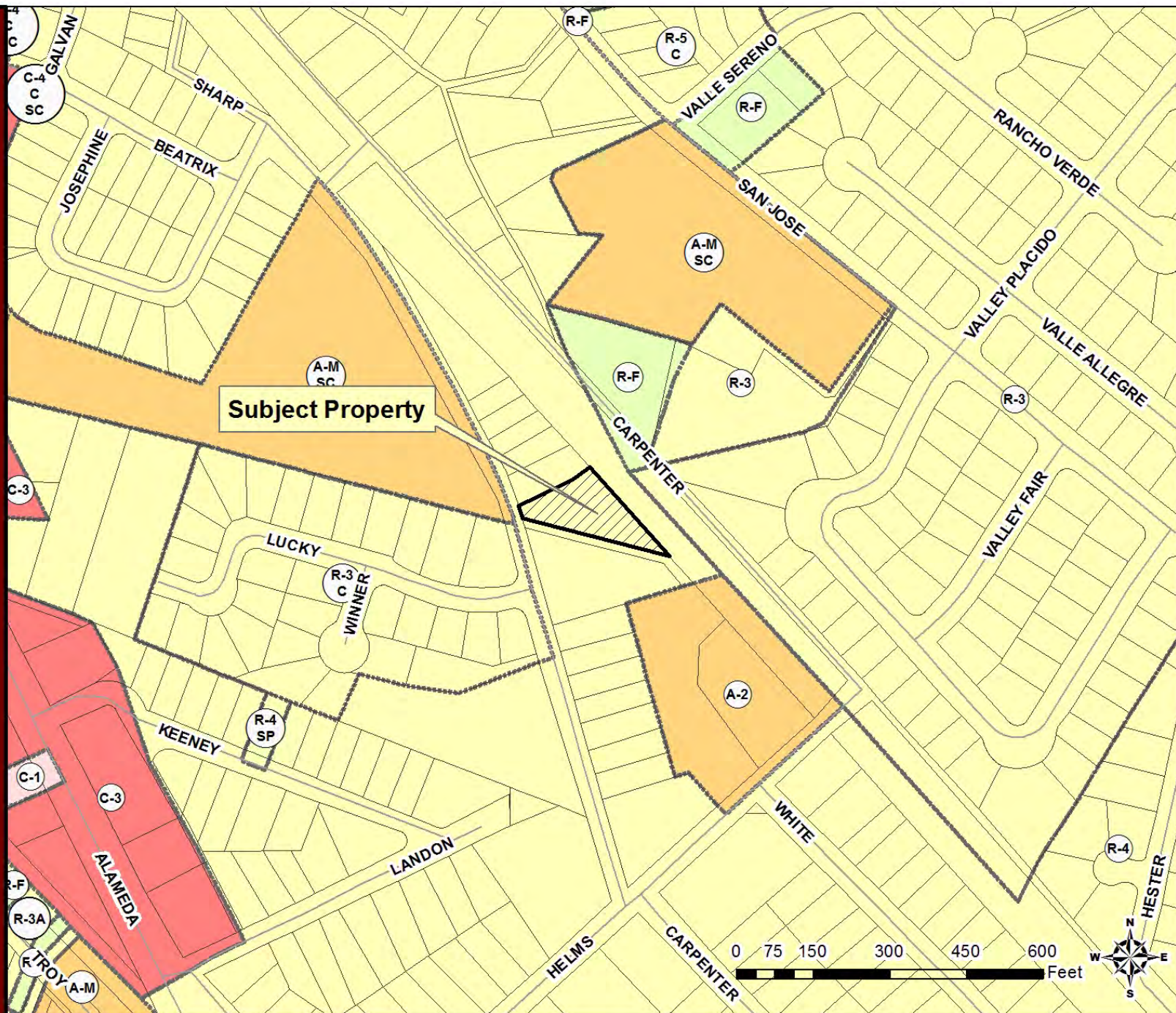
Recommendation/Public Input

- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (5-0)
- Public Input: Planning received 2 letters in opposition to the rezoning request.

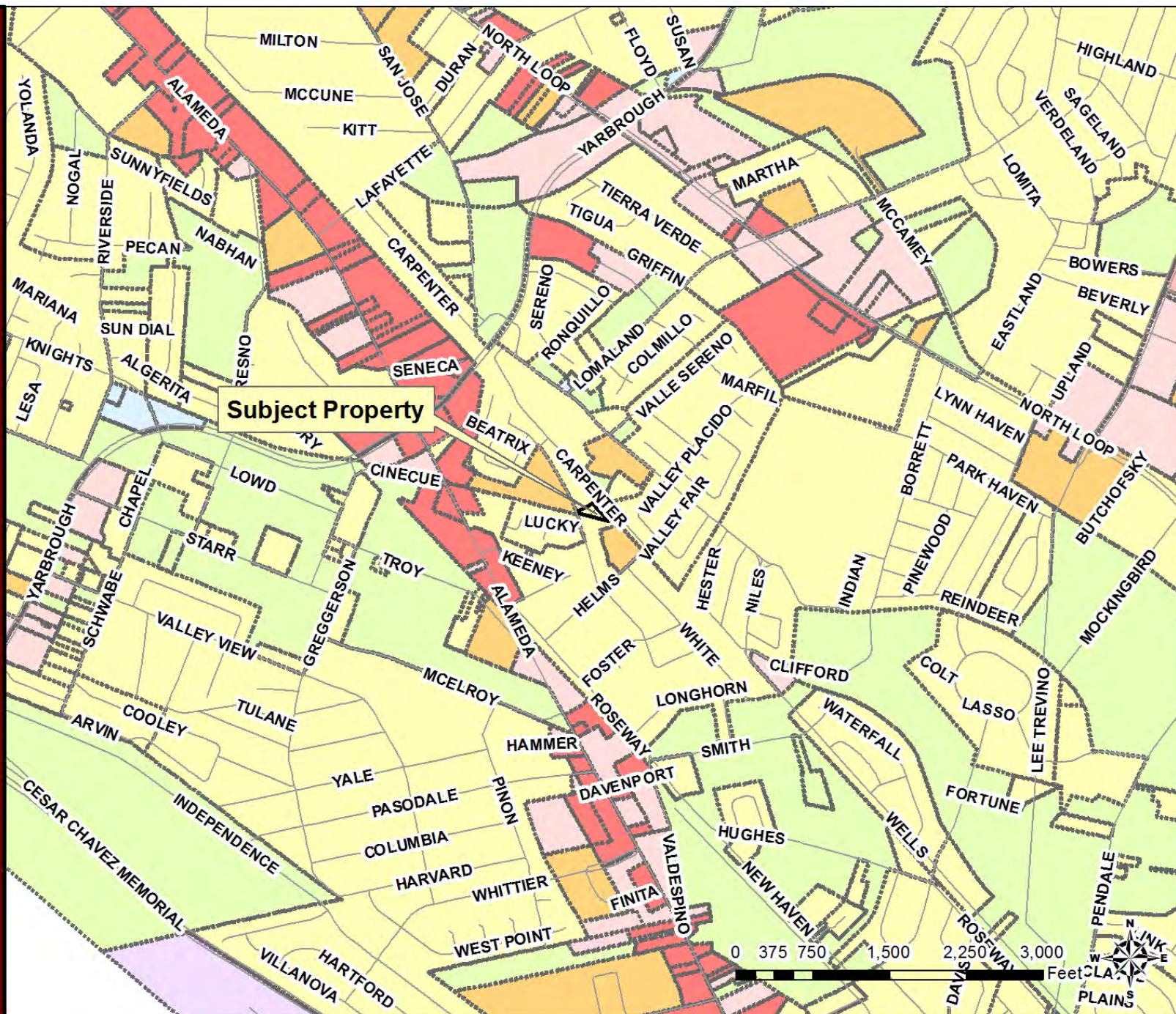
Strategic Goal #3 Promote the Visual Image of El Paso

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

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PZRZ15-00001

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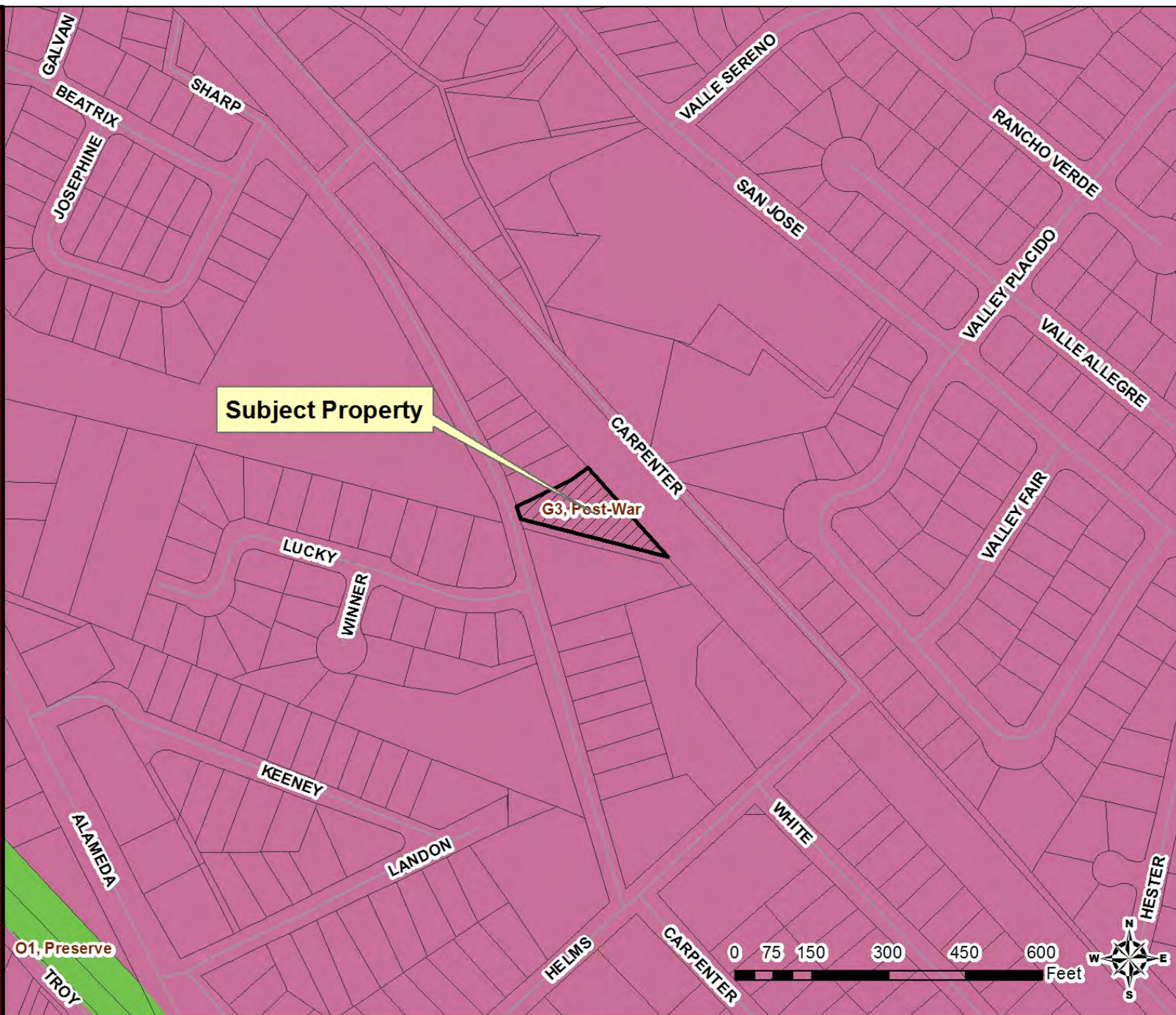


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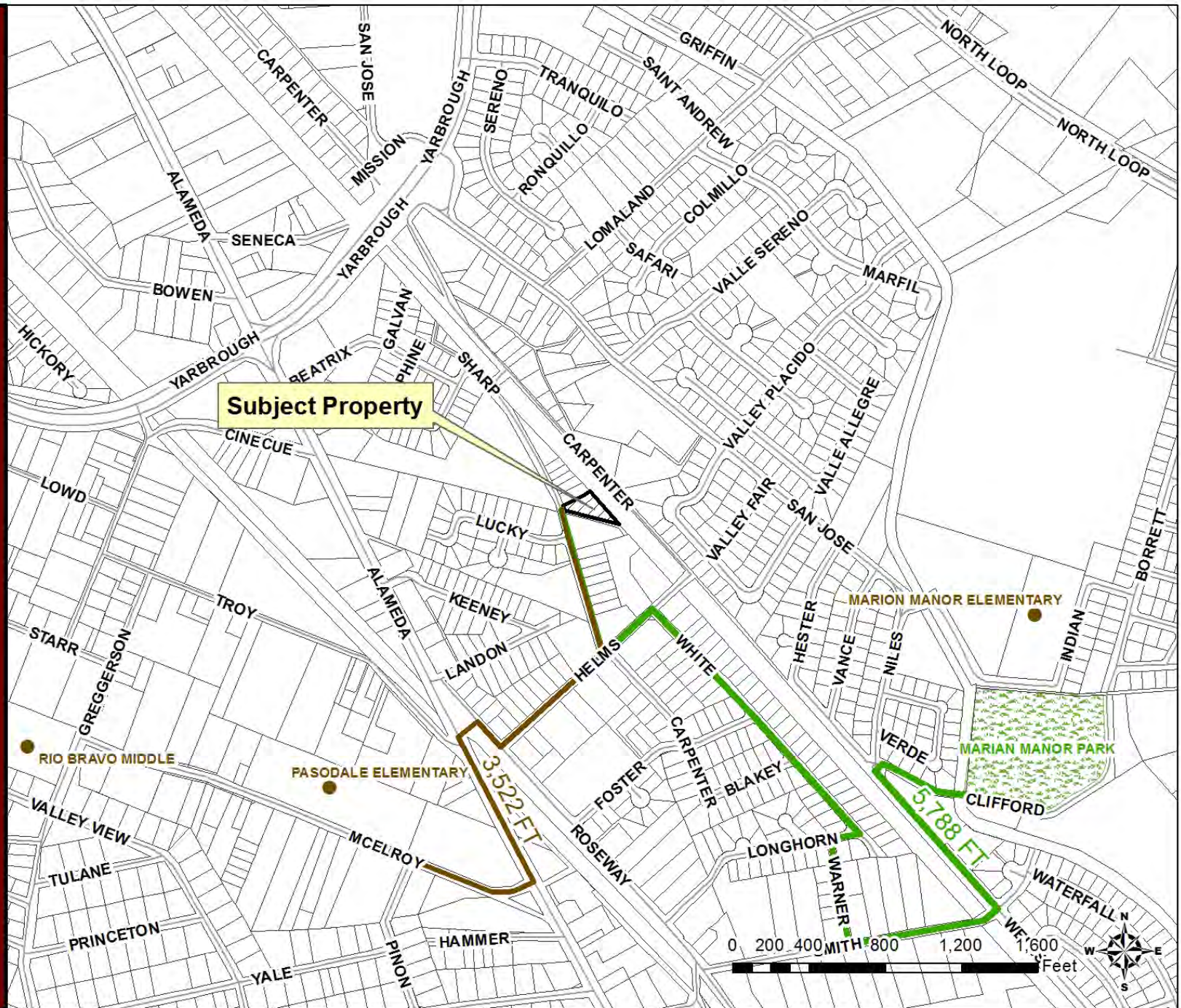
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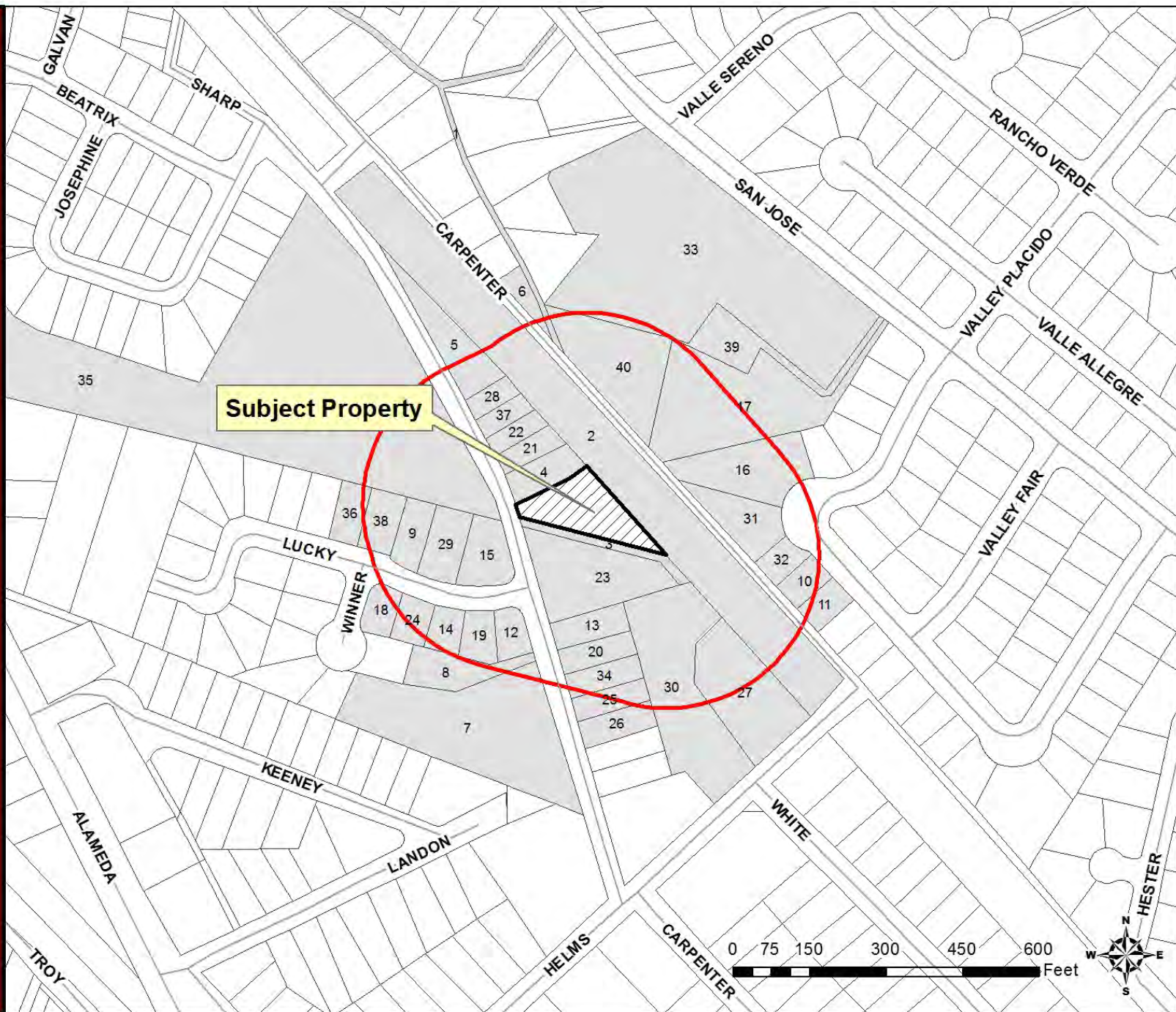
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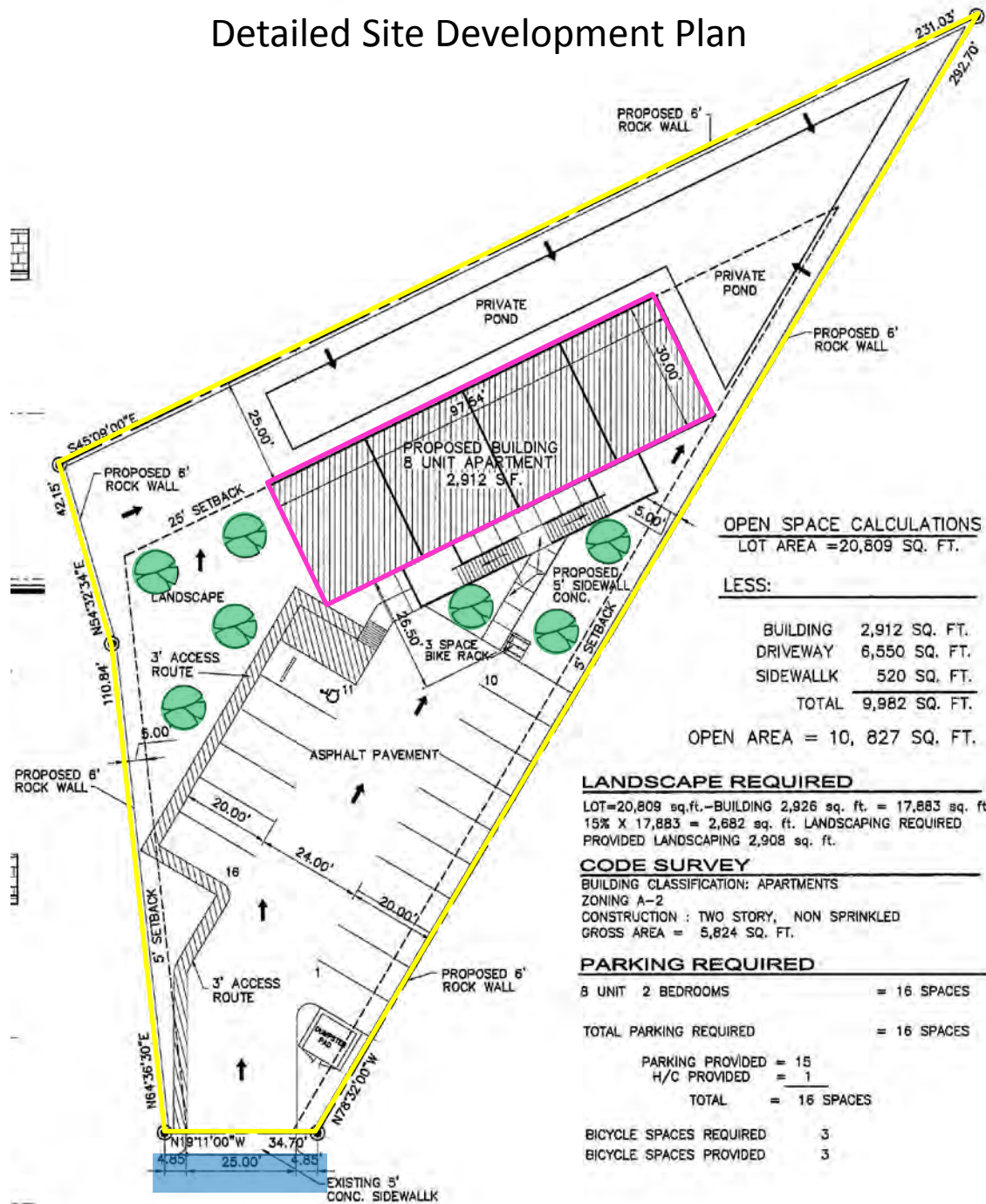


PZRZ15-000001

8



Detailed Site Development Plan





10

Subject Property







13

North



14

West



15

West

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