

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: May 15, 2018
Public Hearing: June 12, 2018

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

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of a Portion of Tract 2B3, Block 18, Ysleta Grant, 750 N. Carolina Dr., City of El Paso, El Paso County, Texas from C-1 (Commercial) to C-2 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 750 N. Carolina Dr. Property Owner: Ramos & Robles, Inc. PZRZ15-00034 (related to case PZST17-00038). (District 7).

BACKGROUND / DISCUSSION:

On May 22, 2018, the CPC reviewed and recommended approval of the rezoning request.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this special permit application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0).

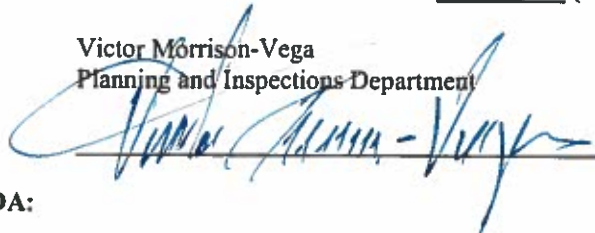
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 2B3, BLOCK 18, YSLETA GRANT, 750 N. CAROLINA DR., CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM (C-1) COMMERCIAL TO (C-2) COMMERCIAL. 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, the zoning of **A Portion of Tract 2B3, Block 18, Ysleta Grant, 750 N. Carolina Dr.**, located in the City of El Paso, El Paso County, Texas, be changed from **C-1 (Commercial)** to **C-2 (Commercial)**, as defined in Section 20.06.020, more particularly described in the metes and bounds herein attached as **EXHIBIT "A"**; 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 _____, 2018.

THE CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

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. _____
18-1007-2164 | 775790
750 North Carolina Dr.
KMN

PZRZ15-00034 (RELATED TO PZST17-00038)

EXHIBIT "A"

Prepared For: Ramos and Robles, Inc. d/b/a Sunset Funeral Home
Date: 12-18-2017
Being a Portion of Tract 2B3, Block 1B, Ysleta Grant,
City of El Paso, El Paso County, Texas
W.O. # 030317-3
Prepared By: L.A.J.

METES AND BOUNDS DESCRIPTION SPECIAL PERMIT PARCEL, 750 CAROLINA DRIVE

Description of a 0.342-acre parcel of land being a Portion of Tract 2B3, Block 1B, Ysleta Grant, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows to wit:

Commencing at an existing city monument located at the intersection of Carolina Drive and Giles Road, Thence South 05°55'05" West (South 02°18'00" West Record) along the centerline of said Giles Road a distance of 195.13 feet to a point, Thence North 89°04'55" West (North 87°42'00" West Record) a distance of 25.00 feet to point, said point lying along the westerly right-of-way of Giles Road, Thence North 82°32'55" West (North 85°46'00" West Record) a distance of 156.89 feet to a Set 5/8" Ø rebar with yellow plastic cap stamped with Texas Registration Number (Tx. 2449), being the "True Point of Beginning":

Thence South 04°13'03" West a distance of 80.42 feet to set 5/8" Ø rebar with yellow plastic cap stamped with Texas Registration Number (TX. 2449);

Thence North 87°29'49" West (North 89°17'00" West Record) a distance of 170.00 feet to a set 5/8" Ø rebar with yellow plastic cap stamped with Texas registration number (TX. 2449)

Thence North 04°20'05" East (North 01°07'00" East Record) a distance of 95.10 feet to found PK nail on asphalt,

Thence South 82°32'55" East (South 85°46'00" East Record) a distance of 170.00 feet back to the " True Point of Beginning" and containing in all 14,904 Square Feet or 0.342 acres of land more or less.

12/19/2017
Charles H. Gutierrez R.P.L.S. 5572
H20-Terra



NOTE: A SURVEY PLAT OF EVEN DATE HEREWITH ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

MEMORANDUM

DATE: May 4, 2018
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Adriana Martinez, Planner
SUBJECT: PZRZ15-00034

The City Plan Commission (CPC), on May 22, 2018 voted 7-0 to recommend **Approval** of the zoning of a Portion of Tract 2B3, Block 18, Ysleta Grant, 750 N. Carolina Dr., City of El Paso, El Paso County, Texas from C-1 (Commercial) to C-2 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Property Owner: Ramos & Robles, Inc.
Representative: H2O Terra

Attachments:
Staff Report

750 N. Carolina Dr.
City of El Paso — Plan Commission — 03/22/18
PZR215-00034 — Rezoning



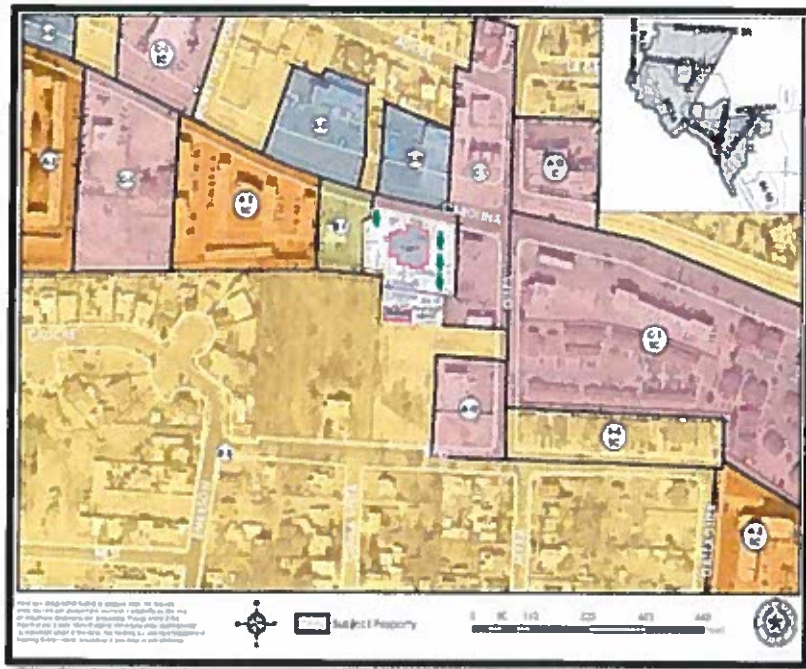
STAFF CONTACT:	Adriana Martinez, 915-212-1611, Martinezad@elposotexas.gov	OWNER:	Ramos & Robles, Inc.
REPRESENTATIVE:	H2O Terra	LOCATION:	750 N. Carolina Dr.
LEGAL DESCRIPTION:	A Portion of Tract 283, Block 18, Ysleta Grant, City of El Paso, El Paso County, Texas	DISTRICT:	7
REQUEST:	From C-1 (Commercial) to C-2 (Commercial) to allow a funeral home & crematorium	EXISTING ZONING:	C-1 (Commercial)
RELATED APPLICATIONS:	PZST17-00038		

PUBLIC INPUT Notices sent to property owners within 300 feet on March 9, 2018; Planning has not received any calls in support or opposition to the special permit request.

RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezoning from C-1 (Commercial) to C-2 (Commercial) to allow for a funeral home & crematorium for the property located at 750 N. Carolina Dr. The current use of the property is for a funeral home.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from C-1 (Commercial) to C-2 (Commercial) to allow a funeral home & crematorium. The proposed zoning district is consistent with other commercial districts in the immediate area along Carolina Dr. and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-3, Post-War, Mission-Planning Area land use designation of Plan El Paso, the City's Comprehensive Plan.



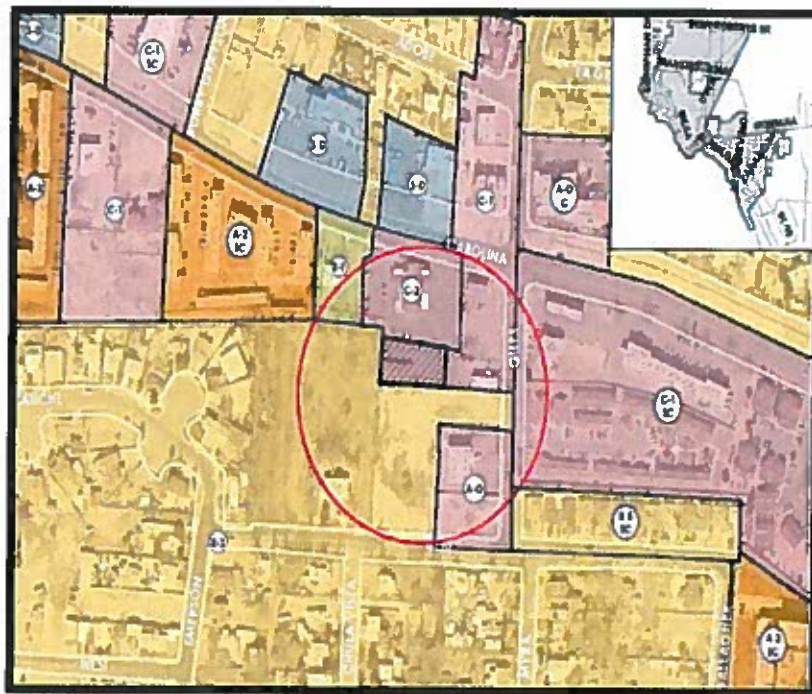
DESCRIPTION OF REQUEST

The applicant has submitted a rezoning application for the property at 750 N. Carolina Dr. The owner is requesting to rezone the subject property from C-1 (Commercial) to C-2 (Commercial) for a funeral home & crematorium. The area of the rezoning request is 0.342 acres in size. The applicant proposes to combine two lots and introduce a new use to the subject property. The development consists of an existing 8,904 sq. ft. building used as funeral home and an existing 2,033 sq. ft. structure to be converted into a crematorium. This is a permitted use through a Special Permit application that has been submitted Case No. PZST17-0003. The development requires a minimum of 66 parking spaces and one (1) bike rack. The proposed development provides 81 parking spaces to including accessible parking spaced (ADA). The development is also in compliance with Title 18 requirements. Access to the subject property is from Carolina Dr.

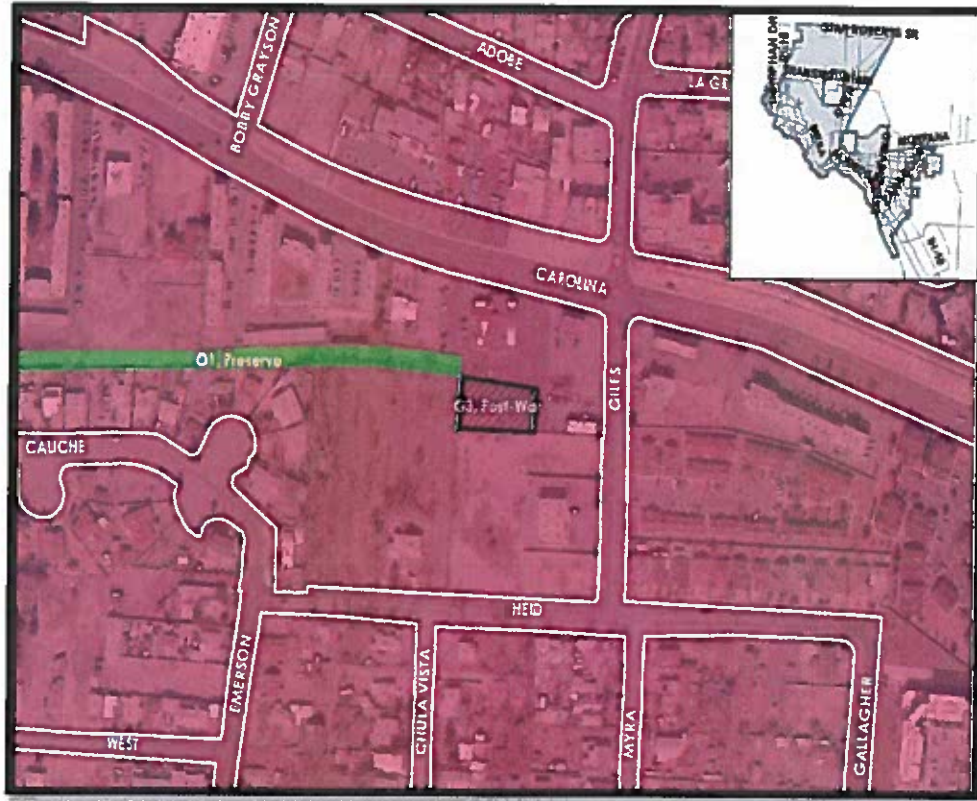
REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned C-2 (Commercial, S-D (Special Development), C-1/sc (Commercial/special contract), & R-F (Ranch-farm).
Plan El Paso Are ideal for a balance of housing, jobs, shopping, recreation, and civic uses (Policy 2.2.5).	Yes, the property is designated G-3, Post-War, Mission-Planning Area land use designation of Plan El Paso. The proposed development will introduce a balance of mix uses, which in turn will reduce distances between the workplaces, housing and a variety of amenities.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is not platted and is currently zoned C-1 (Commercial). The subject property is currently being used as parking for the funeral home. Properties adjacent to the subject property are zoned C-2 (Commercial, S-D (Special Development), R-3 (Residential), C-1/sc (Commercial/special contract), R-F (Ranch-farm) & R-3 (Residential). Surrounding land uses include restaurants, automobile service station, apartments, and daycare center. The nearest park is Officer David Ortiz (1,414 feet) and the nearest school is Sageland Elementary School (2,875 feet). There are more than three different commercial uses within a 300 ft. radius.



COMPLIANCE WITH PLAN EL PASO: The proposed project is being used as parking complimenting the funeral home. The purpose of the application is to have a uniformed zone district for a proposed use once both lots have been combined through a replat. The new use will introduce balance of housing, jobs, shopping, recreation, and civic uses to a property within a G-3, Post-War, Mission-Planning Area land use designation of Plan El Paso.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

<p>CONSISTENCY WITH PLAN EL PASO</p> <p>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.</p>	<p>DOES IT COMPLY?</p> <p>Yes, the lot sits within the El Paso mission valley boundary. The purpose of this project is to integrate different uses to the subject property, which is currently adjacent to existing commercial & residential district.</p>
<p>ZONING DISTRICT</p> <p>C-2 (Commercial) Establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. Permit intensities designed to be compatible with each other and</p>	<p>DOES IT COMPLY?</p> <p>Yes, a funeral home and crematorium are permitted uses in the proposed zone district and with a special permit application.</p>

to provide for a wide range of types of commercial activity, including light automobile related uses.	
POLICY	DOES IT COMPLY?
<p>1.3.1: Most neighborhoods, even new ones, would benefit from a greater variety of activities within walking and bicycling distance. For instance, a greater number of smaller parks are preferable to a few larger ones that are accessible only to those with a private vehicle. Likewise, smaller schools often become the centerpiece of their neighborhoods rather than distant facilities to which most students must be driven or bused each day. This policy is most applicable within the G-3 "Post-War" and G-4 "Suburban" growth sectors on the Future Land Use Map.</p>	<p>Yes, the applicant is proposing the redevelopment of an existing parcel, adding additional uses, and expanding opportunities for employment.</p>

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 0.342 acres in size and allows the use under the proposed C-2 (Commercial) zone district and with the submittal of a Special Permit application (Case No. P ZST17-00038).

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare, to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the C-2 (Commercial) zone district is for establishments to provide or render services which are used in support of the community's trade and service establishments and serving multi-neighborhoods. The proposed development will keep the commercial appearance and landscaping of the property and redesign the interior of the existing structure while introducing a new permitted use.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

There is an existing 6-inch diameter water main that extends along the north side of Carolina Dr., approximately 15-feet north of and parallel to the northern curb and gutter line of Carolina Dr. which are available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Santa Lucia Neighborhood Association and Mission Valley Civic Association and have been notified as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 9, 2018. Planning has not received support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater 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.

ATTACHMENTS:

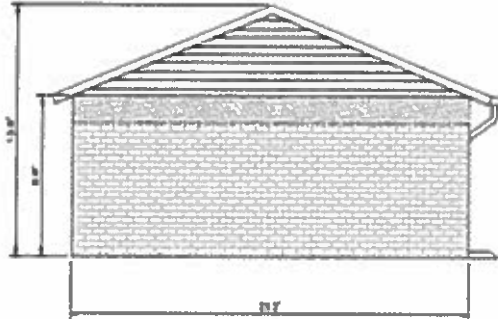
1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Public Notification Boundary Map

ATTACHMENT 2

Elevations



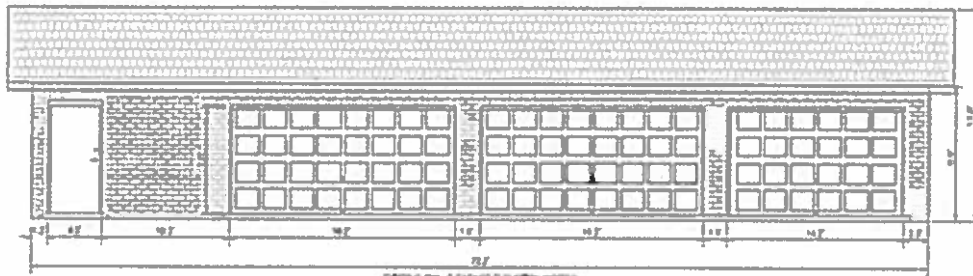
EXISTING REAR GARAGE ELEVATION
SCALE - NOT TO SCALE



EXISTING REAR GARAGE ELEVATION
SCALE - 1" = 8'



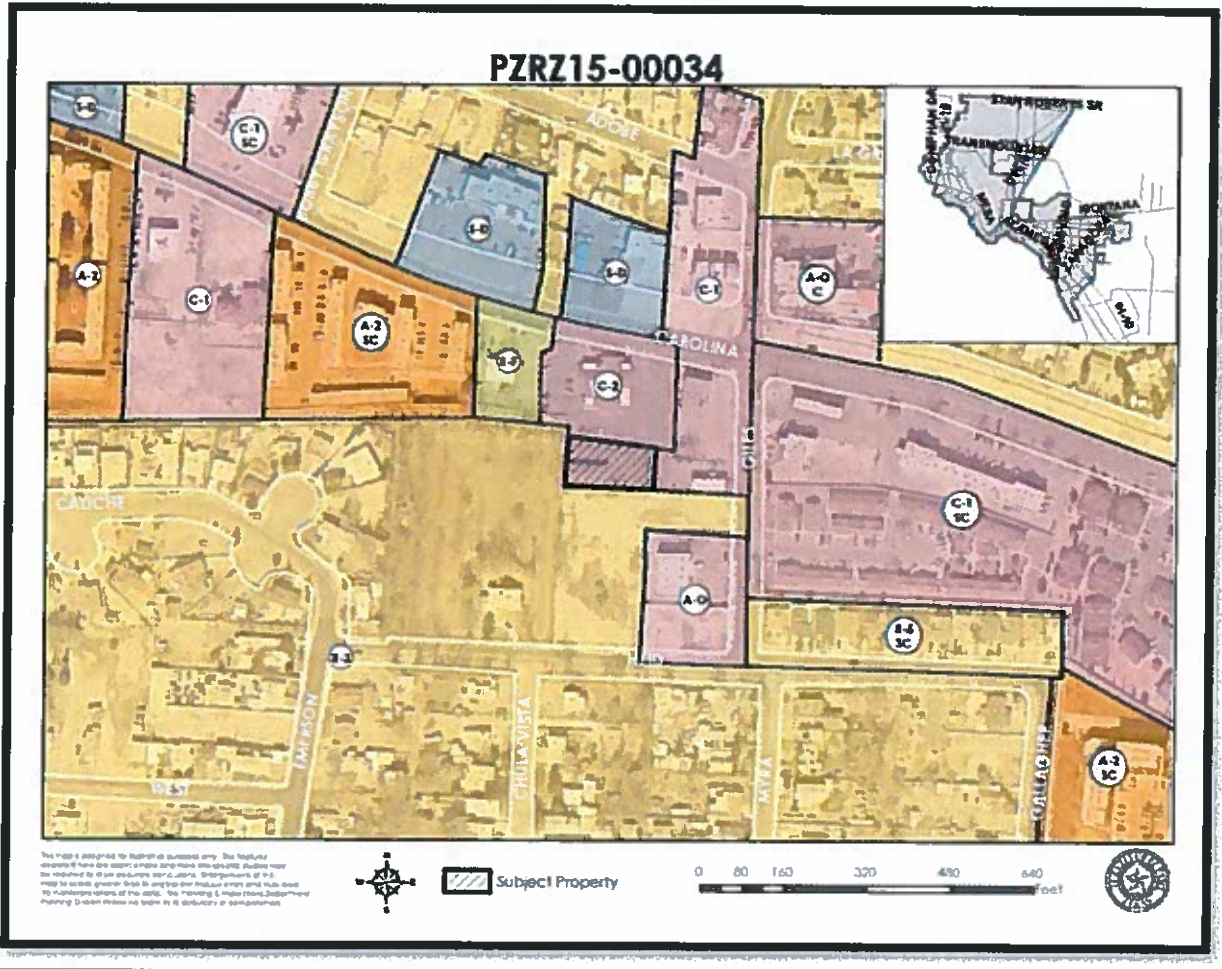
EXISTING FRONT GARAGE ELEVATION
SCALE - NOT TO SCALE



EXISTING FRONT GARAGE ELEVATION
SCALE 1" = 8'

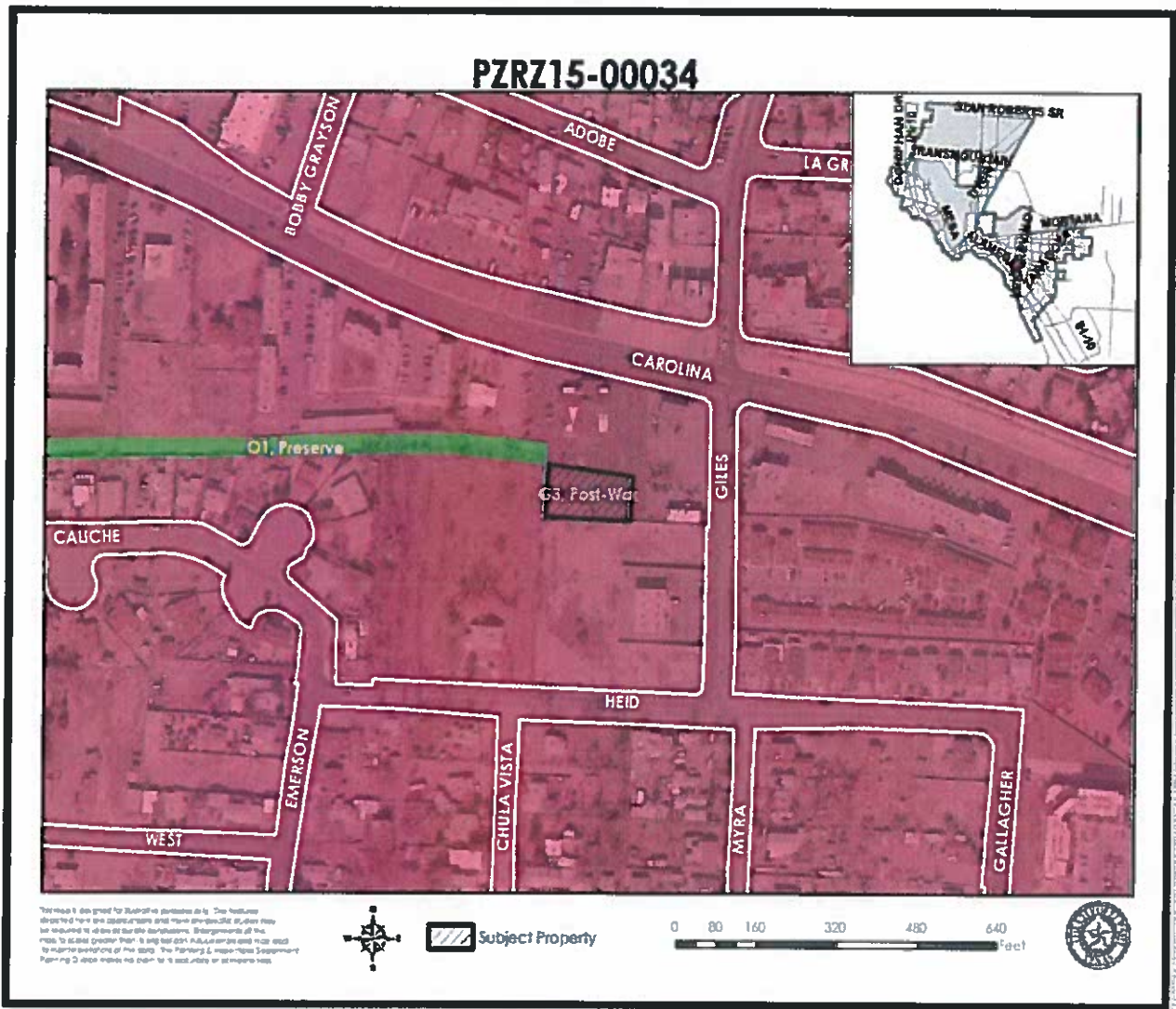
ATTACHMENT 3

Zoning Map



ATTACHMENT 4

Future Land Use Map



ATTACHMENT 5

Department 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 proposed rezoning.

Planning and Inspections Department - Land Development

No objections to rezoning.

Sun Metro

No objections to rezoning.

Fire Department

No objections to rezoning.

Police Department

No objections to rezoning.

TxDot

Property is not abutting TxDOT Right of Way.

El Paso Water Utilities

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

Note: EPWater does not object to this request

Water

1. There is an existing 6-inch diameter water main that extends along the north side of Carolina Dr., approximately 15-feet north of and parallel to the northern curb and gutter line of Carolina Dr. This water main is available for service.
2. EPWater records indicate there is an active 1-inch water meter serving the subject property. The service address for this meter is 740 N. Carolina Dr. Backflow preventer will be required after the water service meter.
3. Previous water pressure from fire hydrant #3117 located at the northwest corner of Giles Rd. and Carolina Dr. has yield a static pressure of 90 psi, a residual pressure of 78 psi, and a discharge flow of 750 gallons per minute.
4. The owner should, for his own protection and at his own expense, install a pressure regulator, strainer and relief valve at the discharge side of each water meter to be set at a pressure 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:

5. There is an existing 8-inch diameter sanitary sewer main that extends along the north side of Carolina Dr., approximately 5-feet north of and parallel to the northern curb and gutter line of Carolina Dr. This sanitary sewer main is available for service.
6. There is an existing 12-inch diameter sanitary sewer main that extends along the 10-foot PSB Easement, North of Bowman Lateral. This sanitary sewer main is available for service.

General:

7. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.
8. EPWater requires a new service application for additional services to 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 with street names and addresses; (2) finalized set of 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.

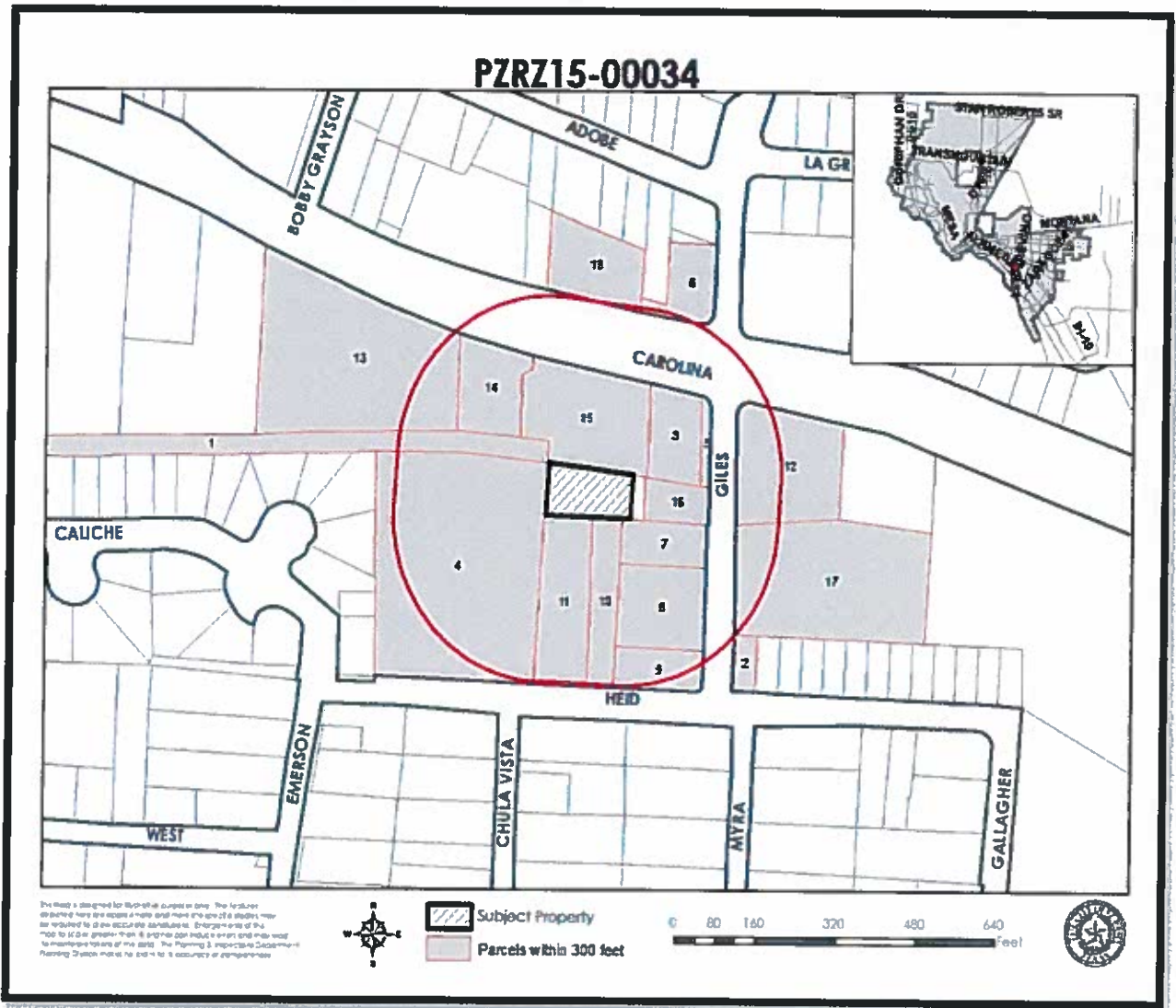
Stormwater:

EPW-Stormwater Engineering has reviewed the property described above and provide the following comments:

9. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding, and encourage the use of nonstructural stormwater management such as the preservation of greenspace and other conservation areas, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, Subparagraph A-2 & A-5.
10. If there is any reconstruction, the property is required to retain its developed runoff.

ATTACHMENT 6

Notification Map





Recommendation/Public Input

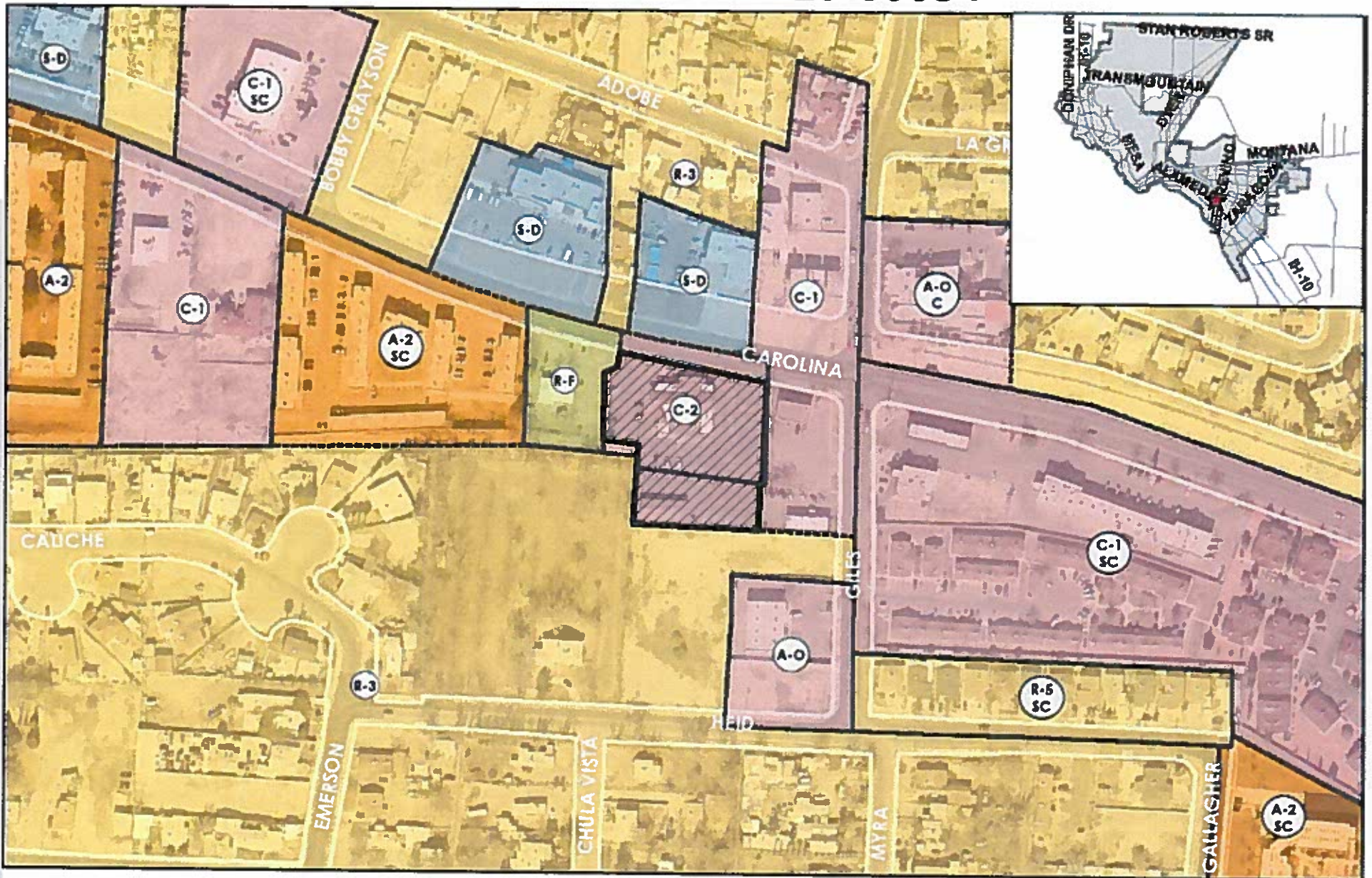
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0)
- **Public Input:** The Planning Division has not received any communication in support or opposition to the rezoning or special permit request.

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

"Delivering Outstanding Services"

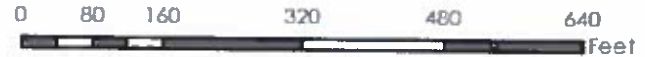
PZST17-00038 & PZRZ15-00034



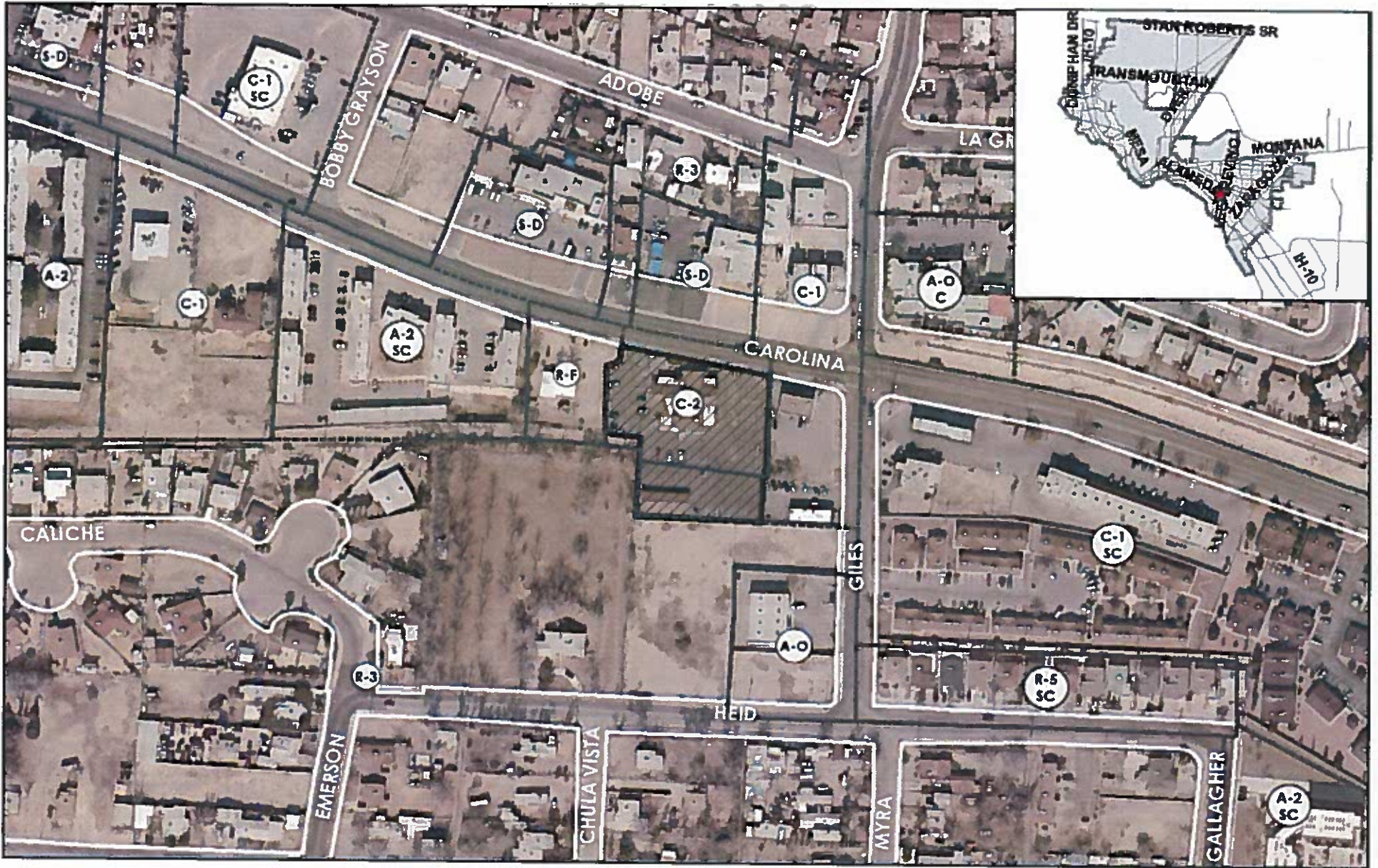
This map is designed for illustrative purposes only. The features on this page are approximate and more specific studies may be required to arrive at accurate conclusions. Enlargements of this map to scales greater than 1:10,000 may not contain errors and may lead to misinterpretation of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



PZST17-00038 & PZRZ15-00034



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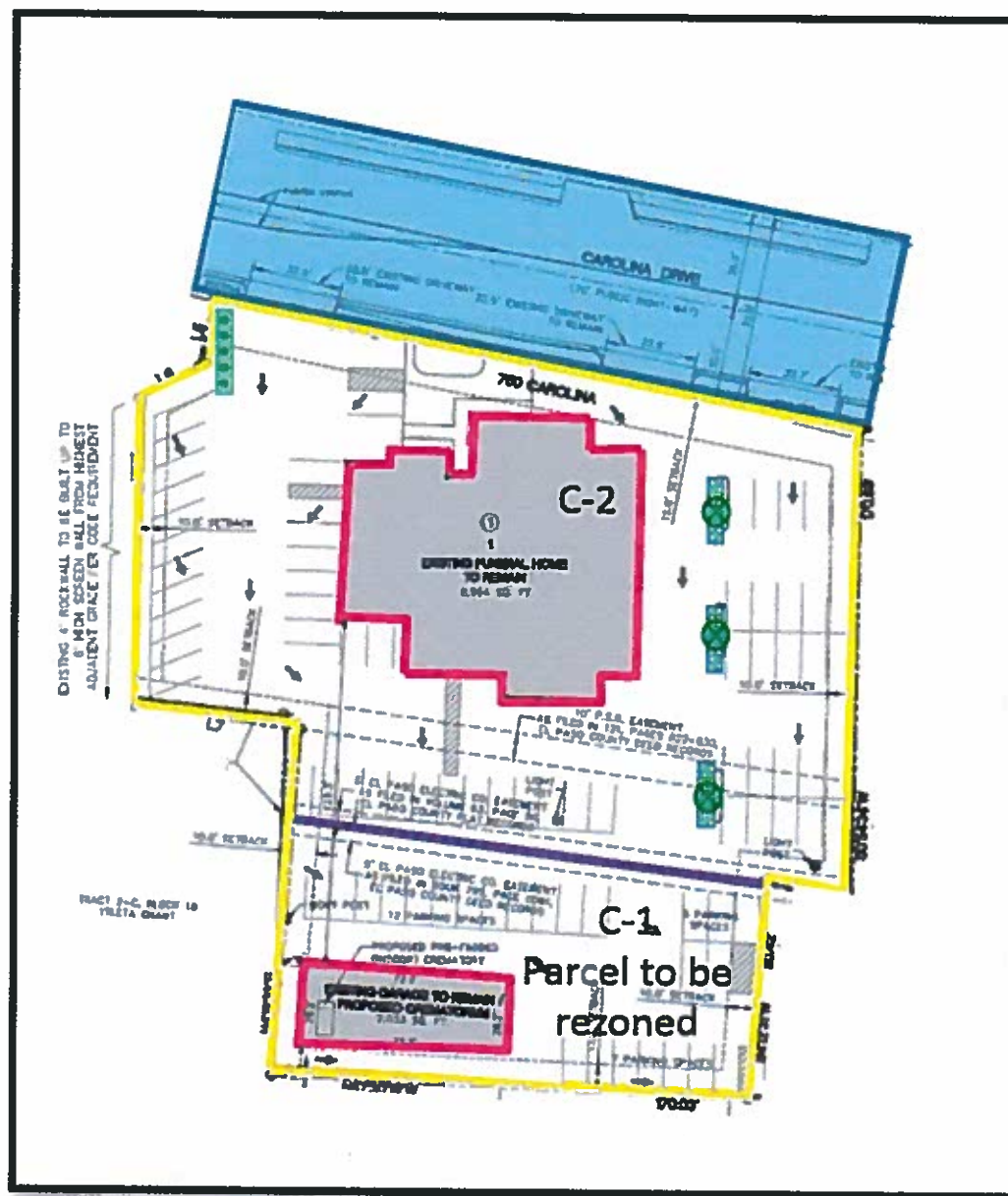


Subject Property



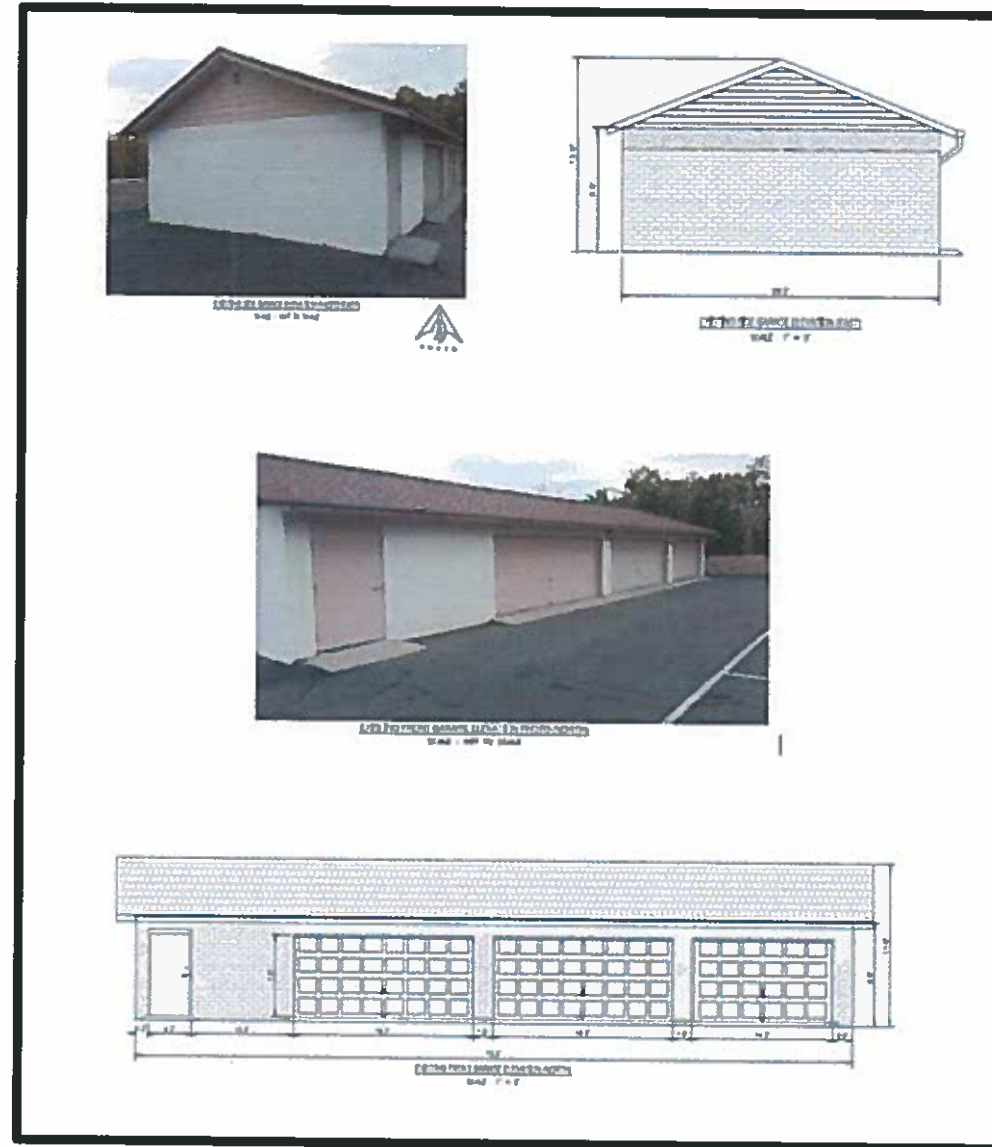


Detailed Site Plan





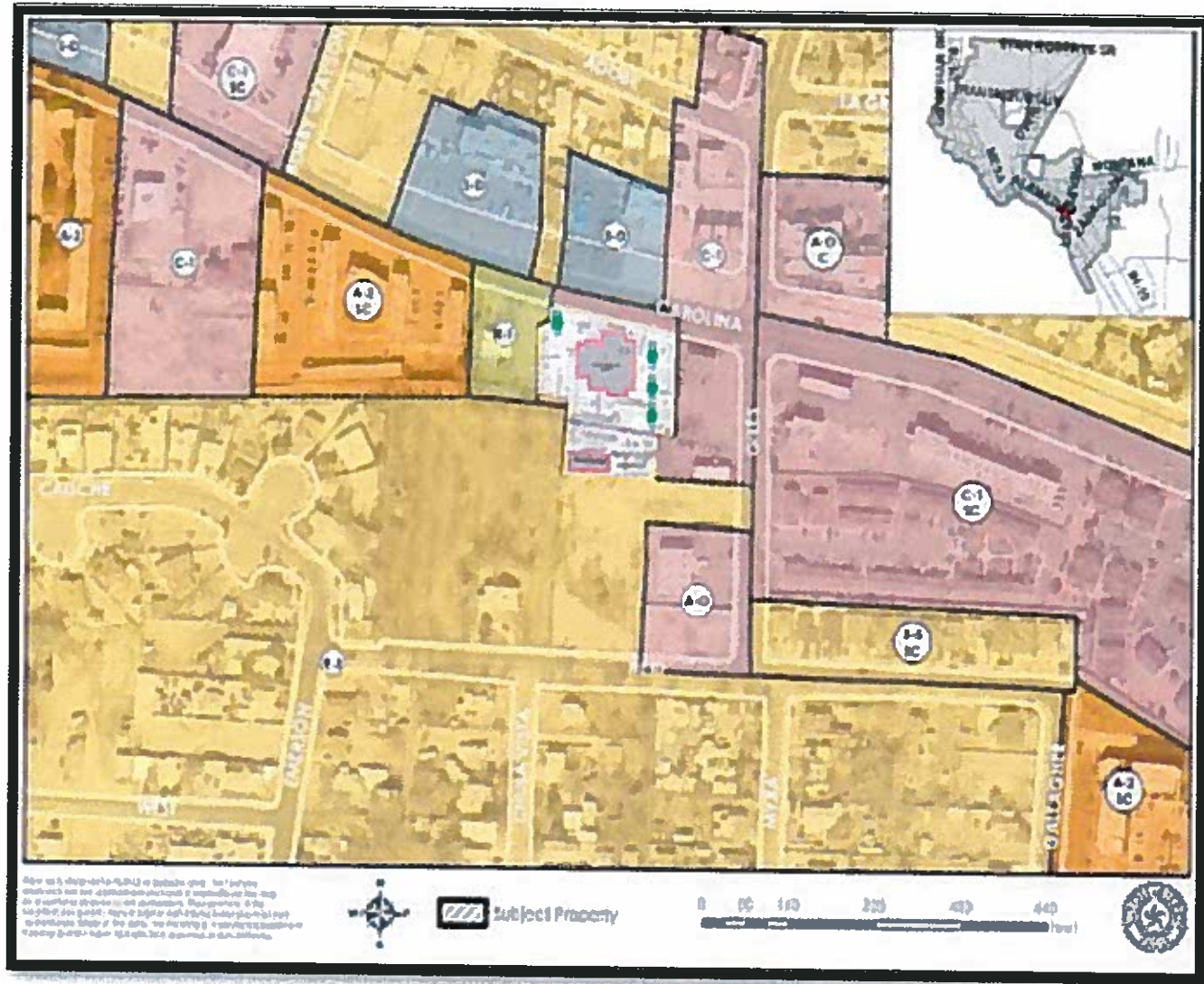
Elevations



"Delivering Outstanding Services"



Super Imposed Site Plan





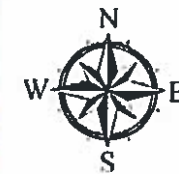
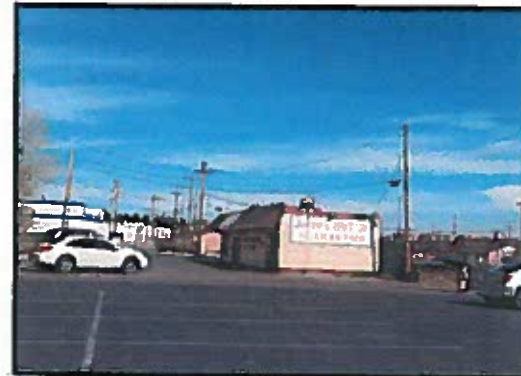
Subject Property



"Delivering Outstanding Services"

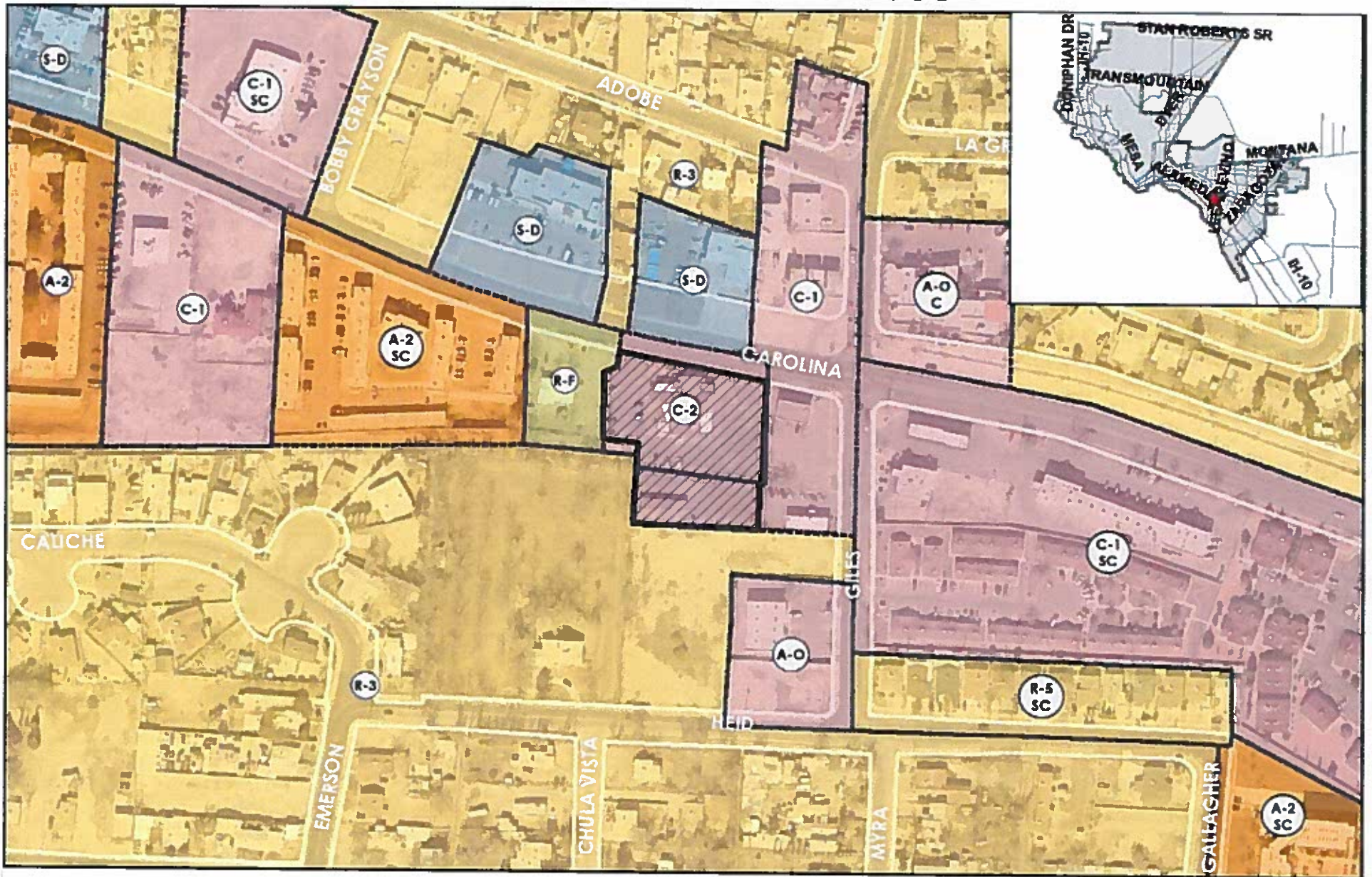


Surrounding Areas



"Delivering Outstanding Services"

PZST17-00038 & PZRZ15-00034



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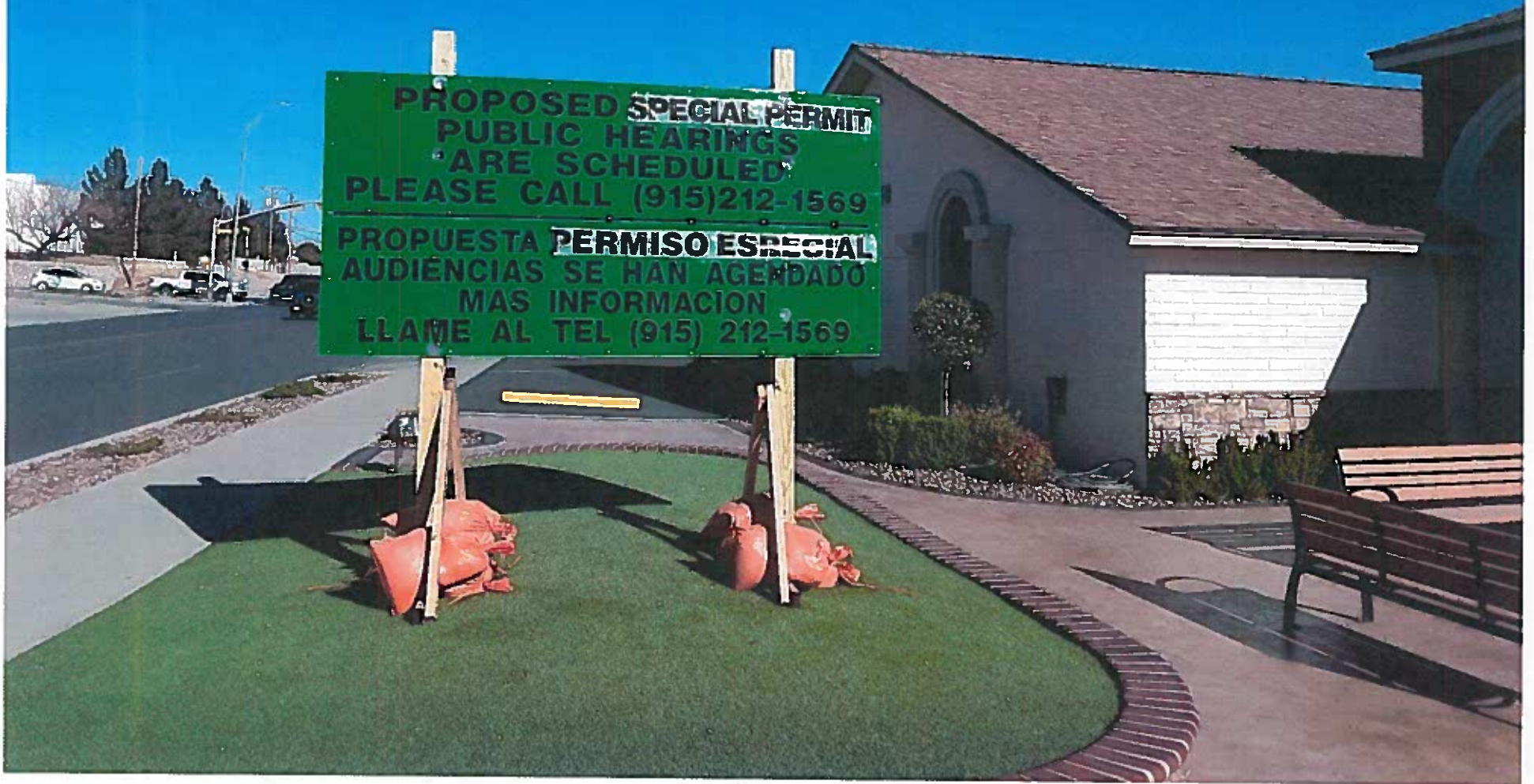


 Subject Property



**PROPOSED SPECIAL PERMIT
PUBLIC HEARINGS
ARE SCHEDULED
PLEASE CALL (915)212-1569**

**PROPUESTA PERMISO ESPECIAL
AUDIENCIAS SE HAN AGENDADO
MAS INFORMACION
LLAME AL TEL (915) 212-1569**

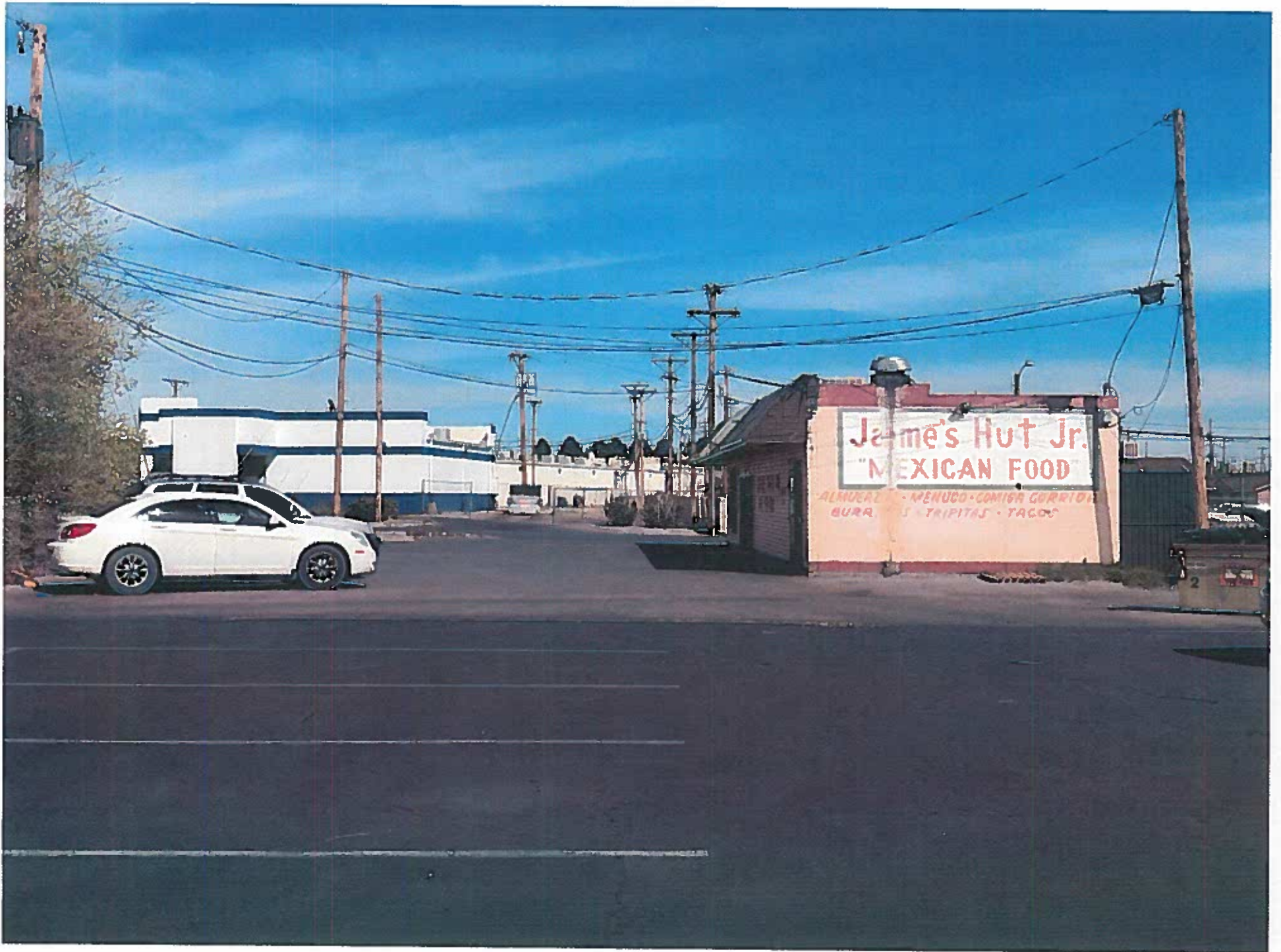


**PROPOSED SPECIAL PERMIT
PUBLIC HEARINGS
ARE SCHEDULED
PLEASE CALL (915)212-1569**

**PERMISO ESPECIAL
AUDIENCIAS SE HAN AGENDADO
MAS INFORMACION
LLAME AL TEL (915) 212-1569**







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