

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: May 27, 2014
Public Hearing: June 17, 2014

CONTACT PERSON/PHONE: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance changing the zoning of a portion of Lots 14-26, Block 4, Hughes Subdivision, 5713-5717 Welch Avenue, City of El Paso, El Paso County, Texas from R-5 (Residential) to S-D (Special Development). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 5713-5717 Welch Avenue. Property Owner: Jorge Valenzuela. PZRZ13-00037 (District 3)

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 (7-0)

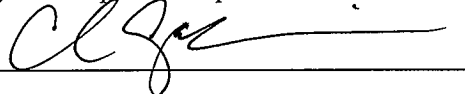
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Director, City Development Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 14-26, BLOCK 4, HUGHES SUBDIVISION, 5713-5717 WELCH AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT). 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 *a portion of Lots 14-26, Block 4, Hughes Subdivision, 5713-5717 Welch Avenue, 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-5 (RESIDENTIAL) 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.

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

PASSED AND APPROVED this _____ day of _____, 2014.

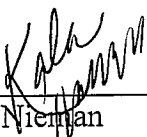
THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

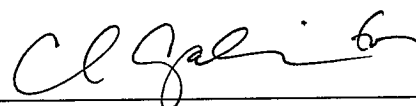
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Karla M. Niemman
Assistant City Attorney

APPROVED AS TO CONTENT:



Mathew S. McElroy, Director
City Development Department

ORDINANCE NO. _____

Zoning Case No: PZRZ13-00037

DORADO ENGINEERING, INC.

2717 E. Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

5713- 5717 WELCH AVENUE

Metes and Bounds description of a portion of Lots 14-26, Block 4 Hughes Subdivision, El Paso County, Texas and more particularly described as follows;

From and existing city monument located on the centerline intersection of Beacon Street and Glenwood Street, Thence South $00^{\circ}03'00''$ West along the centerline of Glenwood Street a distance of four hundred seventy eight and fifty one hundredths (478.51) feet to a point, thence South $86^{\circ}22'12''$ East a distance of twenty three and no hundredths (23.00) feet to the northwest corner of the property being described said corner lying on the easterly Right-of-Way line of Glenwood Street, said corner being the Point of Beginning for this description;

Thence South $86^{\circ}22'12''$ East along the southerly Right-of-Way line of a 10 foot alley a distance of three hundred four and eighty five hundredths (304.85) feet to a point for a corner, said corner lying on the westerly boundary line of Tract 8B1, Block 2, Ascarate Grant;

Thence South $00^{\circ}01'00''$ East along the westerly boundary line of Tract 8B1, Block 2, Ascarate Grant a distance of three and one hundredths (3.01) feet to a point for a curve to the right;

Thence along an arc of a curve to the right a distance of one hundred four and twenty three hundredths (104.23) feet, said curve having a central angle of $20^{\circ}16'45''$, a radius of two hundred ninety four and fifty hundredths (294.50) feet, a chord bearing of South $52^{\circ}18'27''$ West and a chord distance of one hundred three and sixty nine hundredths (103.69) feet to a point for a curve to the right;

Thence along an arc of curve to the right a distance of sixty five and ninety five hundredths (65.95) feet, said curve having a central angle of $12^{\circ}53'25''$, a radius of two hundred ninety three and thirteen hundredths (293.13) feet, a chord bearing of South $86^{\circ}55'09''$ West and a chord distance of sixty five and eighty one hundredths (65.81) feet to a corner on the northerly Right-of-Way line of Welch Avenue;

Thence North $86^{\circ}38'09''$ West along the northerly Right-of-Way line of Welch Avenue a distance of one hundred fifty six and eighty hundredths (156.80) feet to a point for a corner on the east Right-of-Way line of Glenwood Street;

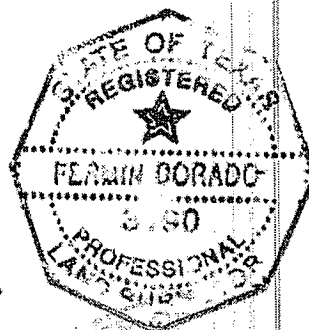
Thence North $00^{\circ}03'00''$ East along the easterly Right-of-Way line of Glenwood Drive a distance of eighty and four hundredths (80.04) feet to the Point of Beginning for this description.

Said parcel of land contains 0.480 acres or 20,891 Sq. Ft of land more or less.

Prepared by;

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

04.23.14



Revised April 23, 2014
 April 9, 2014

MEMORANDUM

DATE: May 15, 2014

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: PZRZ13-00037

The City Plan Commission (CPC) on April 24, 2014, voted **7-0** to recommend **APPROVAL** of rezoning the subject property from R-5 (Residential/conditions) to S-D (Special Development) in order to allow for retail and office development.

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 a letter in support to the rezoning request.

Property Owner: Jorge Valenzuela
Representative: Dorado Engineering

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00037 (Related to Special Permit Application PZST13-00027)
Application Type: Rezoning
CPC Hearing Date: April 24, 2014
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 5713 - 5717 Welch Avenue
Legal Description: A portion of Lots 14-26, Block 4, Hughes Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.458-acre
Rep District: 3
Current Zoning: R-5 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: No
Request: From R-5 (Residential) to S-D (Special Development)
Proposed Use: Retail and Office

Property Owner: Jorge Valenzuela
Representative: Dorado Engineering

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family dwellings
South: M-1 (Light Manufacturing) / Warehouse
East: M-1 (Light Manufacturing) / Warehouse
West: M-1 (Light Manufacturing) / Warehouse

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)
NEAREST PARK: San Juan Placita (1,590 feet)
NEAREST SCHOOL: Cooley Elementary (1,828 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through community development department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 9, 2014. The Planning Division received a letter in support to the rezoning request, (see Attachment #4).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-5 (Residential) to S-D (Special Development) to allow for retail and office development. Retail and office uses are not a permitted in the R-5 (Residential) district. The subject property is 0.458-acres in size and is currently vacant. The detailed site plan shows a 5,792 sq. ft. retail and office building. Access to the subject property is provided from Welch Avenue. This case is related to the special permit application - PZST13-00027.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development). The recommendation is based on the compatibility with surrounding R-5 (Residential) and M-1 (Light Manufacturing) districts and uses in the area of the subject property. This case is related to the special permit application - PZST13-00027.

Plan El Paso- Future Land Use Map Designation

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

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of S-D (Special Development) is to provide an opportunity 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. The regulations of this district are 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. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation

1. No objection to rezoning request.
2. TIA is not required.

General Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No objections.

Fire Department

No objections to the rezoning.

El Paso Water Utilities

We have reviewed the request referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water

2. There is an existing 8-inch diameter water main that extends along Welch Ave. located approximately 25 feet south of the property's southern property line. This water main is available for service.
3. There is an existing 8-inch diameter water main that extends along Glenwood Dr. located approximately 7.5 feet west of the property's western property line. This water main is available for service.
4. Previous water pressure readings conducted on fire hydrant No. 5414 located at the NE corner of the intersection of Glenwood Dr. and Welch Ave. have yielded a static pressure of 92 pounds per square inch (psi), a residual pressure of 83 psi and a discharge of 1,233 gallons per minute (gpm).
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.

6. EPWU-PSB records indicate a vacant 1 1/2-inch water meter serving the subject property. The service address for this meter is 5830 Welch Ave.

Sanitary Sewer:

7. There is an existing 12-inch diameter sanitary sewer main that extends along Welch Ave located approximately 10 feet south of the property's southern property line. This main is available for service.
8. There is an existing 8-inch diameter sanitary sewer main that extends along Glenwood Dr. located approximately 21 feet west of the property's western property line. This main is available for service.

General:

9. A new service application is required for additional water and sanitary sewer services. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

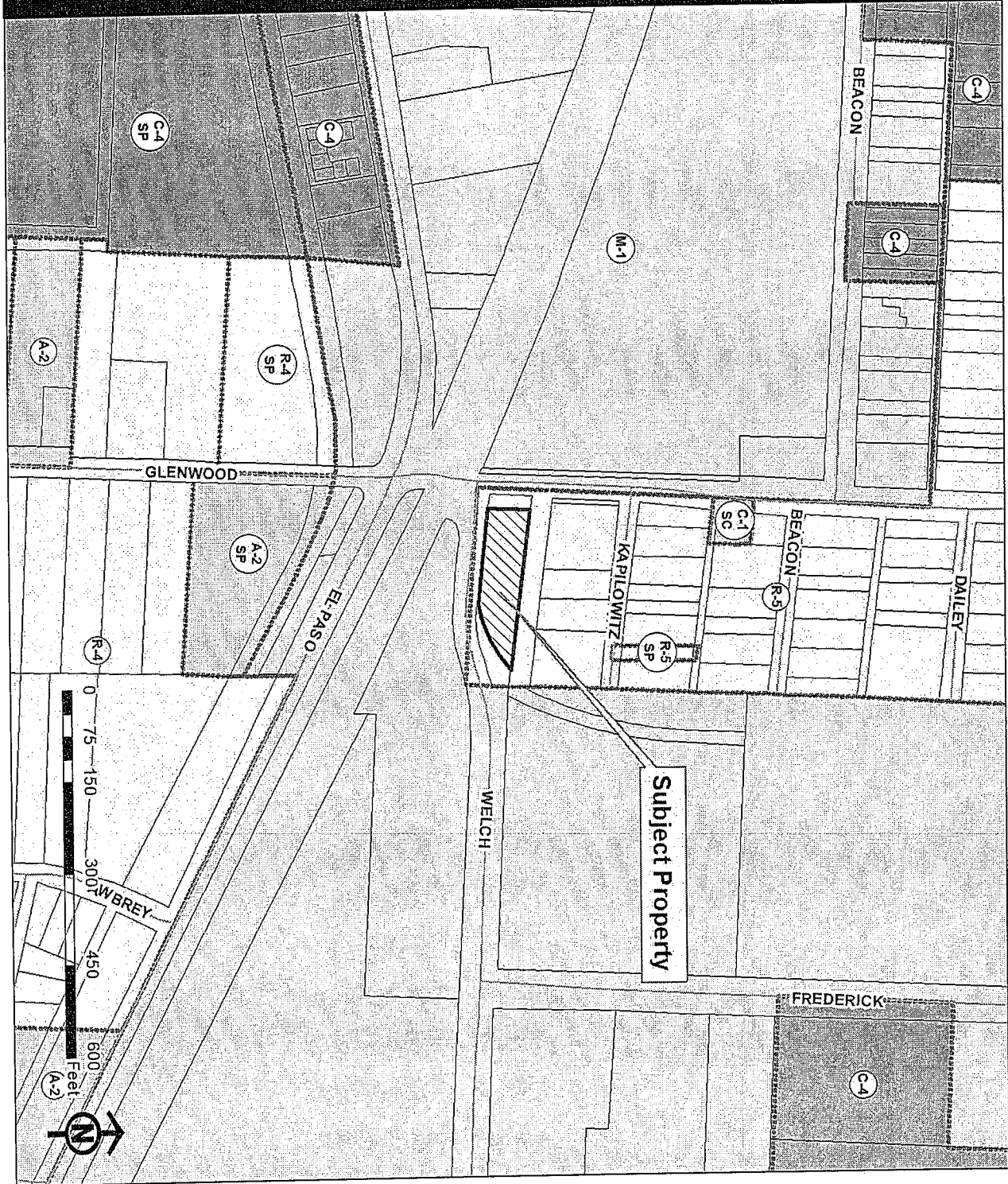
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Development Plan
- Attachment 4: Support Letter

ATTACHMENT 1: ZONING MAP

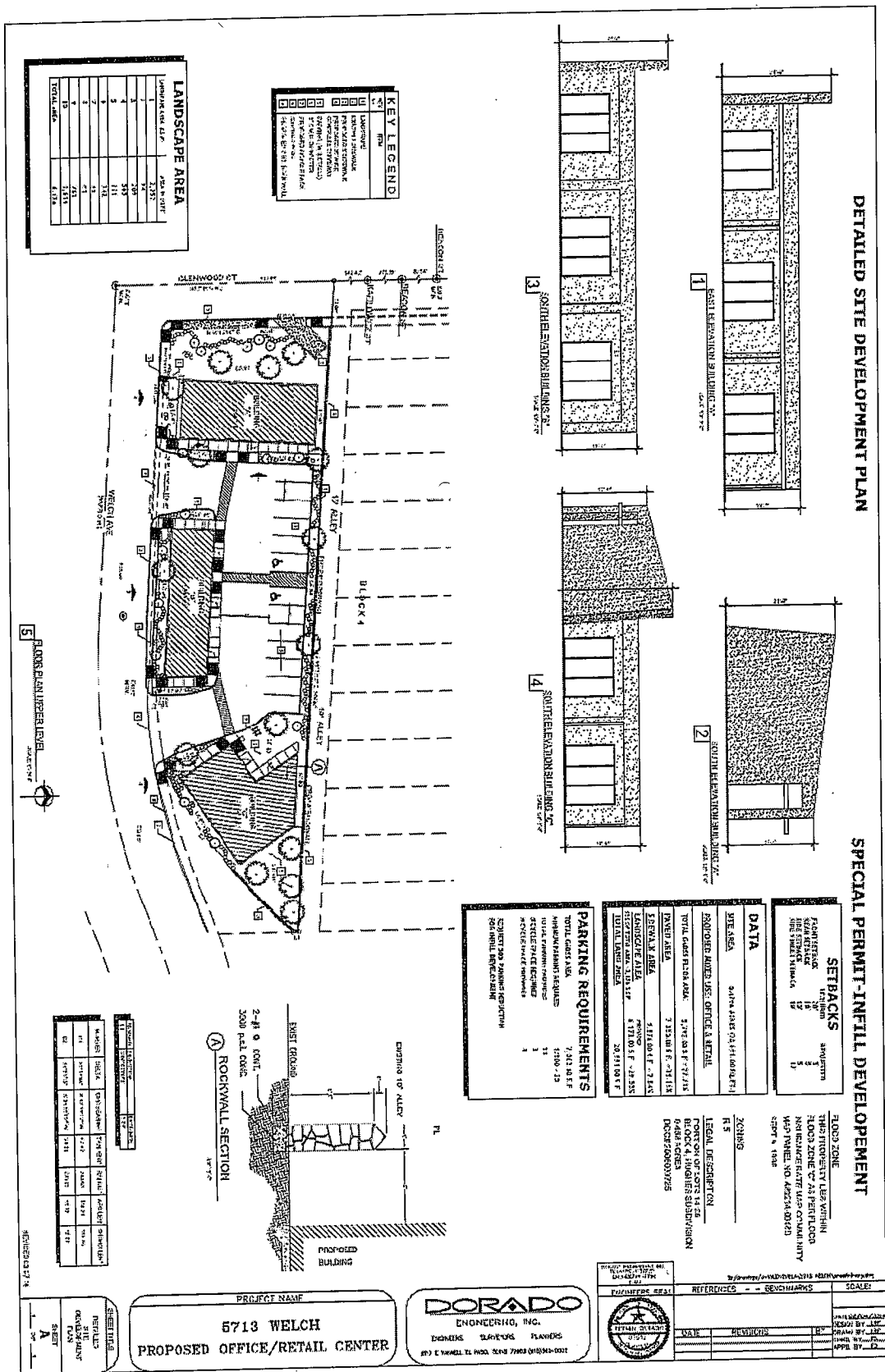
PZRZ13-00037



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: SUPPORT LETTER



April 14, 2014

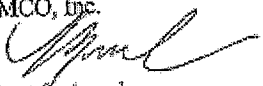
City Development Department – Planning Division
P.O. Box 1890
El Paso, TX 79950-1890

RE: Case Number PZRZ13-00037

To Whom It May Concern:

We received notice of the public hearing to rezone the property located at 5713-5717 Welch Avenue. MIMCO fully supports the proposed zoning change from R-5 (Residential) to S-D (Special Development) to allow for retail and office. If you have any questions please call me at (915) 779-6500. Thank you.

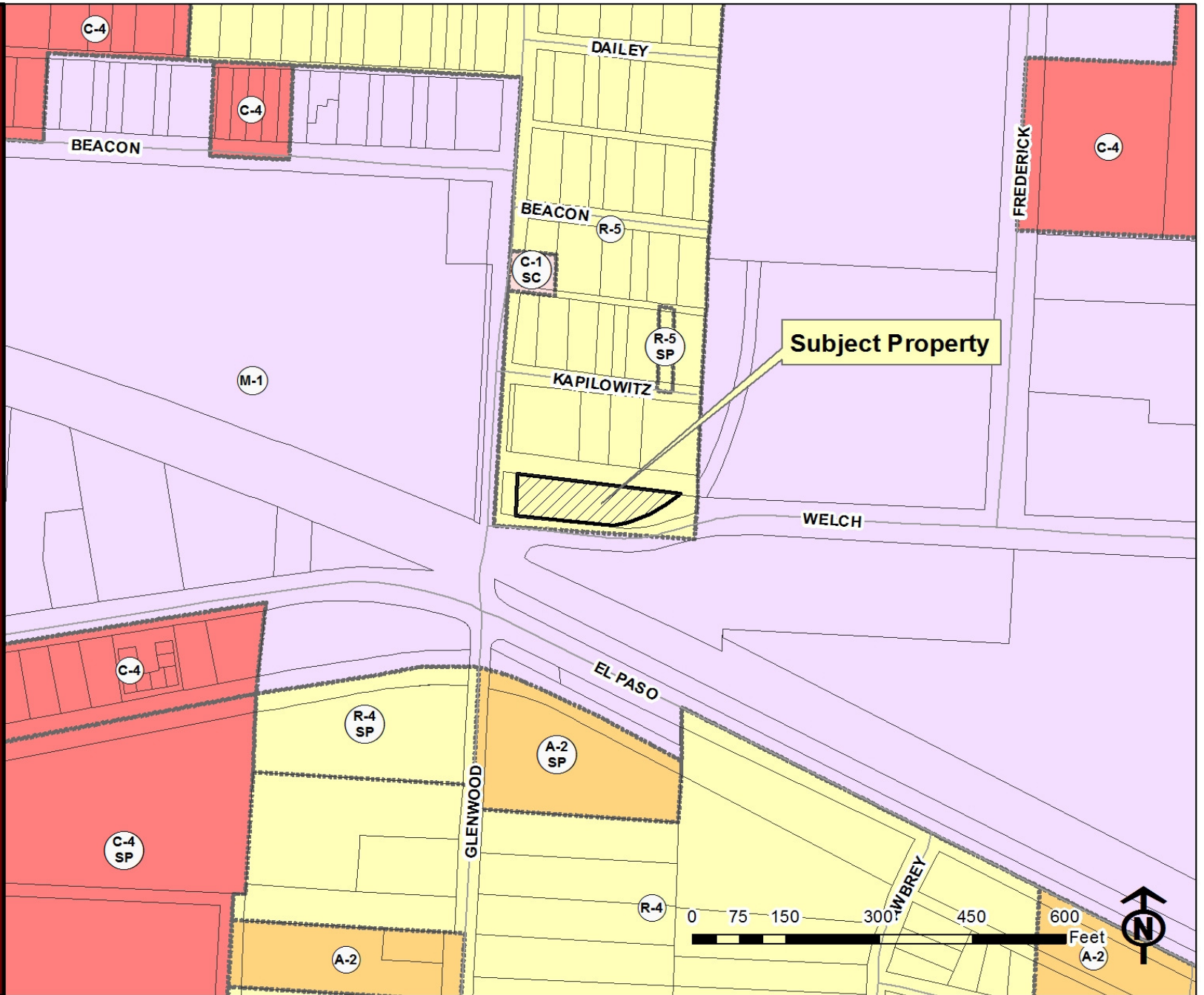
Sincerely,
MIMCO, Inc.



Robert S. Ayoub
President

6500 Montana
El Paso, TX 79925
915-779-8500
1-800-851-0252
fax 915-779-6509
www.mimcoesp.com

PZRZ13-00037



The map displays a complex network of streets and colored zones. Key streets include I-10, I-17, and various local roads like Gateway West and Gateway East. The 'Subject Property' is highlighted in a yellow box, situated near the intersection of several major roads. The map also features a scale bar and a north arrow for orientation.

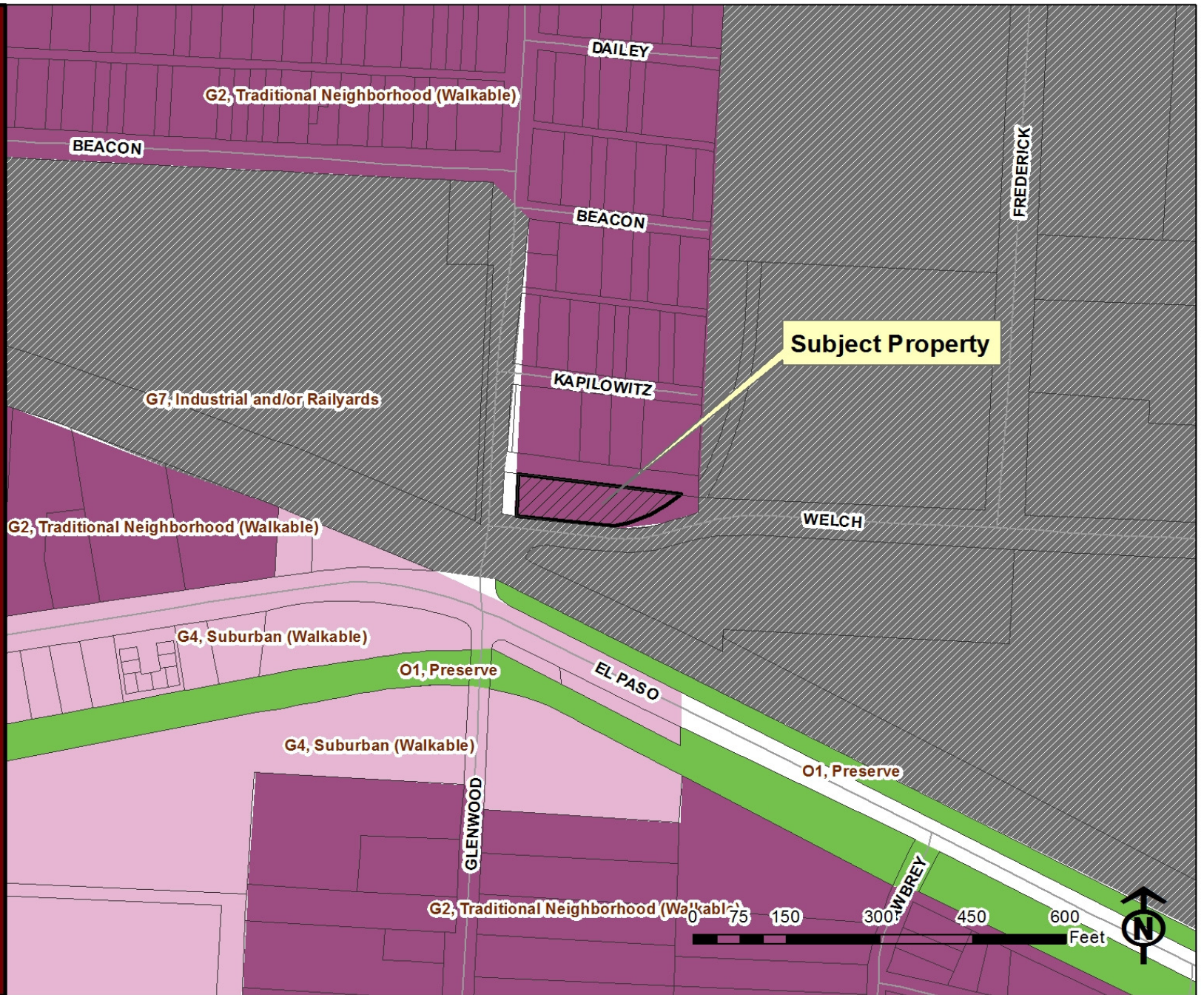
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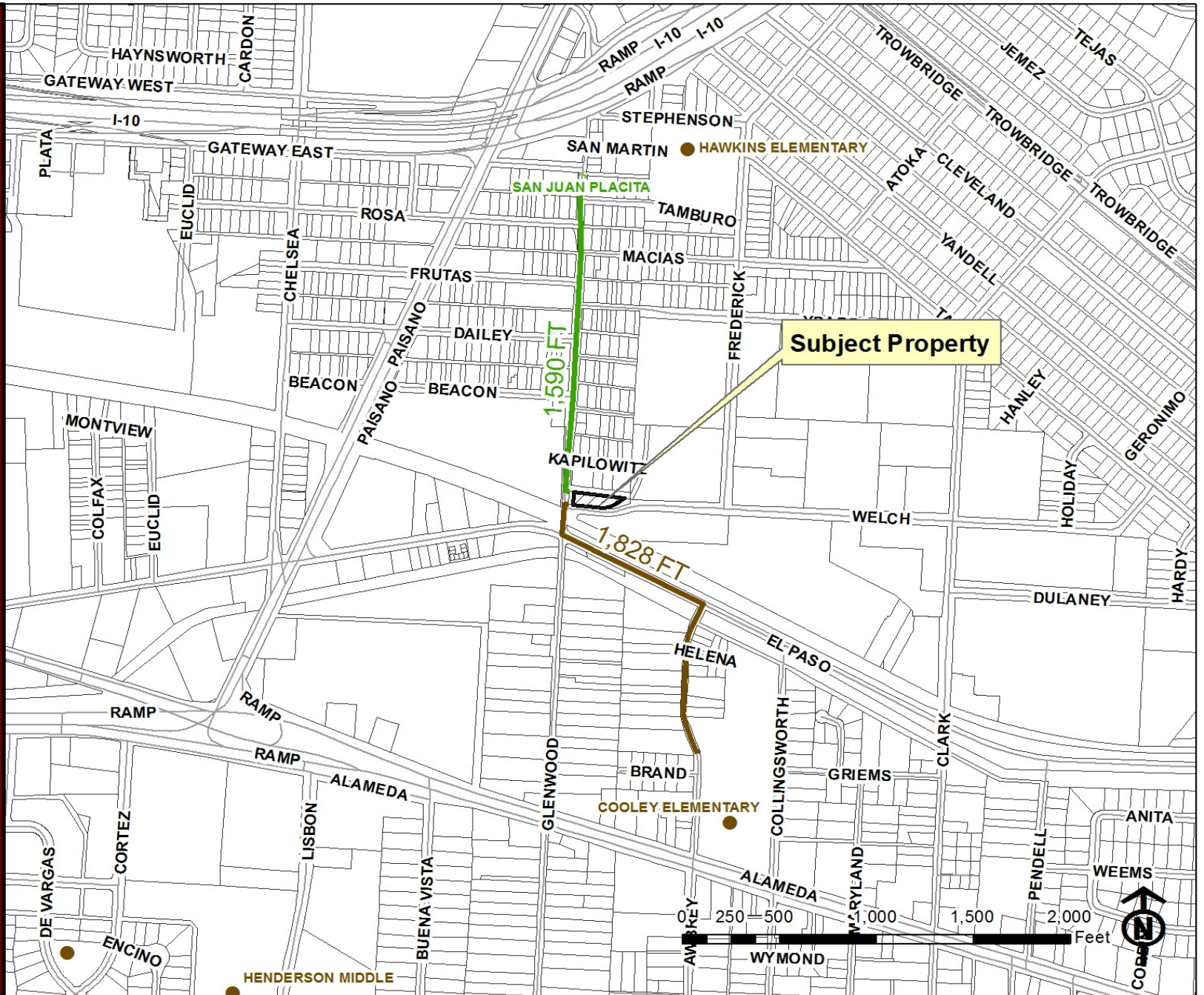
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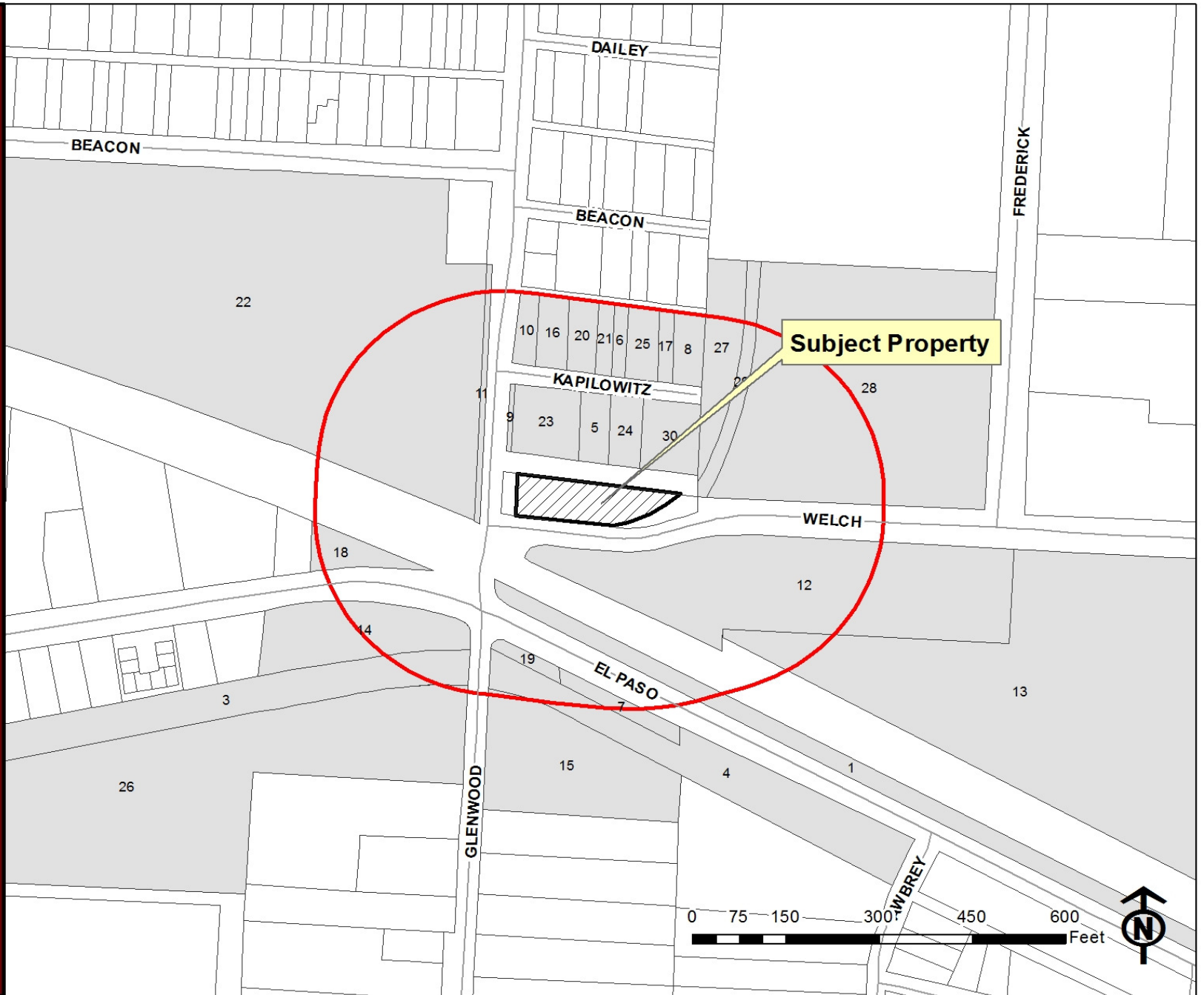
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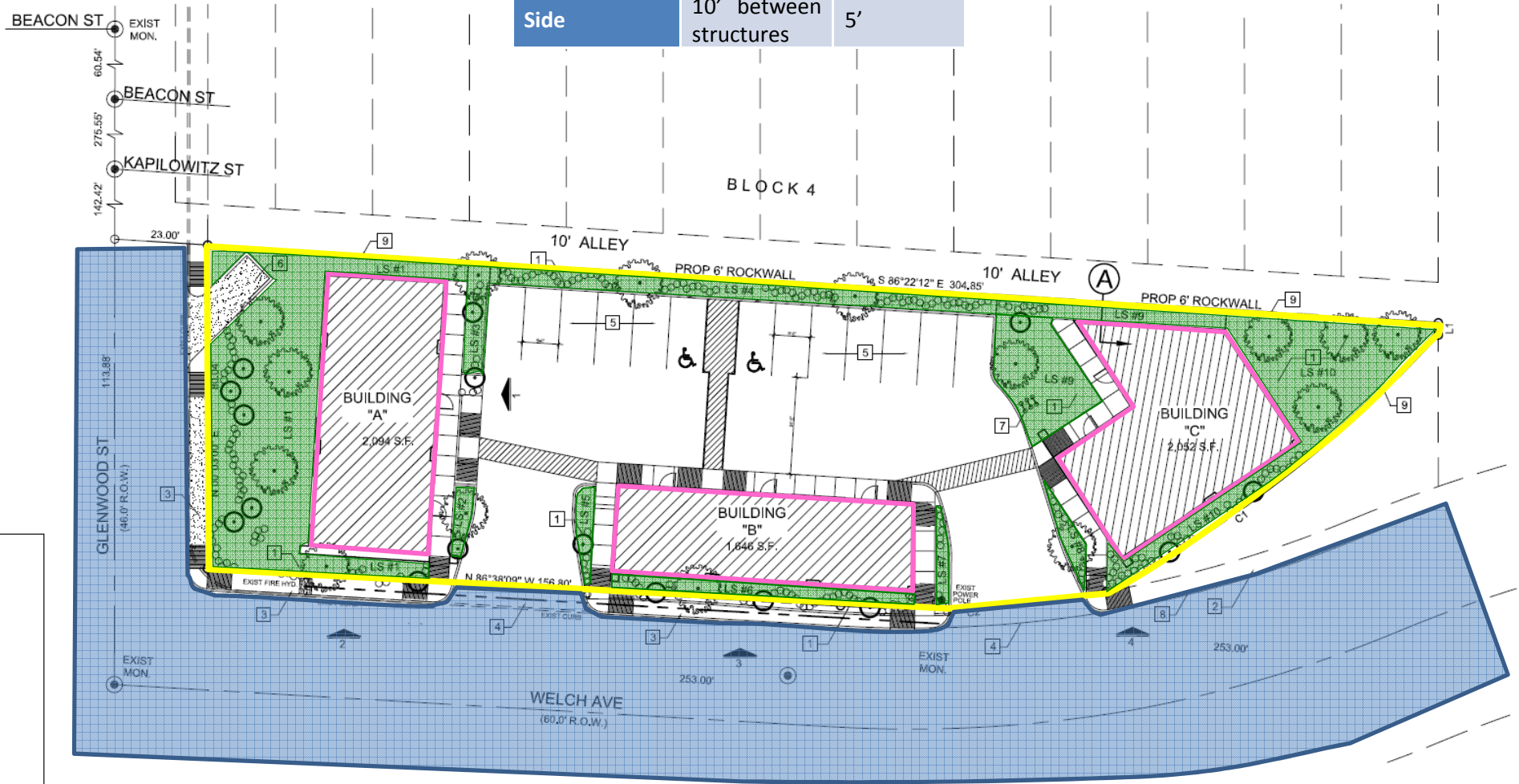
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PZRZ13-00037



Dimension	Require	Propose
Front	20'	5'
Rear	10'	5'
Side	10' between structures	5'





Subject Property



North



East

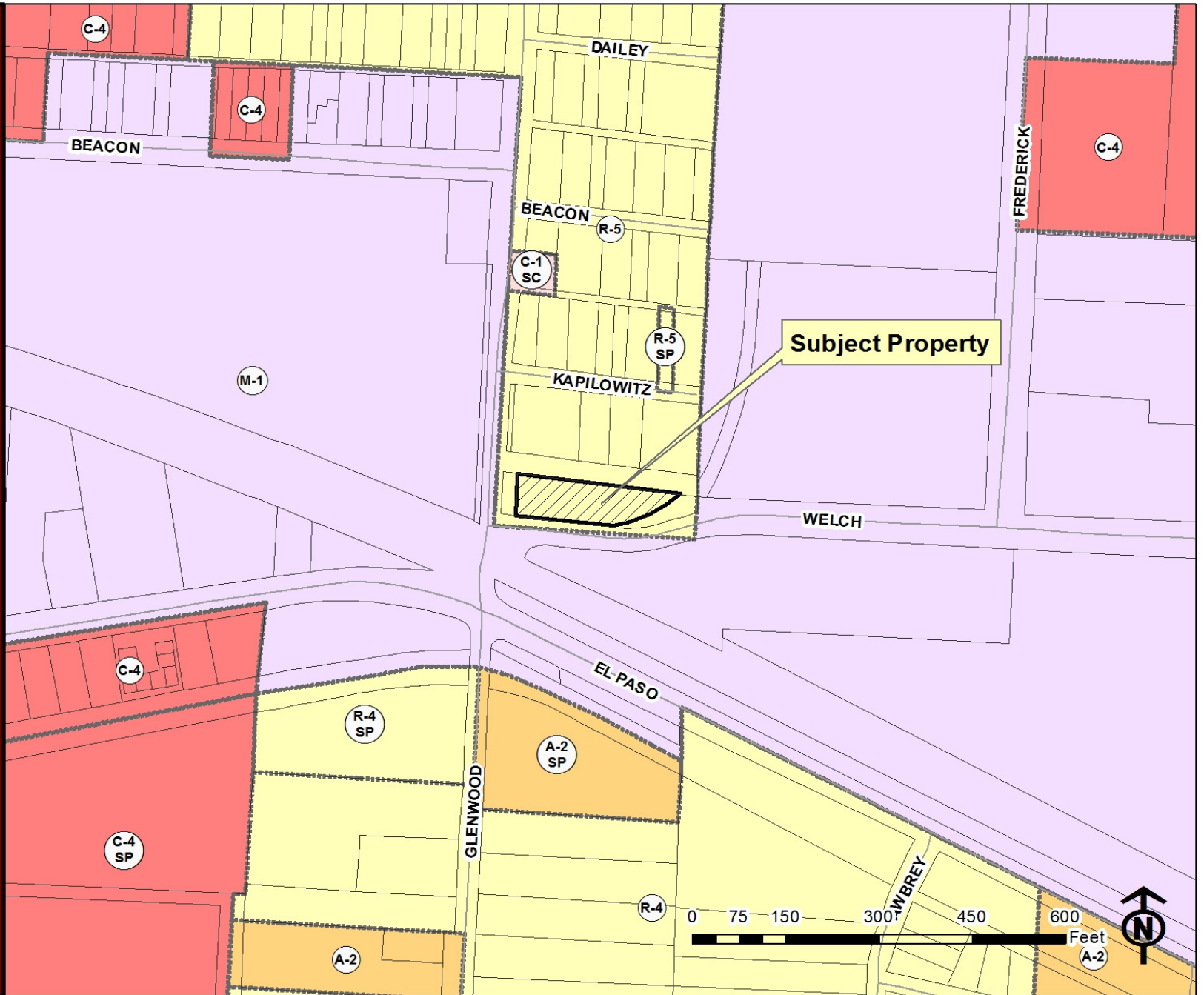


South



West

PZRZ13-00037



PZRZ13-00037

