

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: June 9, 2020

PUBLIC HEARING DATE: July 7, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov

Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

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

SUBJECT:

An Ordinance changing the zoning of Lot 120, Block 1, Sandstone Ranch #7 Replat B, Sean Haggerty Drive, City of El Paso, El Paso County, Texas from R-3A (Residential) to C-1 (Commercial), and imposing a condition. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code. The rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: 11199 Sean Haggerty Drive; Owners: SNF 11169 Sean Haggerty, LLC. PZRZ20-00001 (District 4)

BACKGROUND / DISCUSSION:

On April 30, 2020, the CPC reviewed and recommended approval of the rezoning request and imposing the following condition:

That a 10' landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten foot (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy

SELECTION SUMMARY:

N/A

PROTESTS:

☒ No protest received for this requirement.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided: ☐ Yes or ☒ No

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning and Inspections Department

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 120, BLOCK 1, SANDSTONE RANCH #7 REPLAT B, 11199 SEAN HAGGERTY DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO C-1 (COMMERCIAL), AND IMPOSING A CONDITION. 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, located in the City of El Paso, El Paso County, Texas, be changed from **R-3A (Residential)** to **C-1 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

That a 10' landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten foot (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.

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 _____, 2020.


THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

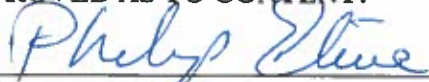
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
20-1007-2617 | 993872
11199 Sean Haggerty Drive
RTA

PZRZ20-00001

MEMORANDUM

DATE: May 26, 2020

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

FROM: Adriana Martinez, Planner

SUBJECT: PZRZ20-00001

An Ordinance changing the zoning of Lot 120, Block 1, Sandstone Ranch #7 Replat B, Sean Haggerty Drive, City of El Paso, El Paso County, Texas from R-3A (Residential) to C-1 (Commercial), and imposing that a 10' landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten foot (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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 not have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on April 17, 2020.

Property Owner: SNF 11169 Sean Haggerty, LLC
Applicant: SNF 11169 Sean Haggerty, LLC
Representative: Del Rio Engineering, Inc.

Attachments:
Staff Report

11199 Sean Haggerty Drive

City Plan Commission — April 30, 2020 (Revised)



CASE NUMBER: PZRZ20-00001
CASE MANAGER: Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER: SNF 11169 Sean Haggerty, LLC
REPRESENTATIVE: Del Rio Engineering, Inc.
LOCATION: 11199 Sean Haggerty Dr. (District 4)
PROPERTY AREA: 2.88 acres
REQUEST: Rezone from R-3A (Residential) to C-1 (Commercial)
PUBLIC INPUT: Planning has not received any communication in support or opposition to the rezoning request; notices sent to property owners within 300 feet on April 17, 2020.

SUMMARY OF REQUEST: The applicant requests to rezone from R-3A (Residential) to C-1 (Commercial) to allow for a commercial development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **Approval** of the rezoning request. The proposed development is consistent with the adjacent commercial development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-4 Suburban (Walkable) use designation of *Plan El Paso* in the Northeast Planning area.

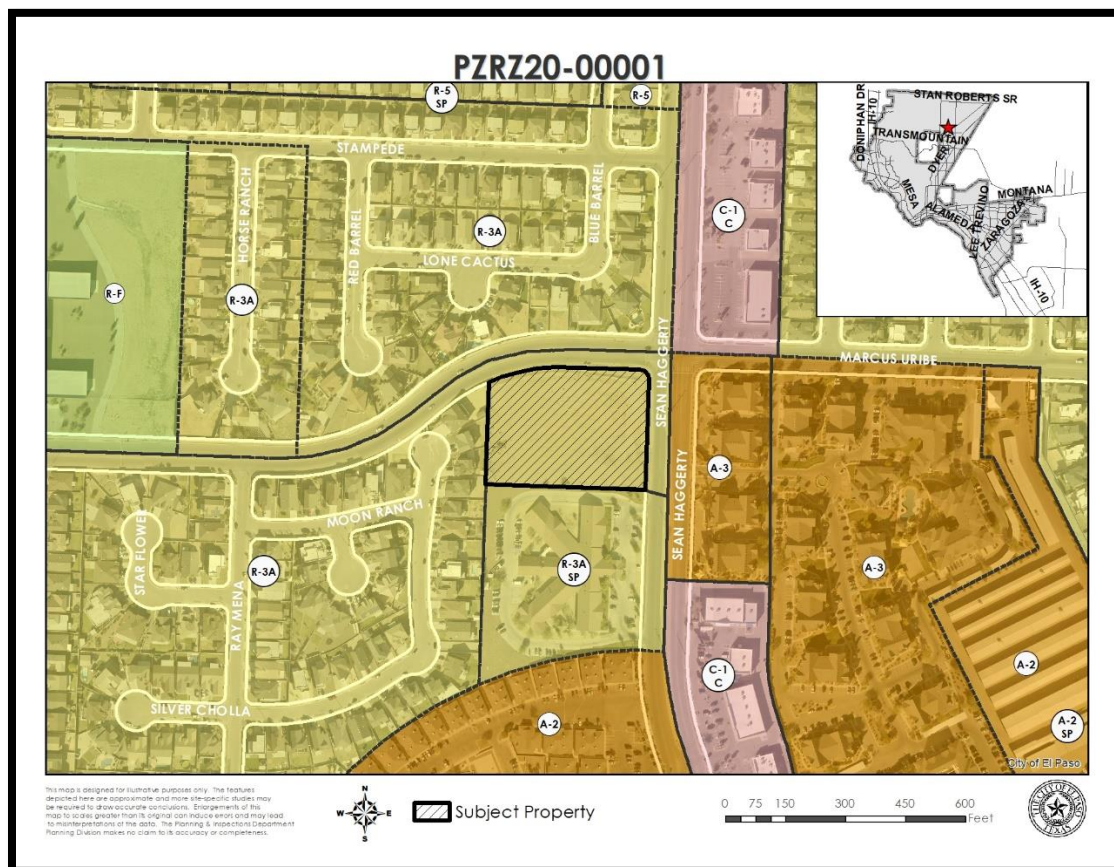


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant proposes to rezone approximately 2.88 acres of land from R-3A (Residential) to C-1 (Commercial). The property is located at 11199 Sean Haggerty Drive within the Northeast Planning Area. The conceptual site plan indicate three phases, each containing one building. Primary access to the proposed development is from Sean Haggerty and Marcus Uribe.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the adjacent commercial development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-4 Suburban (Walkable) use designation of *Plan El Paso* in the Northeast Planning area. The nearest park is Sandstone Park (0.323 miles) and the nearest school is Tom Lea Elementary (0.176 miles).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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>Yes. The subject property, and the proposed development for it, meet the intent of the G-4 Suburban (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The proposed development will introduce additional commercial uses, to the established neighborhood.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: Provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes, the site is suitable for uses permitted in the proposed district, and the proposed district is within three hundred feet of two other properties zoned C-1 (Commercial).</p>
<p>Preferred Development Locations: Is the property in a "Compact Urban" area?</p>	<p>Yes, the subject property is located along Sean Haggerty Drive, which is classified as a major arterial on the City of El Paso's Major Thoroughfare Plan.</p>

THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	N/A
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no adverse effects predicted from the proposed rezoning. The existing infrastructure was originally designed for the proposed district and uses.
Natural Environment: Anticipated effects on the natural environment.	No effect on the natural environment anticipated as the subject property is in an already developed area.
Stability: Whether the area is stable or in transition.	The area is stable. The most recent rezoning was for an adjacent property in 2019 to the G-MU (General Mixed Use) district.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	N/A

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: There is an existing 12-inch diameter water main that extends along Sean Haggerty Drive, located approximately 105-feet east of the property. This main is available for service.

PUBLIC COMMENT: The subject property lies within the Sandstone Ranch Estates Neighborhood Association. Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on April 17, 2020.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the City Plan Commission (CPC) may take any of the following actions:

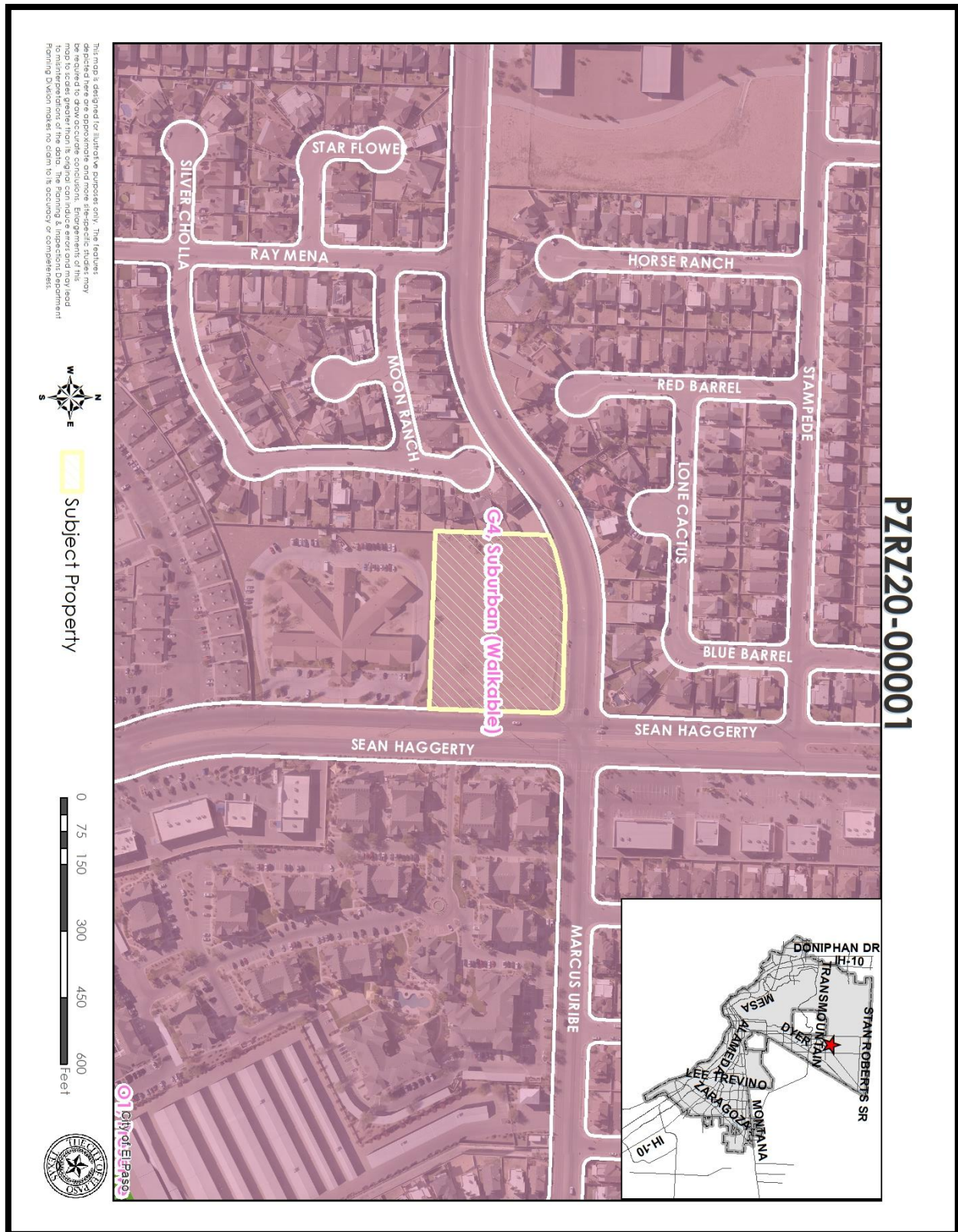
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Conceptual Site Plan

ATTACHMENT 1

Future Land Use Map



ATTACHMENT 2

Department Comments

Planning and Inspections Department – Planning

No objections to the Rezoning.

Note:

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

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff.
2. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Fire Department

Recommend approval.

Texas Department of Transportation

Not abutting TxDOT ROW. No comment.

Sun Metro

Recommend approval.

Streets & Maintenance

TIA approved..

El Paso Water

EPWU-PSB does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along Sean Haggerty Drive, located approximately 105-feet east of the property. This main is available for service.

There is an existing 12-inch diameter Flowline that extends along Sean Haggerty Drive, located approximately 73-feet east of the property. No direct service connections are allowed to this main.

There is an existing 12-inch diameter water main that extends along Marcus Uribe Street, located approximately 25-feet north of the property. This main is available for service.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along Marcus Uribe Drive. The main is located approximately 5 feet north of the right-of-way centerline. This main is available for service

There is an existing 30-inch diameter sanitary interceptor sewer main that extends along Sean Haggerty Drive. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General:

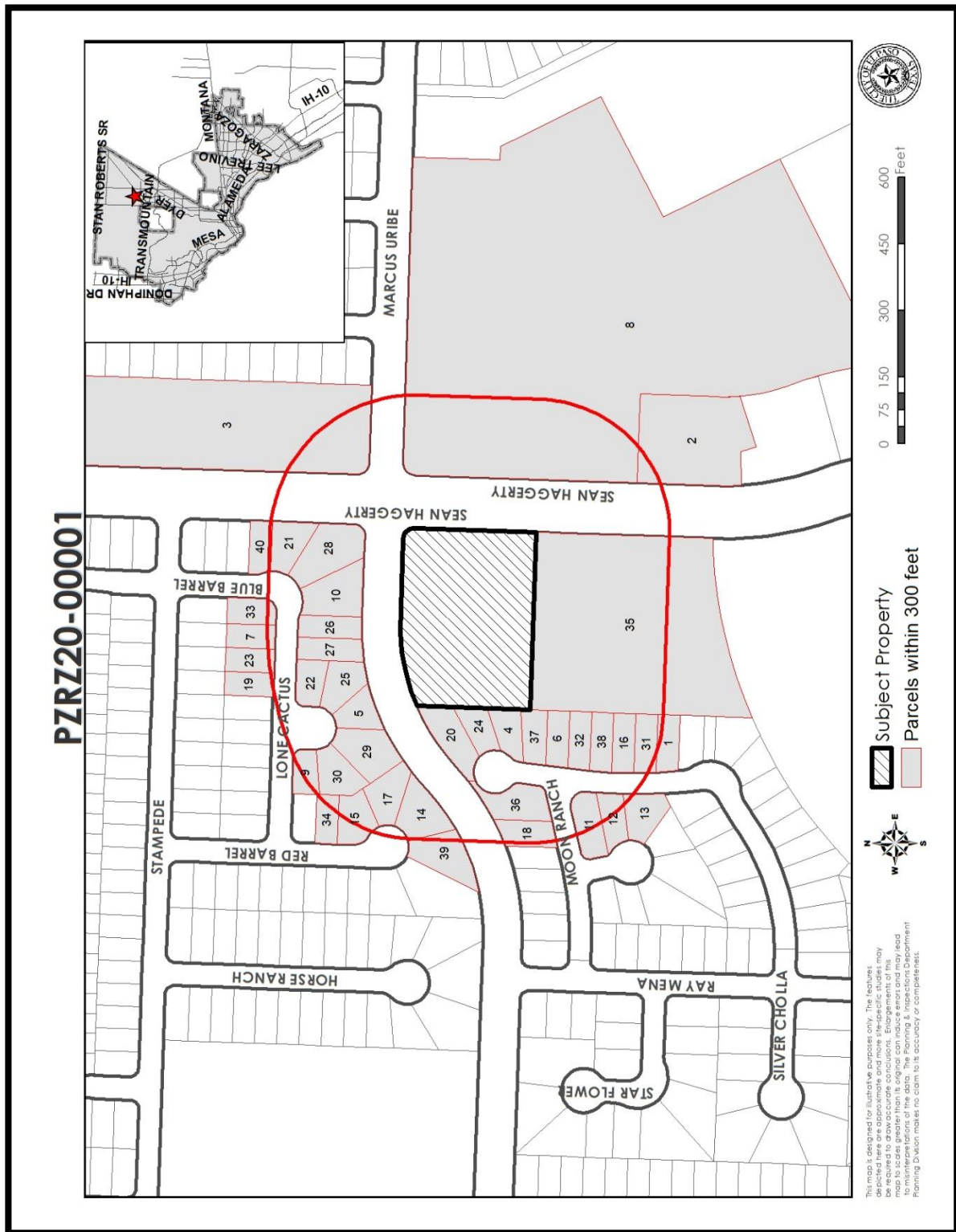
Application for new water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street 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 EPWU – 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 Engineering

1. We have no objections to the request for rezoning.
2. The developer may be responsible for the additional stormwater runoff generated by the proposed property, and must ensure that the historic runoff volume, peak and duration are maintained.
3. EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

ATTACHMENT 3

Boundary Map



ATTACHMENT 4

Conceptual Site Plan

