

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: June 12, 2018  
Public Hearing: July 10, 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:** 7

**SUBJECT:**

An Ordinance changing the zoning of a portion of Tract 7, Block 15, Ysleta Grant, 661 Lomaland Drive, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to A-1 (Apartment) . The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 661 Lomaland Drive. Property Owner: Faith Presbyterian Church. PZRZ18-00004 (District 7)

**BACKGROUND / DISCUSSION:**

On May 3, 2018, the CPC reviewed and recommended approval of the rezoning.

**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 (6-0)


\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Victor Morrison-Vega  
Planning and Inspection Department



**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 7, BLOCK 15, YSLETA GRANT, 661 LOMALAND DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO A-1 (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, the zoning of a portion of Tract 7, Block 15, Ysleta Grant, 661 Lomaland Drive, located in the City of El Paso, El Paso County, Texas, be changed from **R-F (Ranch and Farm)** to **A-1 (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 \_\_\_\_\_, 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. \_\_\_\_\_

18-1007-2192 | 788089  
661 Lomaland Dr.  
KMN

**PZRZ18-00004**

## EXHIBIT "A"

Being a Portion of Tract 7, Block 15,  
Ysleta Grant,  
City of El Paso, El Paso County, Texas

October 04, 2017

### METES AND BOUNDS DESCRIPTION 661 Lomaland Drive Exhibit "A"

**FIELD NOTE DESCRIPTION** of a parcel of land being a Portion of Tract 7, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found iron rod located at the common boundary corner of Tract 17, Block 15, Ysleta Grant and Lot 1, Block 1, Valley Pines Subdivision, same being the northerly right-of-way line of Lomaland Drive (70' R.O.W.) and being the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said northerly right-of-way line of Lomaland Drive and along the common boundary line of Tract 17 and Lot 1, North 40°21' 00" West, a distance of 382.52 feet to a point;

**THENCE**, continuing along said common boundary line of Tract 17 and Lot 1, North 66°09' 00" East, a distance of 630.02 feet to a point located at the southerly right-of-way line of Juan De Herrera Lateral Drain (50' R.O.W.);

**THENCE**, leaving said common boundary line of Tract 17 and Lot 1 and along said southerly right-of-way line of Juan De Herrera Lateral Drain, South 42°35' 00" East, a distance of 116.70 feet to a point;

**THENCE**, continuing along said southerly right-of-way line of Juan De Herrera Lateral Drain, South 29°15' 00" East, a distance of 231.73 feet a point at the northerly right-of-way line of Lomaland Drive;

**THENCE**, leaving said southerly right-of-way line of Juan De Herrera Lateral Drain and along the northerly right-of-way line of Lomaland Drive, 357.23 feet along the arc of a curve to the left whose radius is 8322.04 feet, whose interior angle is 02°27'34", whose chord bears South 64°00' 11" West, a distance of 357.20 feet a point;

**THENCE**, continuing along said northerly right-of-way line of Lomaland Drive, South 62°47' 03" West, a distance of 114.07 feet a point;

**THENCE**, continuing along said northerly right-of-way line of Lomaland Drive, 109.98 feet along the arc of a curve to the right whose radius is 6110.38 feet, whose interior angle is 01°01'53", whose chord bears South 63°17' 59" West, a distance of 109.98 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 217,423.09 square feet or 4.9913 Acres of land more or less.

  
Carlos M. Jimenez  
Registered Professional Land Surveyor  
Texas No. 3950



CAD CONSULTING COMPANY.  
1790 Lee Trevino Suite # 503  
El Paso, Texas 79936  
(915) 633-6422  
661 Lomaland.wpd

## **MEMORANDUM**

**DATE:** June 4, 2018

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

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT: PZRZ18-00004**

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The City Plan Commission (CPC) on May 3, 2018, voted 6-0 to recommend **approval** of rezoning the subject property from R-F (Ranch and Farm) to A-1 (Apartment) to allow for apartment complex.

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, that 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 via email in opposition to the rezoning request, see attachment 6.

**Property Owner:** Faith Presbyterian Church  
**Representative:** CAD Consulting Co.

**Attachments:**  
Staff Report

# 661 Lomaland Drive

City of El Paso — Plan Commission — 5/3/2018 **(REVISED)**

**PZRZ18-00004**

**Rezoning**



**STAFF CONTACT:**

Andrew Salloum, 915-212-1603,  
[SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)

**OWNER:**

Faith Presbyterian Church

**REPRESENTATIVE:**

CAD Consulting Co.

**LOCATION:**

661 Lomaland Drive, District 7

**LEGAL DESCRIPTION:**

A portion of Tract 7, Block 15, Ysleta Grant, City of El Paso,  
El Paso County, Texas

**EXISTING ZONING:**

R-F (Ranch and Farm)

**REQUEST:**

To rezone from R-F (Ranch and Farm) to A-1 (Apartment) to  
allow for apartment complex and church.

**RELATED APPLICATIONS:**

N/A

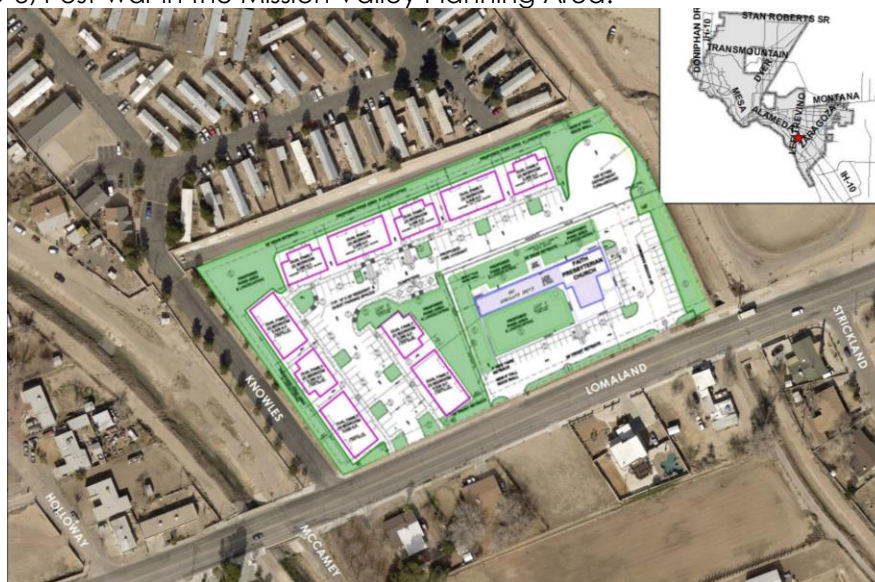
**PUBLIC INPUT**

Planning received two letters via email in opposition to  
the rezoning request, see attachment 6; Notices sent to  
property owners within 300 feet on April 19, 2018.

**STAFF RECOMMENDATION:** Approval (see pages 1—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The applicant is requesting to rezone from R-F (Ranch and Farm) to A-1 (Apartment) to allow for apartment complex. The detailed site plan shows a new proposed 20-unit apartment. The detailed site plan also shows an existing church building that will remain as is. Access to the subject property is provided from Lomaland Drive.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends approval of rezoning the subject property from R-F (Ranch and Farm) to A-1 (Apartment). The recommendation is based on compatibility with the surrounding properties zoned residential and apartment districts and uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-war in the Mission Valley Planning Area.





## DESCRIPTION OF REQUEST

The applicant is requesting to rezone from R-F (Ranch and Farm) to A-1 (Apartment) to allow for apartment complex. The detailed site plan shows a new proposed 20-unit apartment and open space including landscape areas. The detailed site plan also shows an existing church building that will remain as is. The proposed rezoning meets all dimensional requirements of the A-1 (Apartment) district. Access to the subject property is provided from Lomaland Drive.

## REZONING POLICY

POLICY	DOES IT COMPLY?
<b><u>Compatibility</u></b> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, many properties adjacent to the subject property are zoned A-M and R-3.
<b><u>Plan El Paso</u></b> Are preferred locations for medium density development and redevelopment. (i.e. Property is designated G-3, Post-war)	Yes, the property is designated G-3, Post-war and meets the intent through the addition of missing apartment uses providing a variety of housing options.

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject property is located in the Ysleta Grant, unplatted. The site is currently zoned R-F and is currently used as church. Properties adjacent to the subject property are zoned R-F (Ranch and Farm), A-M (Apartment/Mobile Home Park), and R-3 (Residential). Surrounding land uses include mobile home park, single-family dwellings, multi-family dwellings, and a ponding area. The nearest park is Lomaland Park (703 feet). The nearest school is Loma Terrace Elementary (3,249 feet).



**COMPLIANCE WITH PLAN ELPASO:** The purpose of the application is to introduce a proposed apartment complex within the G-3, Post-war land use designation.



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

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b><u>G-3– Post-War</u></b></p> <p>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>Yes, the portion of this area is vacant. This development will add apartment uses with the potential for single-family and/or multi-family residential uses in the future.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>A-1 (Apartment) District is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for 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. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes, the proposed zoning allows for apartment complex.</p>

POLICY	DOES IT COMPLY?
2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes, by the addition of multi-family within walking distance existing office and commercial uses.

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The parcel is 4.99 acres in size however the proposed apartment is not allowed under the current R-F (Ranch and Farm) zoning district.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The subject property is 4.99 acres in size and allows the proposed use under the proposed A-1 (Apartment) zoning. The applicant's proposal meets all dimensional requirements of the A-1 (Apartment) district.

**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 A-1 (Apartment) District is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for 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. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities. The proposed zoning and the proposed use meet the intent of the zoning ordinance.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There are existing water and sewer mains along Lomaland Drive 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 El Paso Central Business Association and was contacted 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 April 19, 2018. Planning Division received two letters via email in opposition to the rezoning request, see attachment 6.

**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.

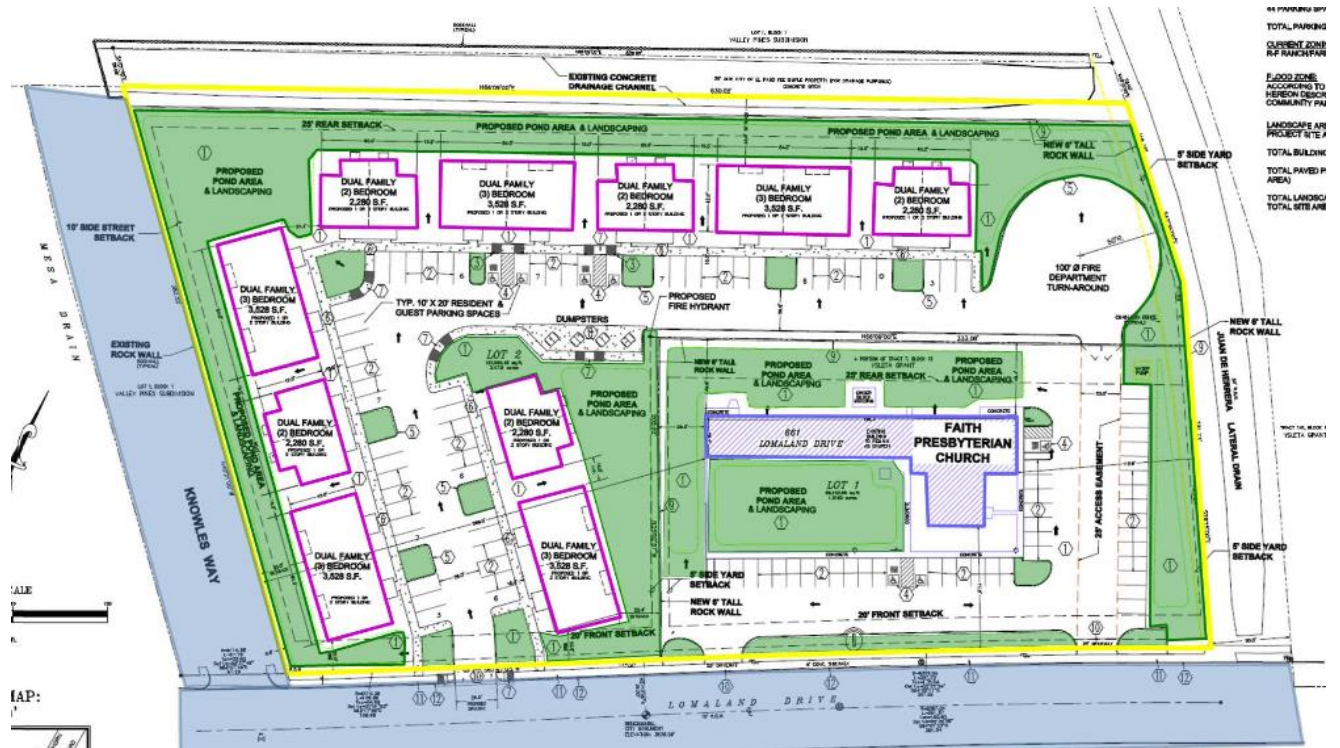


**ATTACHMENTS:**

1. Detailed site development plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map
6. Letter in opposition

# ATTACHMENT 1

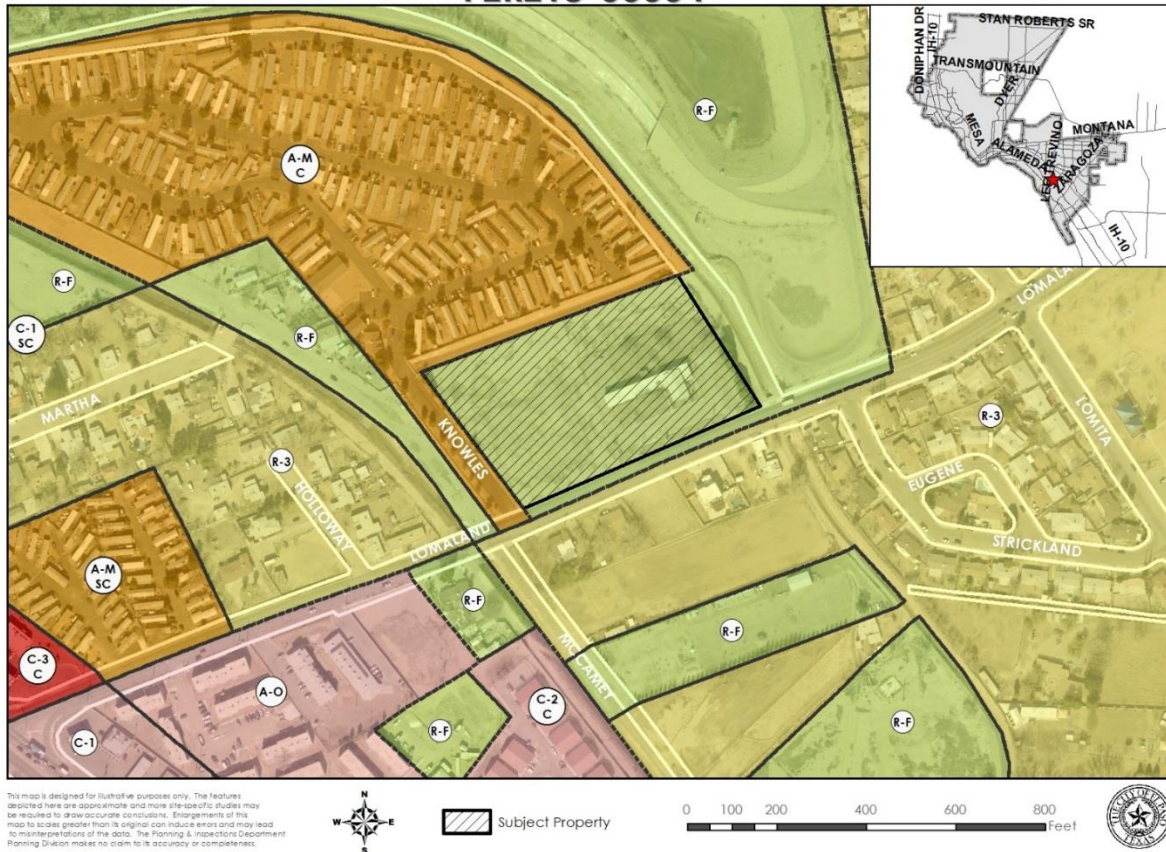
## Detailed Site Development Plan



# ATTACHMENT 2

## Zoning Map

PZRZ18-00004





# **ATTACHMENT 3**

## Future Land Use Map

**PZRZ18-00004**



# **ATTACHMENT 4**

## **Department Comments**

### **Planning and Inspections Department - Planning Division - Transportation**

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.

### **TXDOT**

Development is not abutting TXDOT Right of Way.

### **Planning and Inspections Department – Building and Development Permitting**

No objections to rezoning.

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

### **Planning and Inspections Department - Land Development**

1. No objections to proposed rezoning.
2. Approval of the site plans by CPC 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.

### **Fire Department**

Recommend approval.

### **Sun Metro**

Sun Metro does not oppose this request.

### **El Paso Water**

1. EPWater does not object to this request.

Water:

2. There is an existing 8-inch diameter water main that extends along Lomaland Drive. This water main is available for service.
3. Previous water pressure from fire hydrant #2848 located at NE corner of Lomaland Drive and Holloway Drive, has yielded a static pressure of 100 psi, a residual pressure of 84 psi, and a discharge of 1,186 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.



Sanitary Sewer:

4. Sewer service is critical. There is an existing 6-inch diameter sanitary sewer main that extends along Lomaland Drive, this line dead-ends approximately 554-feet west of Strickland Drive. This main is available for service. This sewer main is approximately 3.5-feet depth.

General:

5. EPWater requires a new service application to provide additional services 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 EPWater 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.

**El Paso Water – Stormwater Engineering**

1. Provide an acceptable Drainage Plan in accordance with Section 19.01.050 of the current City Ordinance.

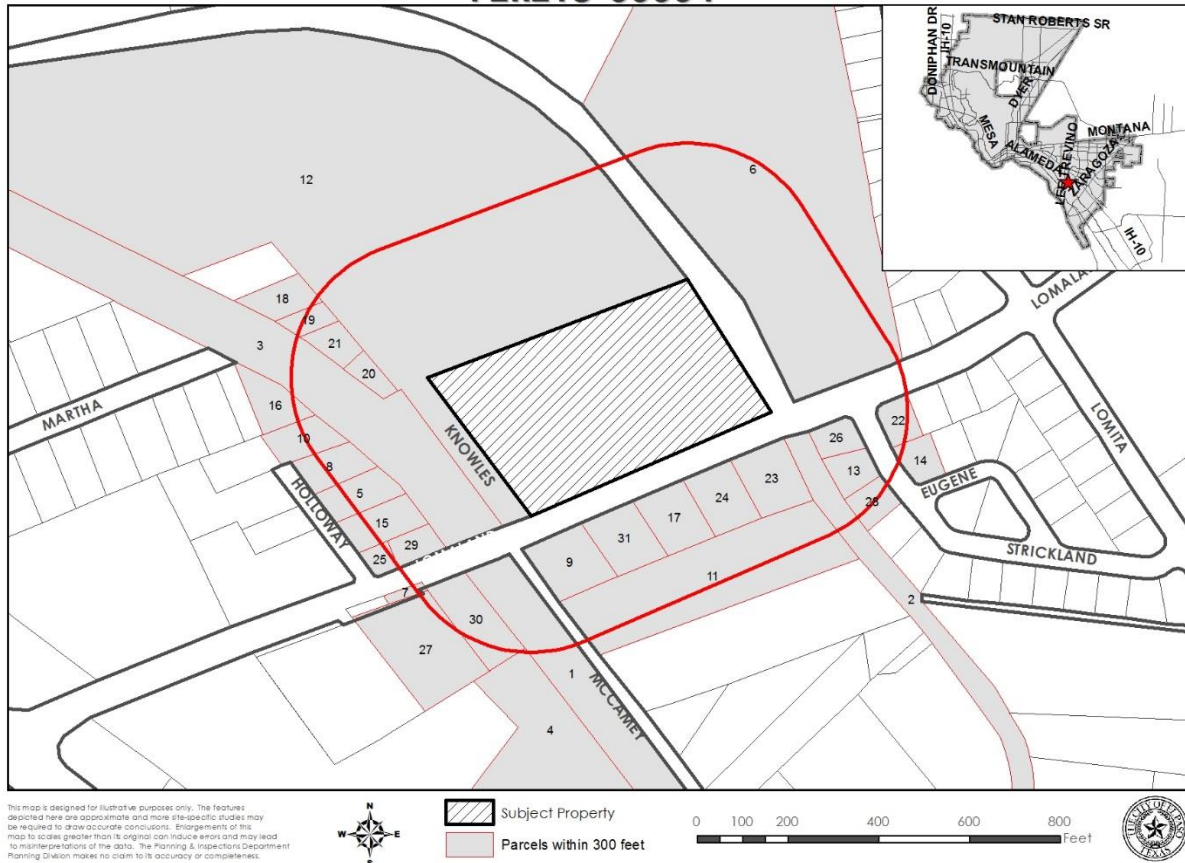
2. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding and encourage the use of nonstructural stormwater management such as the preservation of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

3. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

# **ATTACHMENT 5**

## Public Notification Boundary Map

**PZRZ18-00004**



# **ATTACHMENT 6**

## Letter in opposition

**Salloum, Andrew M.**

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**From:** Araceli Nunez <araceli\_nunez@att.net>  
**Sent:** Sunday, April 29, 2018 10:27 PM  
**To:** Salloum, Andrew M.  
**Subject:** Case #PZRZ18-00004

Dear El Paso City Council members,

As concerned neighbors of the Lomaland (Lower valley ) area, we are opposed to the proposed rezoning of the property (Case #PZRZ18-00004) up for Committee hearing on May 3, 2018.

We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned urban development. Our most compelling reason includes:

Almost every neighbor who lives within 200 feet of the property is against the project.

The Proposed Rezoning Is Inconsistent with Public Health, Safety, and General Welfare. Insufficient road infrastructure – Nearby intersections simply cannot handle the dramatic increase in traffic that will occur if the rezoning is permitted. If this rezoning is approved and the planned development completed, the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities.

Lastly, the proposed development would cause land values in the neighborhood to become even more unstable than they have been in the last few years as a result of speculation on high-priced properties.

We urge you to vote against this proposed rezoning.

Respectfully,

Mr. and Mrs. Nunez

Celia C. Duran  
600 Lomaland Dr.  
El Paso, TX 79907  
May 1, 2018

City Plan Commission  
c/o Planning Division  
Planning & Inspections Department  
P.O. Box 1890  
El Paso, TX 79950-1890

Dear Mr. Salloum:

I received the letter regarding the proposed zoning changes to property owned by Faith Presbyterian Church, Tract 7, Block 15, Ysleta Grant from R-F to A-1. My house is located directly across the street from this property and I have considerable concerns with the proposal to convert this plot of land to residential property.

To begin, it goes without saying that there are dangers that come along as a result of increased population and heightened traffic. I am concerned that there would be a marked increase in traffic as a direct result of the addition of an apartment complex. In the years since additional apartment complexes near my home and the mobile home park across the street, my property has been struck on several occasions. Evergreen trees have been knocked down and had to be replaced. Thankfully, the trees did not fall directly over my home. In addition, my garbage receptacle has been hit, and I've had to replace and relocate my mailbox because it had been struck several times, as well.

Furthermore, the incremental traffic would add that much more of a hazard to the children, and other pedestrians, in the existing apartment complexes and mobile homes in the area who walk to and from school and/or the park. I'm sure you are aware that Lomaland Drive is not a slow residential street. In the area being considered, it is a four-lane street with a speed limit of 35 mph.

With the increased traffic comes an increase in the noise pollution. At all hours of the day or night, there are the sounds of screeching brakes, honking horns, and police and emergency vehicle sirens. This would only grow exponentially with the additional population.

My concerns also extend to the property value of my home and its curb appeal. With an apartment complex erected across the street from my front window, I would lose the view that I presently have of the mountains. Additionally, the value of the single-family homes near the apartment complex would be negatively impacted, again, driven by the increased traffic, the view and the potential for higher incidents of crime. My home is my most valuable and valued asset and I have lived in and protected it as such. I plan to leave this home and surrounding property to my children and grandchildren, and maintaining the value of it is a high priority to me.

Thank you for taking the time to hear my apprehension regarding the proposed zoning plans. I, and my children, whom I raised in this home, are vehemently opposed to the conversion.

Sincerely,



Celia C. Duran

case # PZRZ18-00004



# Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (6-0)
- **Public Input:** The Planning Division received two letters via email in opposition to the rezoning request.

Strategic Goal #3 Promote the Visual Image of El Paso

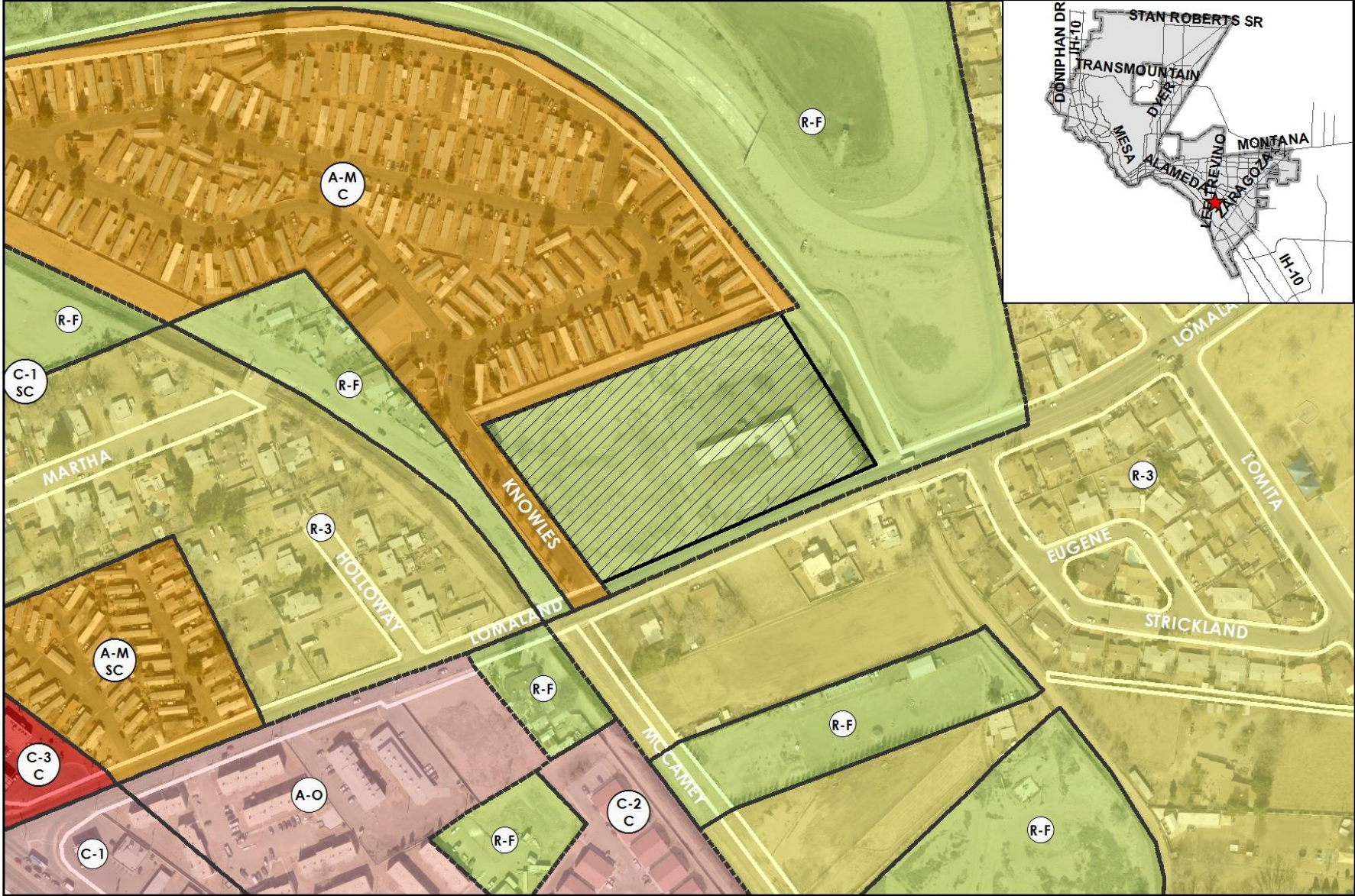
3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community





PZRZ18-00004



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

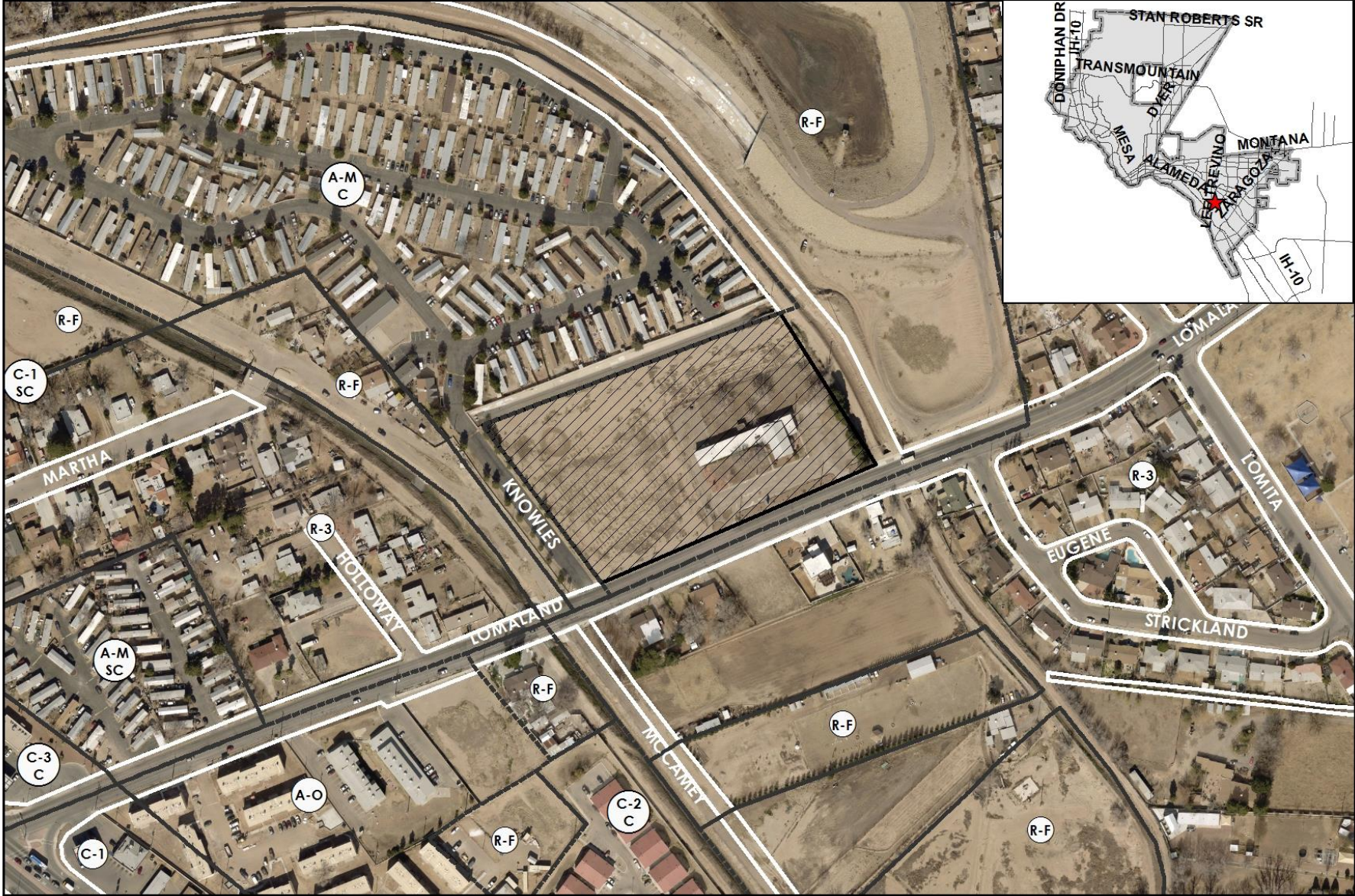
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PZRZ18-00004



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 Subject Property

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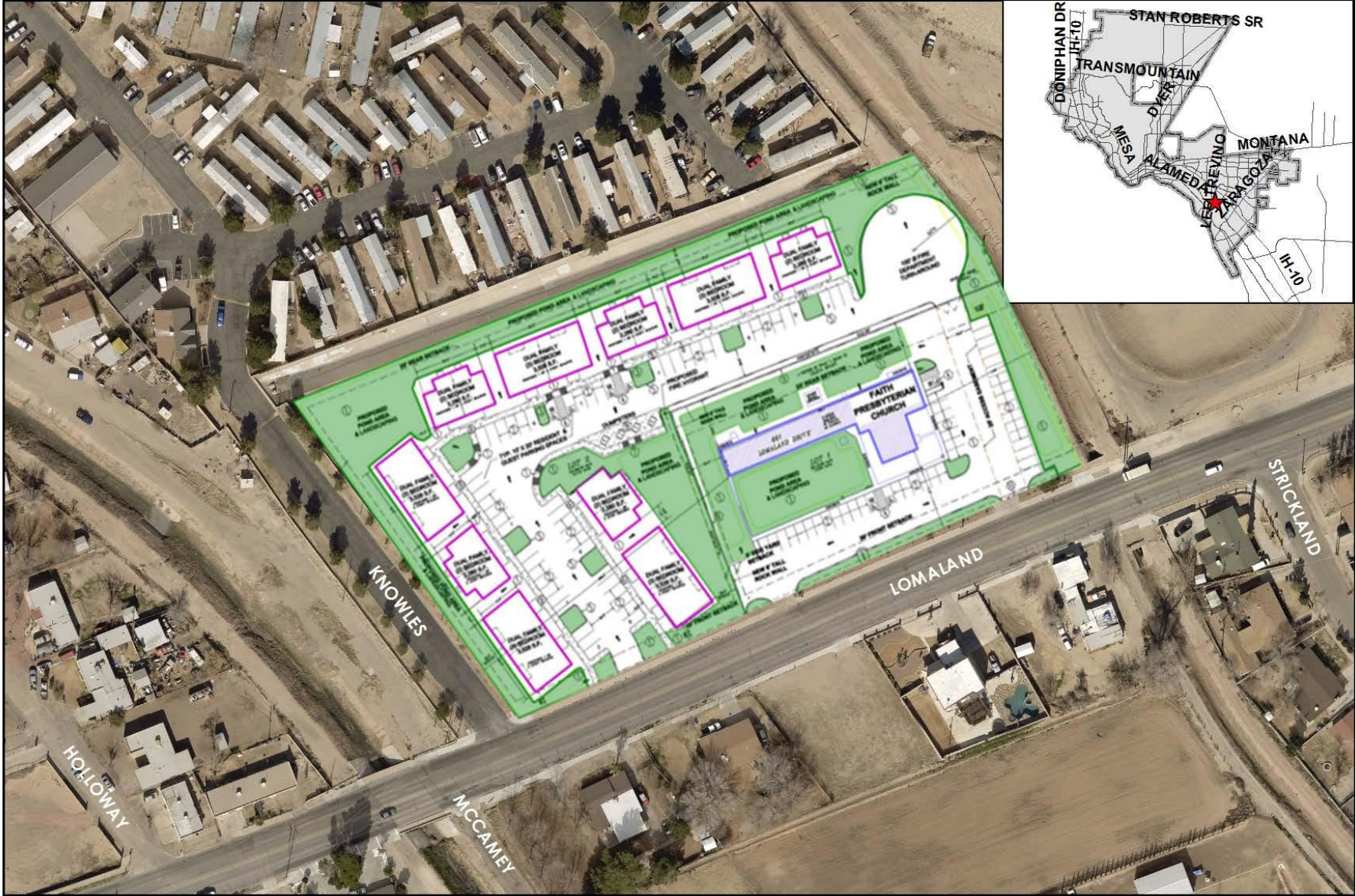








PZRZ18-00004



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