

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

DEPARTMENT: Planning & Inspections Department, Planning Division

AGENDA DATE: Introduction: 6/14/2016
Public Hearing: 7/12/2016

CONTACT PERSON: Larry F. Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Joaquin Rodriguez, (915) 212-1604, rodriguezjx3@elpasotexas.gov

DISTRICT(S) AFFECTED: District 3

SUBJECT:

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS LOTS 18,19 AND 20, BLOCK 6, WOMBLE ADDITION, 6292 TROWBRIDGE DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR A MEDICAL OFFICE/ CLINIC AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE. (District 3).

Subject Property: South of Trowbridge and East of Geronimo

Property Owner: City of El Paso

PZRZ16-00013

BACKGROUND / DISCUSSION:

See attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) recommends approval

City Plan Commission (CPC) Recommendation is Pending

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols

Director – Planning & Inspections Department

APPROVED FOR AGENDA: _____

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS LOTS 18, 19, AND 20, BLOCK 6, WOMBLE ADDITION, 6292 TROWBRIDGE DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR A MEDICAL OFFICE/CLINIC AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, The City of El Paso, (Owner) has applied for a rezoning of property from **R-5 (Residential)** to **S-D (Special Development)** per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for a medical office/clinic within an existing 2571.00 square foot building, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *All of Lots 18, 19, and 20 Block 6, Womble Addition, 6292 Trowbridge Drive, City of El Paso, El Paso County, Texas*, 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.
2. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to a medical office/clinic within an existing 2571.00 square foot building as permitted under the **S-D (Special Development)**

ORDINANCE NO. _____

Zoning Case No: PZRZ16-00013

district regulations of 20.04.150 and 20.10.360. Council also grants a waiver of the 1 acre minimum district area.

3. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit “A” and incorporated herein by reference for all purposes.

4. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.

5. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

6. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan Exhibit “A” within four (4) years from the date hereof.

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

(SIGNATURES ON THE FOLLOWING PAGE)

ORDINANCE NO. _____

Zoning Case No: PZRZ16-00013

ADOPTED this _____ day of _____, 2016.

THE CITY OF EL PASO

ATTEST:

Oscar Leaser
Mayor

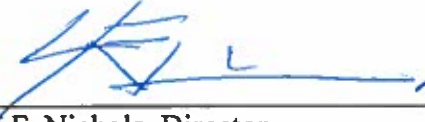
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ16-00013

AGREEMENT

By execution hereof, The City of El Paso ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D (Special Development)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2016

OWNER: The City of El Paso

By: _____

(Print name & Title)

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this ____ day of _____, 2016, by _____, in his legal capacity on behalf of The City of El Paso.

My Commission Expires:

Notary Public, State of Texas

ORDINANCE NO. _____

Zoning Case No: PZRZ16-00013

EXHIBIT "A"

DETAILED SITE PLAN

BEING LOTS 18, 19, AND 20,
BLOCK 8, WOMBLE ADDITION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 0.4741 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CT	20.00'	31.42'	20.00'	20.00'	90.00°00'	90.00°00'

SYMBOL LEGEND	
○	ROUND CORNER POINT
○	ROUND CITY INTERSECTION
○	SET 1/2" BOMB B/CAP 3153
○	LIGHT POLE
○	6-6" METER
○	HANDICAPPED PARKING SIGN
○	ELECTRIC MAIL BOX
○	POWER POLE
○	WAT METER
○	CALCULATED POINT (PNT MTD)
○	OVER HEAD ELECTRIC
○	CHAIN LINK FENCE

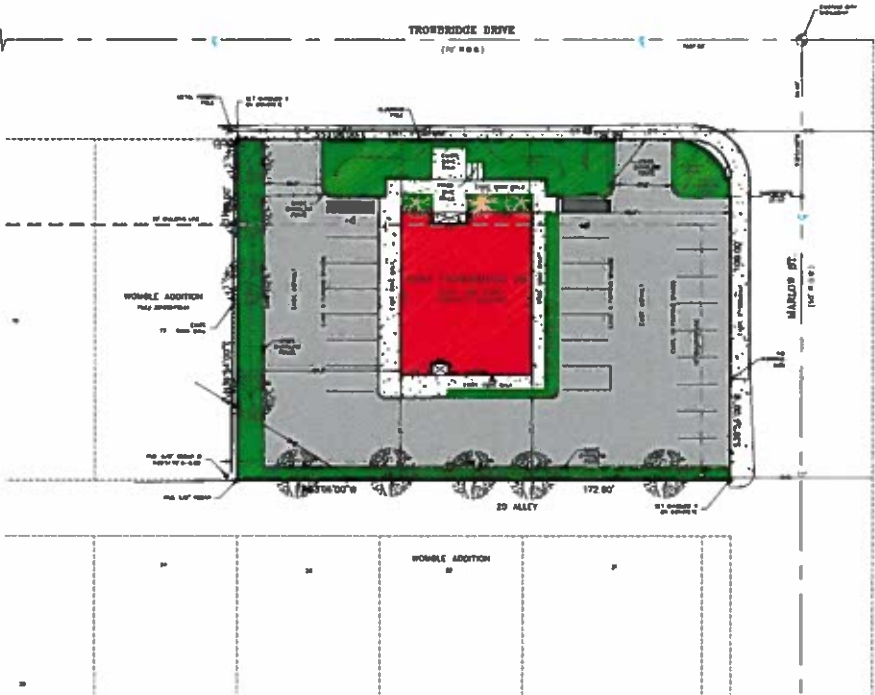
PROPOSED ZONING	EXISTING ZONING
SD	B-5

PROPOSED SD	
FRONT YARD	20 FT.
REAR YARD	10 FT.
SIDE SETTING STREET	10 FT.



Front Elevation

N75



PARKING INFORMATION

OFFICE	
TOTAL SITE:	20,836.14 SQ. FT. = 0.4741 Ac.
EXISTING BUILDING:	2,571.00 SQ. FT.
TOTAL PARKING REQUIRED BY CITY CODE:	13
TOTAL HANDICAPPED PARKING REQUIRED:	1
TOTAL BICYCLE PARKING REQUIRED:	3
TOTAL REGULAR PARKING EXIST:	21
TOTAL HANDICAPPED PARKING EXIST:	2
TOTAL PARKING EXIST:	23

TYPICAL PARKING DIMENSIONS:
STALLS: 9 FT. BY 18 FT.
BICYCLE: 36" BY 75"

REQUIRED LANDSCAPING

TOTAL SITE REQUIRED:	1,540.00 sq. ft.
TOTAL SITE EXISTING:	4,241.00 sq. ft.
DISCOUNTS ON CANOPY TREES	2 - 5" CANOPY
SHRUBS	31 - 5 gal. (1'x1')
GROUNDCOVER	155 sq. ft.

ONE INTERIOR OR EXTERIOR WALL SHALL BE MAINTAINED A MINIMUM OF TWO INCHES CLEAR AND 6" AT THE END OF PLANTING. PLANTING SHALL BE SPACED AND PLANTED WITHIN THE PLANTING AREA. PLANTING SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. PLANTING SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS. PLANTING SHALL BE MAINTAINED FOR A PERIOD OF TWO YEARS.

SUBSTITUTION AS PER EL PASO MUNICIPAL ORDINANCE 18.46.000 SECTION 1. TREES AS PER "RECOMMENDED TREES FOR EL PASO" WEST TEXAS URBAN FORESTRY COUNCIL.

- EXISTING DISCOUNTS OR CANOPY TREES
- EXISTING SHRUBS
- EXISTING BUILDING
- PAVEMENT
- BIKEWALK & CONC. WALK
- LANDSCAPING

DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL	
DATE	
APPLICANT	
EXECUTIVE SECRETARY CITY PLAN COMMISSION	
MAYOR	

DATE OF PREPARATION: MAY 10, 2014

CONDE INC.
CONSULTING ENGINEERS
1000 N. GILBERT ST.
SUITE 100
EL PASO, TEXAS 79906
PHONE: 915.771.1111
FAX: 915.771.1112
WWW.CONDEINC.COM

MEMORANDUM

DATE: June 6, 2016

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

FROM: Larry F. Nichols, Director - Planning & Inspections
Joaquin Rodriguez, Planner

SUBJECT: PZRZ16-00013

The City Plan Commission recommendation is pending, the commission will hear this case at their regular meeting 6-16-2016.

As of June 6, 2016, planning staff has received no opposition to the proposed rezoning.

Applicant: City of El Paso

Attachments: CPC Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ16-00013
Application Type: Rezoning
CPC Hearing Date: June 16, 2016
Staff Planner: Joaquin Rodriguez, 915-212-1608, rodriguezjx3@elpasotexas.gov
Location: 6292 Trowbridge
Legal Description: Lots 18 to 20, Block 6, Womble Addition, City of El Paso, El Paso County, Texas
Acreage: 0.4209
Rep District: 3
Current Zoning: R-5 (Residential)
Existing Use: Office
C/SC/SP/ZBA/LNC: N/A
Request: Rezoning from R-5 (Residential) to S-D (Special Development District)
Proposed Use: Medical Office/Clinic
Property Owner: City of El Paso
Representative: Jose Carlos Villalva

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single family residential
South: R-5 (Residential) / Multifamily residential and Church
East: R-5 (Residential) / Single Family Residential
West: M-3 (Manufacturing) / Industrial/Pipeline

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable)

NEAREST PARK: San Juan Placita (.853 Miles)

NEAREST SCHOOL: Hawkins Elementary (.735 Miles)

NEIGHBORHOOD ASSOCIATIONS

San Juan Neighborhood Improvement Association
El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 31, 2016. Staff did receive one phone call in support of this request from the president of the San Juan Neighborhood Improvement Association.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-5 (Residential) to S-D (Special Development) to allow for a medical office/clinic. No redevelopment is proposed, the existing structure, a 2571 square foot single story building will remain. Additionally the existing site improvements, including 4241 square feet of landscaping, 23 parking spaces and a nine existing canopy trees will remain. As the subject property is less than 1 acre, City Council shall be asked to waive the 1 acre minimum for the S-D (Special Development) zoning district.

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 the surrounding residentially zoned properties and in compliance with the proposed G-2, Traditional Neighborhood

(Walkable) use designation in the Central Planning Area.

Plan El Paso- Future Land Use Map Designation

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

G-2 – Traditional Neighborhood: 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 plan identified in this Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide 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. 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. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning and Inspections Department - City Development & Permitting- Landscape

No objections to rezoning.

Planning and Inspections Department - Land Development

We have reviewed subject plans and recommend that the applicant addresses the following comments.

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.

Sun Metro

No objections to rezoning.

Fire Department

No objections to rezoning.

Police Department

No comments received.

Streets & Maintenance Department

No comments received.

TxDot

Not on state roadway.

Texas Gas Service

No comments received.

El Paso Water Utilities - Stormwater

We have reviewed the subdivision described above. We have no objections to the proposal, but if any

reconstruction is done, we recommend applying principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

El Paso Water Utilities – Engineering Division

Does not object to this request.

Water:

EPWU does not object to this request.

1. There is an existing 4-inch diameter water main extending along the Alley between Montana Avenue and Tularosa Street. This water main is available for service. EPWU records indicate one (1) 3/4" service meter (Active) on the property with 3320 Montana Avenue as the service address.
2. Previous water pressure from fire hydrant #1645 located approximately Luna Street and NE Montana Avenue, has yield a static pressure of 90 (psi), a residual pressure of 88 (psi), and a discharge of 531 gallons per minute.
3. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main extending along the Alley between Montana Avenue and Tularosa Street. This main is available for service.
2. There is an existing 24-inch diameter sanitary sewer main along Montana Avenue. No service connections are allowed to this main as per the El Paso Water Utilities-Public Service Board rules and regulations.

General:

1. EPWU 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 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:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

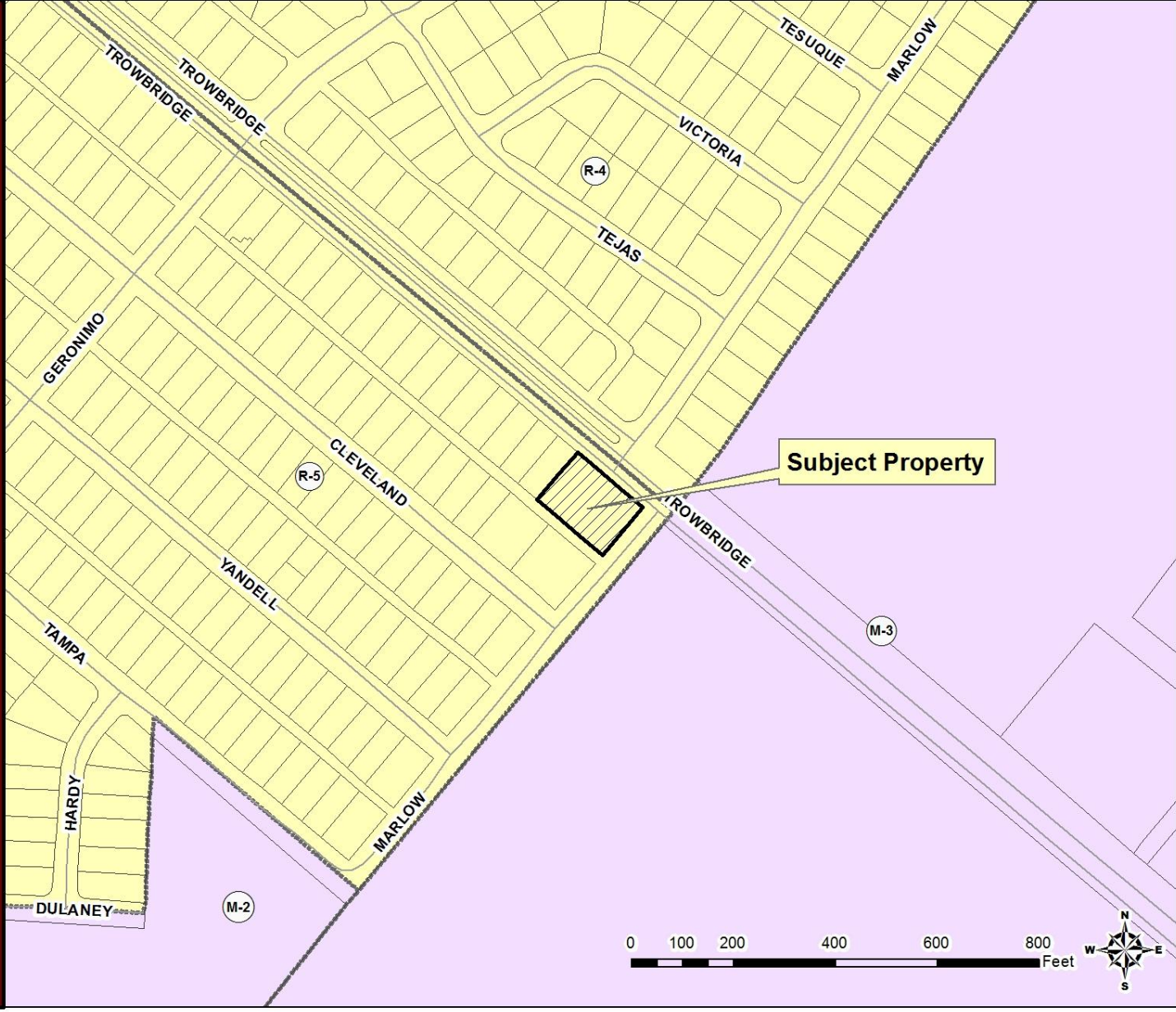
Attachment 3: Detail Site Development Plan

Attachment 4: Elevations

Attachment 5: Future Land Use Map

ATTACHMENT 1: ZONING MAP

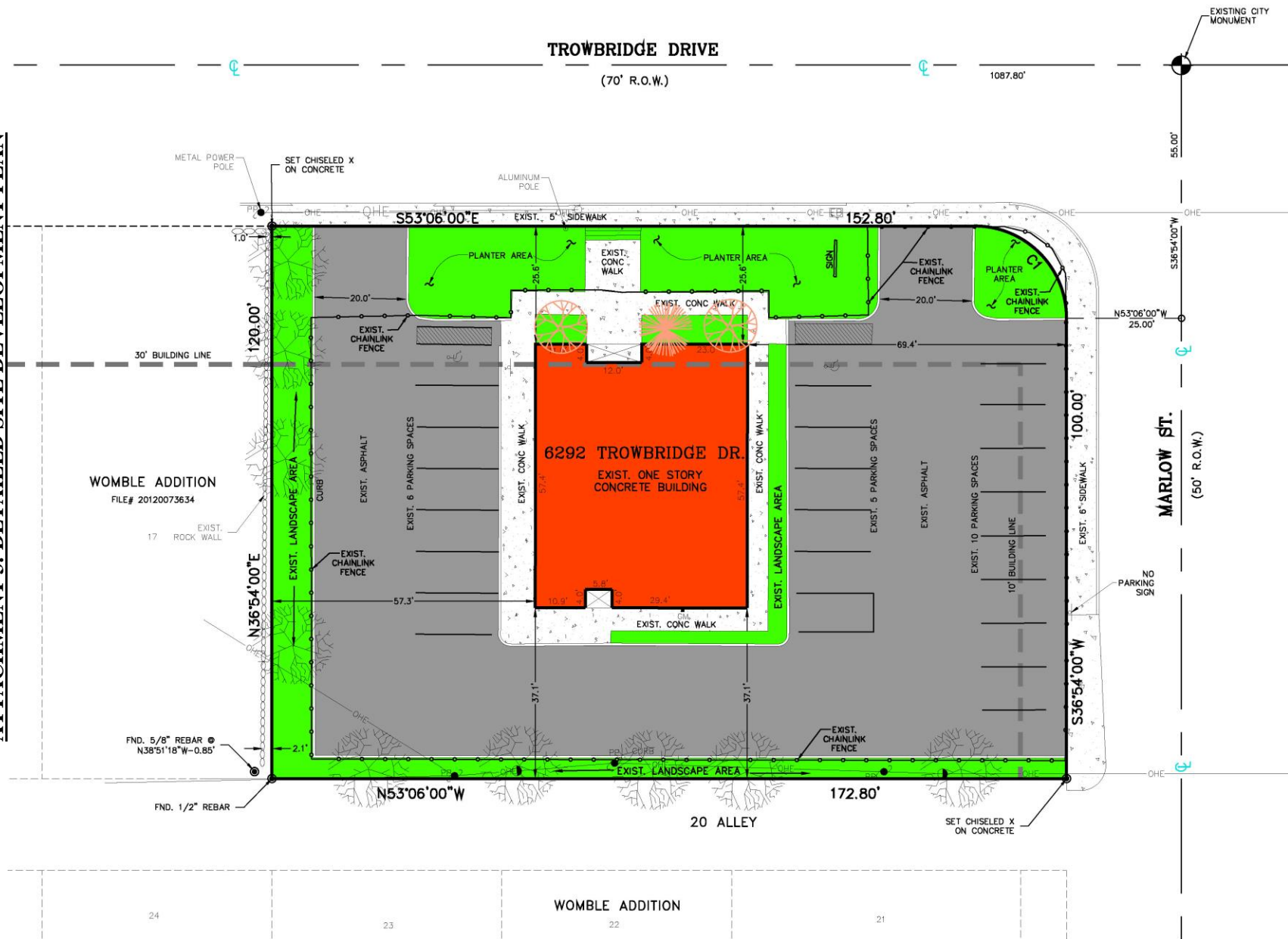
PZRZ16-00013



PZRZ16-00013



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATION



Front Elevation

NTS

Elevations		
R-5	SD	Proposed
35'	<45' or as approved by City Council (20.12.020 / Subpart D)	12'

PZRZ16-00013





Recommendation/Public Input

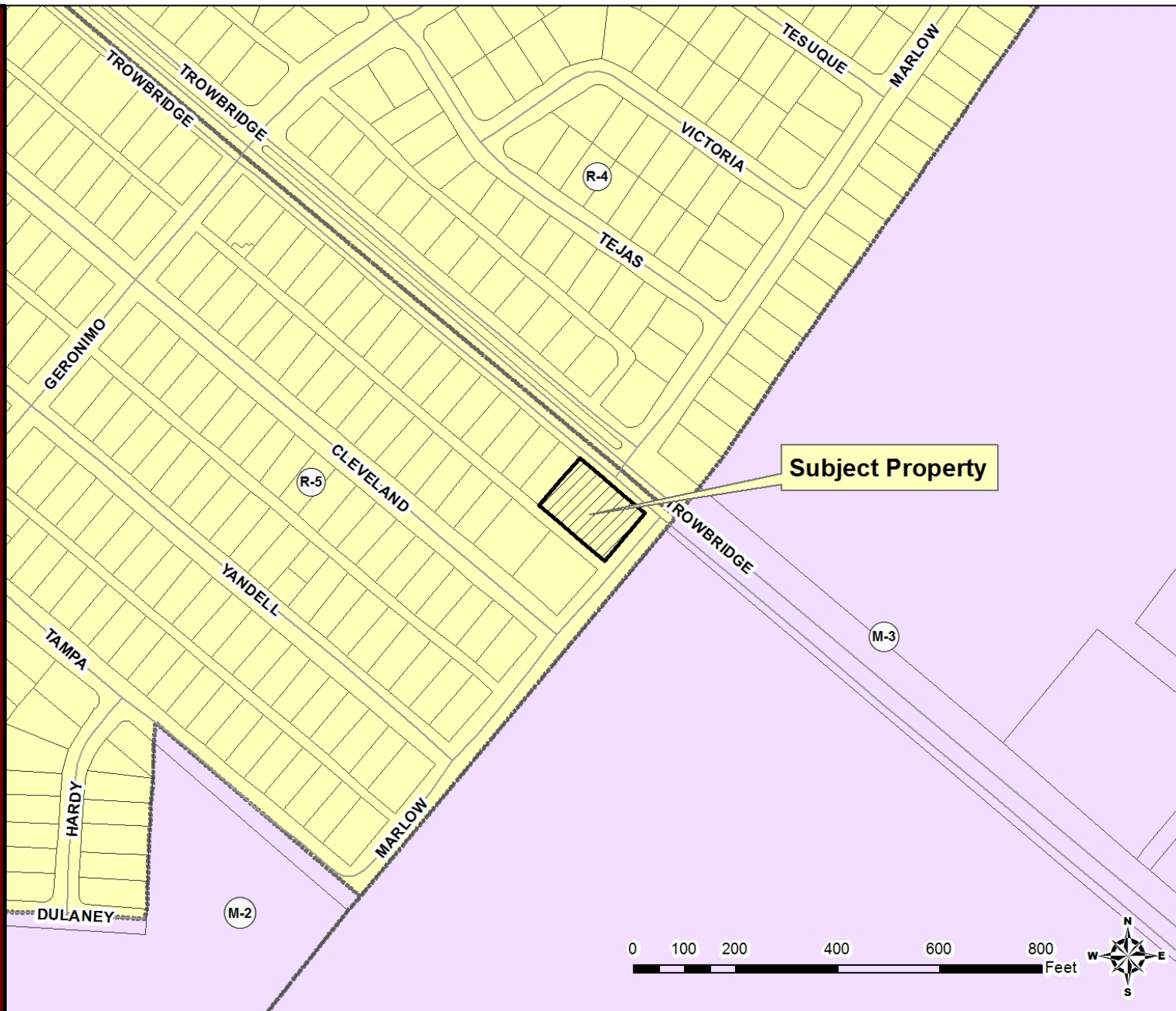
- Planning Division recommendation: Approval
- CPC Recommendation: Pending

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

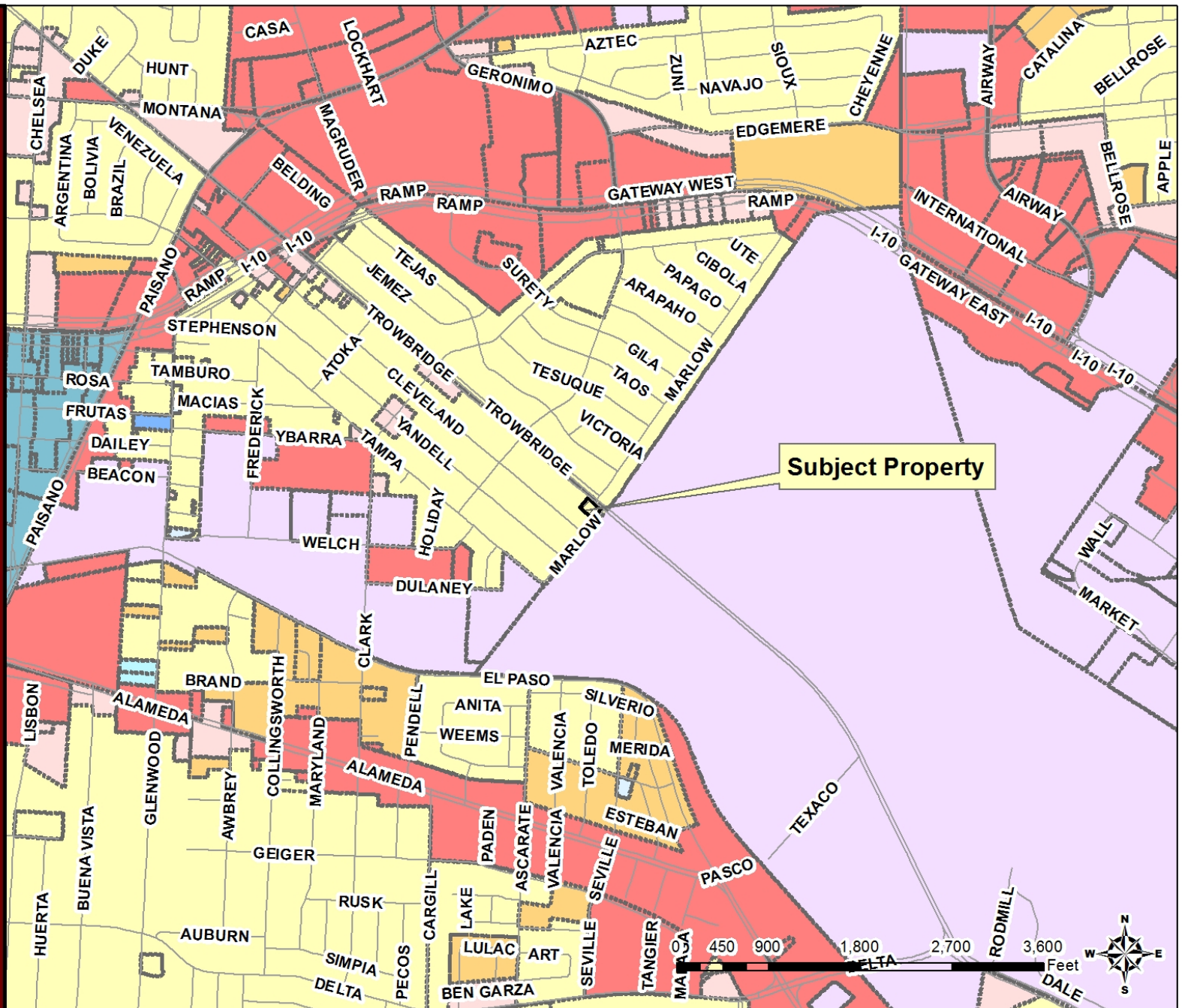
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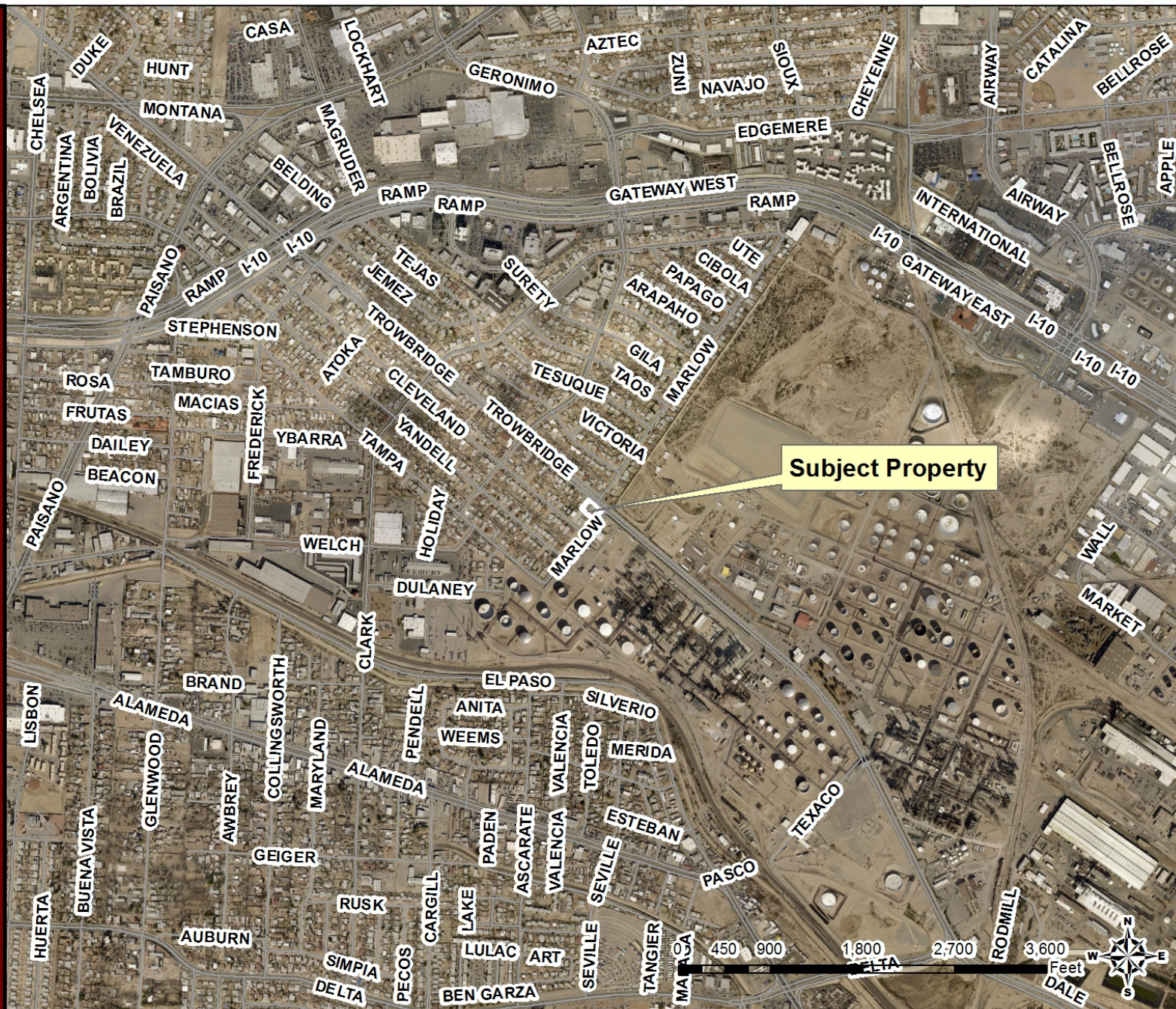
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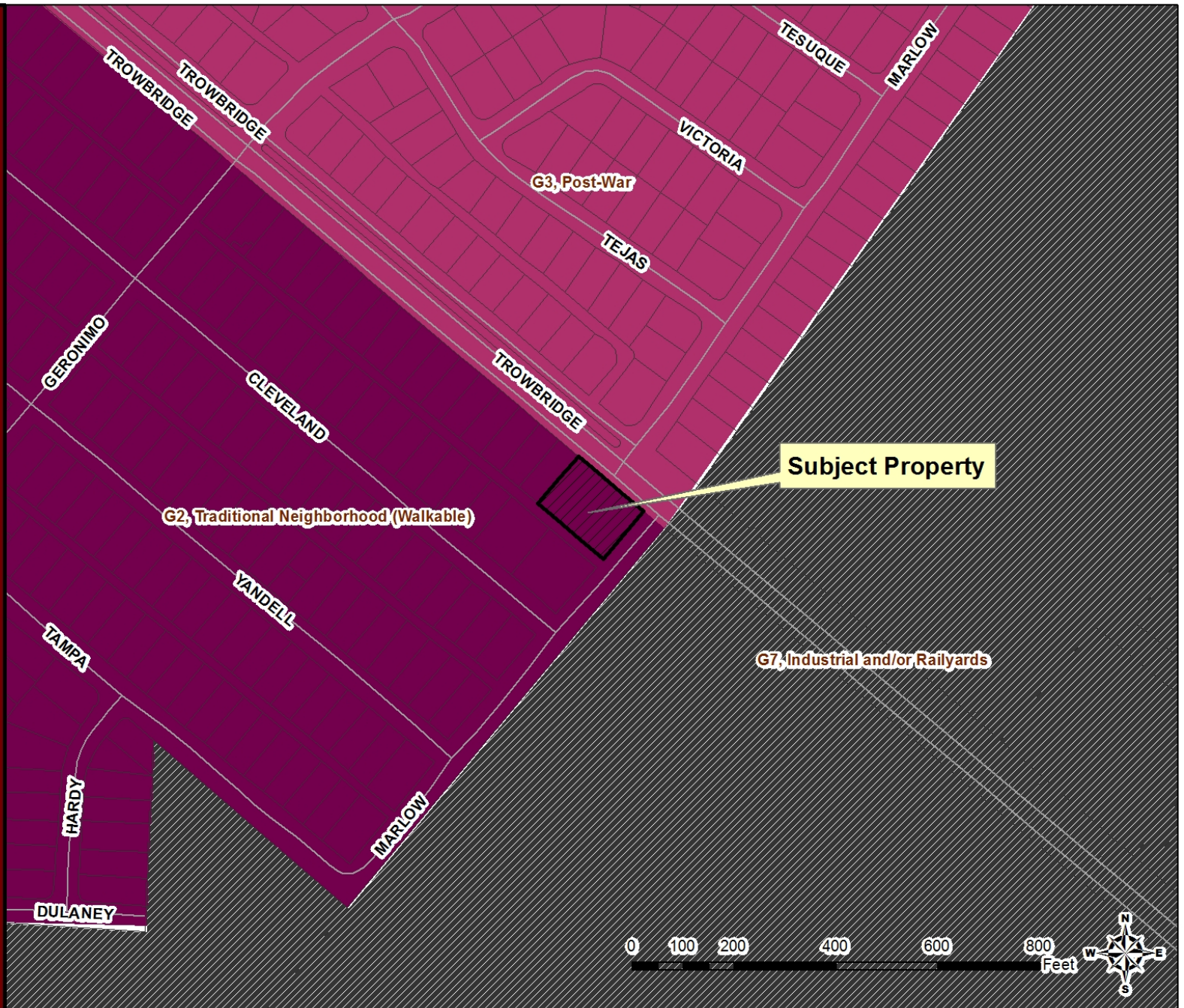
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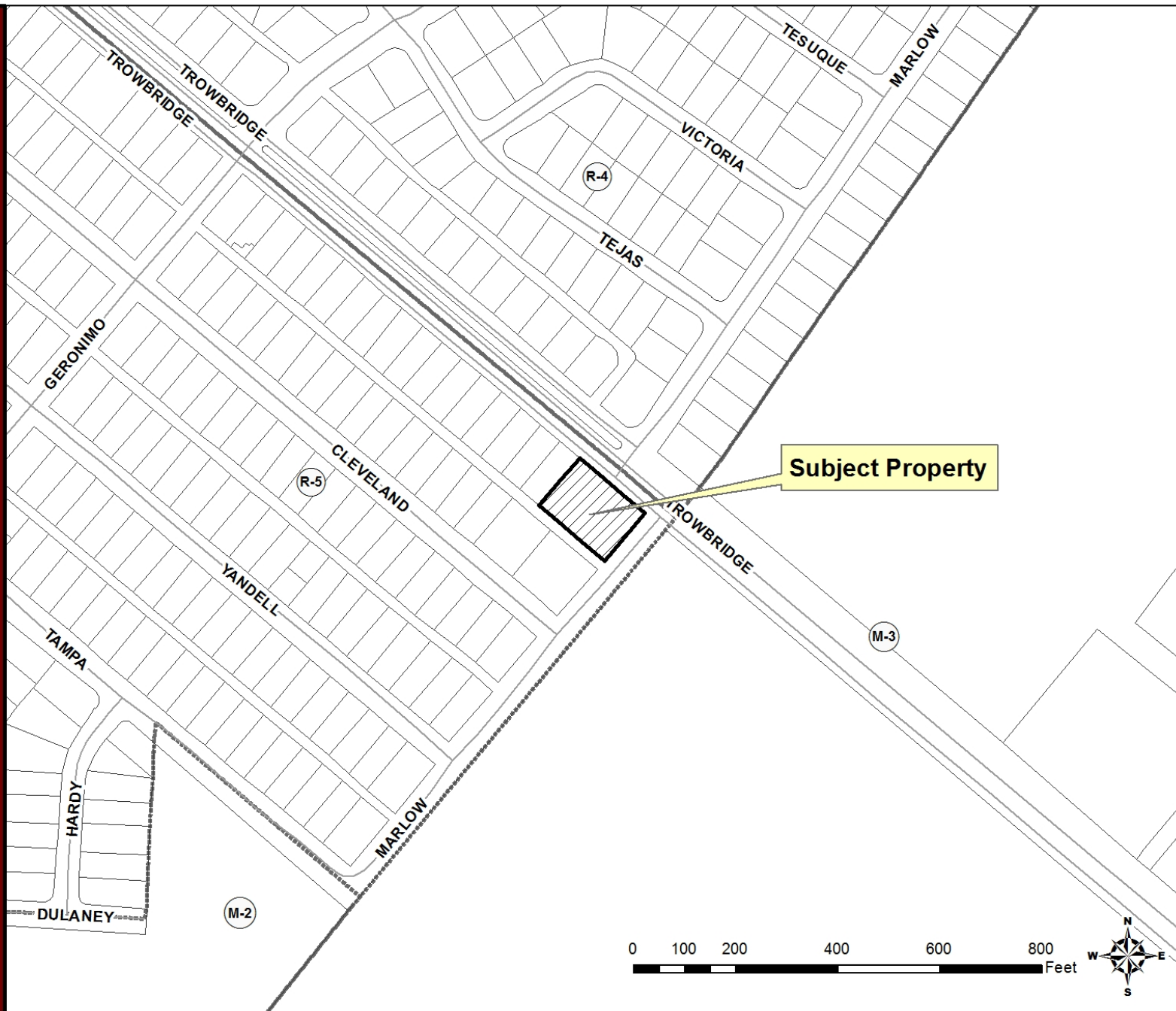
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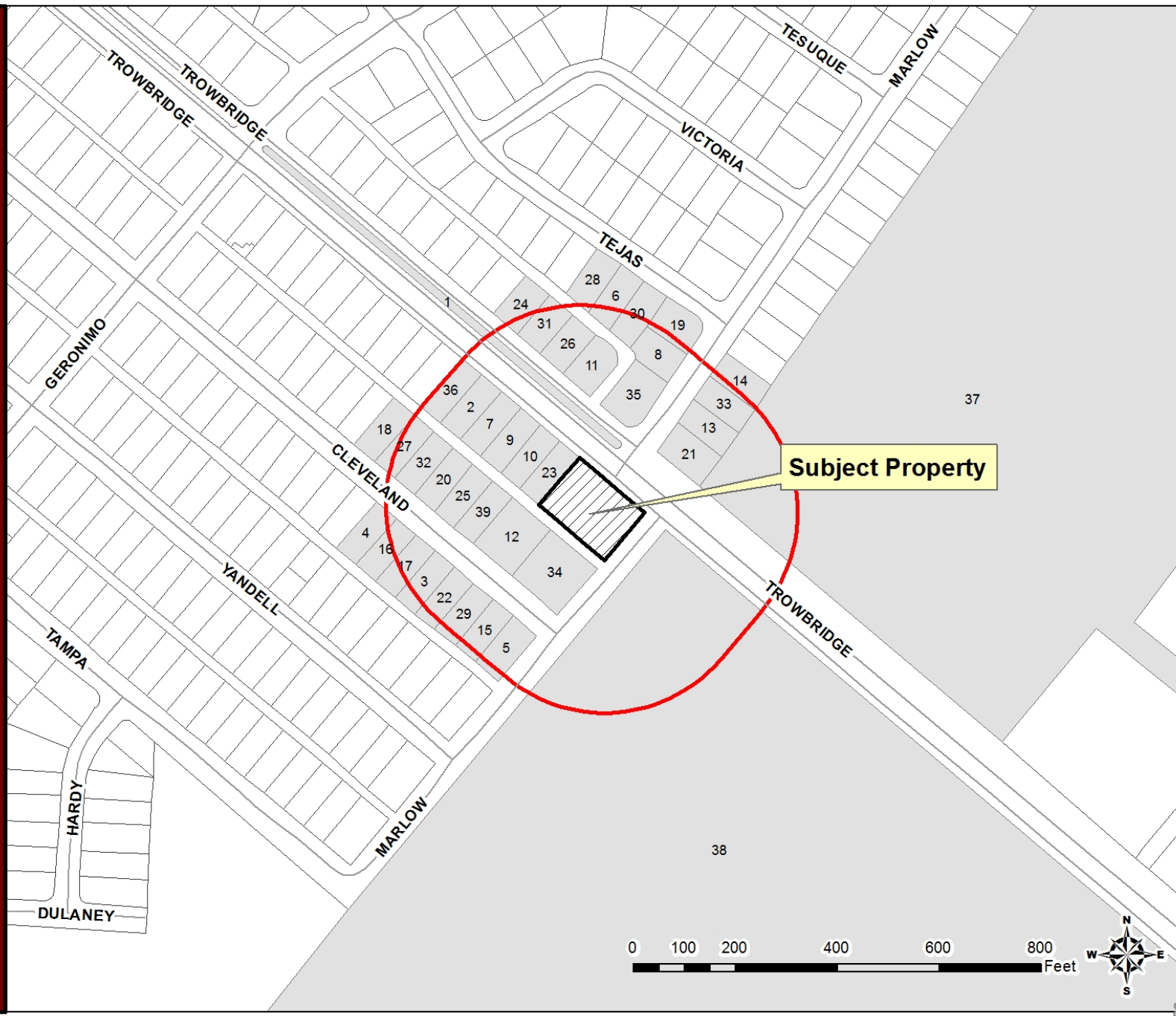


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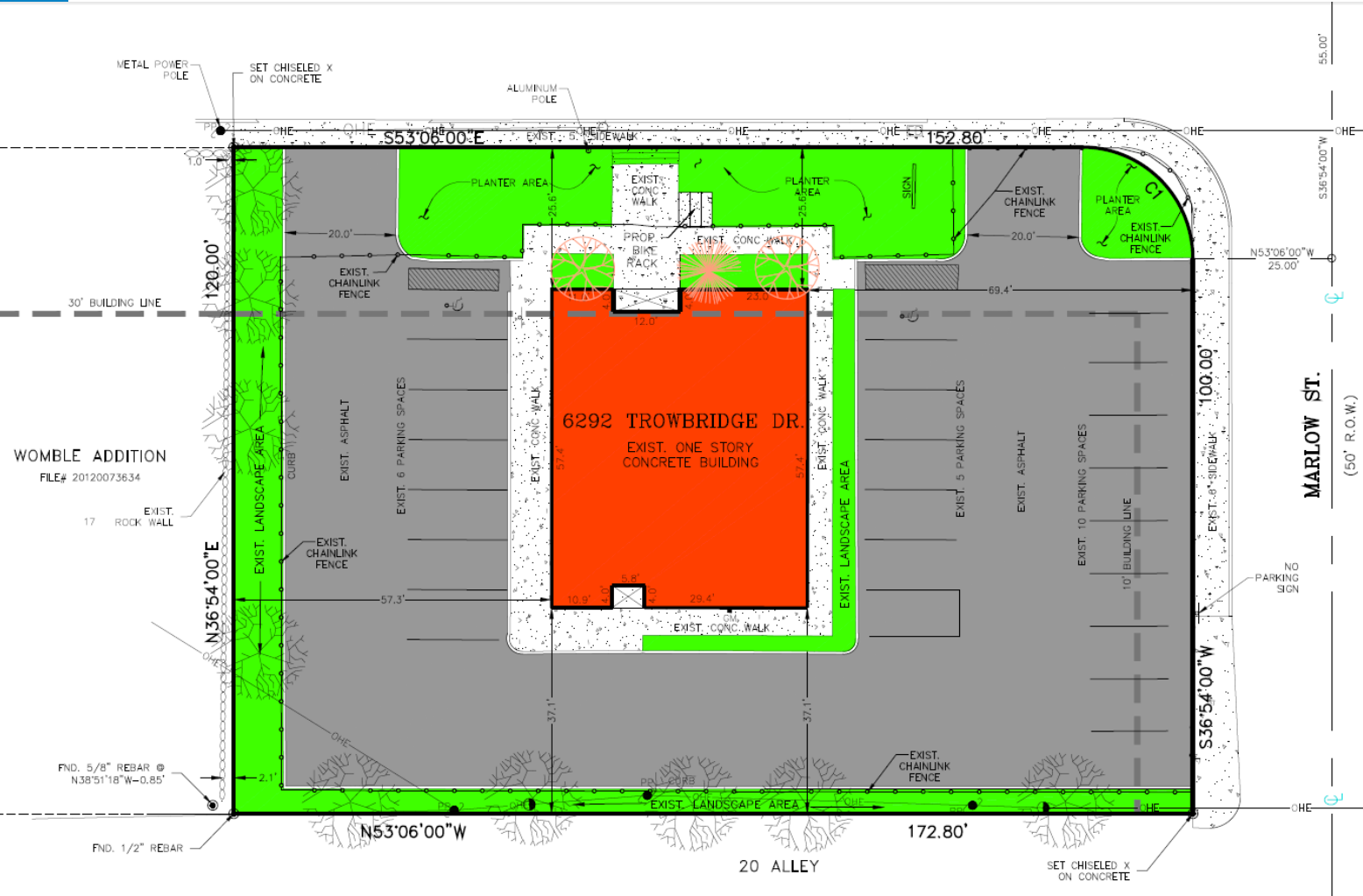


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Detailed Site Development Plan





Elevations



Front Elevation

NTS

Elevations		
R-5	SD	Proposed
35'	<45' or as approved by City Council: 20.12.020(D)	12'



12

Subject Property

"Delivering Outstanding Services"



13

North

"Delivering Outstanding Services"



14

South

"Delivering Outstanding Services"



15

East

“Delivering Outstanding Services”



16

West

“Delivering Outstanding Services”

PZRZ16-00013

17

