

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

DEPARTMENT: Planning and Inspections, Planning Division

AGENDA DATE: Introduction: August 6, 2019
Public Hearing: September 3, 2019

CONTACT PERSON/PHONE: Philip Etiwe, 915-212-1550, etiewpf@elpasotexas.gov
Brenda Cantu, 915-212-1642, cantubr@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

SUBJECT:

An ordinance changing the zoning of a portion of Tract 6B, Block 35, Ysleta Grant Survey, and a portion of Tracts 1 and 2, O.C. Coles Survey, City of El Paso, El Paso County, Texas from A-2 (Apartment) and R-F (Ranch Farm) to R-4 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 183 S. Davis Drive, 8600 & 8590 Alameda Avenue. Property Owner: Ysleta Independent School District, LLC. PZRZ19-00005 (**District 6**)

BACKGROUND / DISCUSSION:

On June 13, 2019 the CPC reviewed and recommended approval of the proposed rezoning.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed amendment.

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: Philip Etiwe
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 6B, BLOCK 35, YSLETA GRANT SURVEY, AND A PORTION OF TRACTS 1 AND 2, O.C. COLES SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) AND R-F (RANCH FARM) TO R-4 (RESIDENTIAL). 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 6B, Block 35, Ysleta Grant Survey, and a portion of Tracts 1 and 2, O.C. Coles Survey**, located in the City of El Paso, El Paso County, Texas, and as more particularly described by the metes and bounds attached herein as Exhibit "A", be changed from **A-2 (Apartment) and R-F (Ranch Farm)** to **R-4 (Residential)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly, and attached herein as Exhibit "B".

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 _____, 2019.

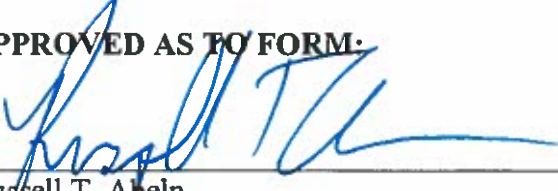
THE CITY OF EL PASO

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

(Exhibits on the following pages)

ORDINANCE NO. _____
19-1007-2468 / 908720
Alameda & Davis
RTA

PZRZ19-00005

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION YSLETA ART CENTER

The parcel of land a portion of Tract 6B, Block 35, YSLETA GRANT, and a portion of Tracts 1 and 2, O.C. COLES, City of El Paso, El Paso County, Texas, and is described by metes and bounds as follows:

Commencing at a city monument lying on the centerline intersection of Alameda Avenue (a 80' wide public right-of-way) and Davis Drive (a public right-of-way that varies); Thence, leaving said centerline intersection and along Davis Drive centerline, South 61°31'00" West, a distance of 89.96' feet to a point; Thence, leaving said centerline, North 28°29'00" West, a distance of 30.27' to a boundary corner lying on the northerly right-of-way line of said Davis Drive, said point being the TRUE POINT OF BEGINNING of the parcel of land herein being described;

THENCE, along said northerly right-of-way line, South 61°31'00" West, a distance of 50.00 feet to a point;

THENCE, along said northerly right-of-way line, 219.00 feet, along the arc of a curve to the right, having a radius of 355.80 feet, a central angle of 35°16'01" and a chord which bears South 79°09'00" West, a distance of 215.56 feet to a point;

THENCE, along said northerly right-of-way line, 39.74 feet, along the arc of a curve to the right, having a radius of 355.63 feet, a central angle of 06°24'09" and a chord which bears North 79°17'47" West, a distance of 39.74 feet to a point;

THENCE, along said northerly right-of-way line, North 75°59'29" West, a distance of 178.73 feet to a point;

THENCE, along said northerly right-of-way line, 171.49 feet, along the arc of a curve to the left, having a radius of 368.85 feet, a central angle of 26°38'17" and a chord which bears North 89°18'38" West, a distance of 169.95 feet to a point;

THENCE, leaving said northerly right-of-way line, North 15°13'00" West, a distance of 263.02 feet to a point;

THENCE, South 62°20'00" East, a distance of 17.34 feet to a point;

THENCE, North 74°51'00" East, a distance of 561.52 feet to a point;

THENCE, South 28°29'00" East, a distance of 332.42 feet to a point;

THENCE, South 62°17'30" West, a distance of 20.01 feet to a point;

THENCE, South 61°31'00" West, a distance of 20.00 feet to a point;

THENCE, South 28°29'00" East, a distance of 20.00 feet to a point;

THENCE, North 61°31'00" East, a distance of 20.00 feet to a point;

THENCE, South 28°29'00" East, a distance of 23.92 feet to a point;

THENCE, 47.12 feet, along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 89°59'08" and a chord which bears South 16°30'34" West, a distance of 42.42 feet back to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 5.0674 acres (220,739.29 s.f.) of land, more or less.

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

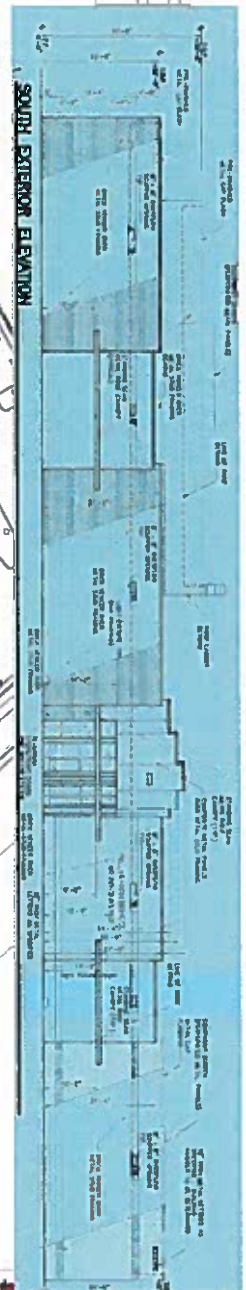
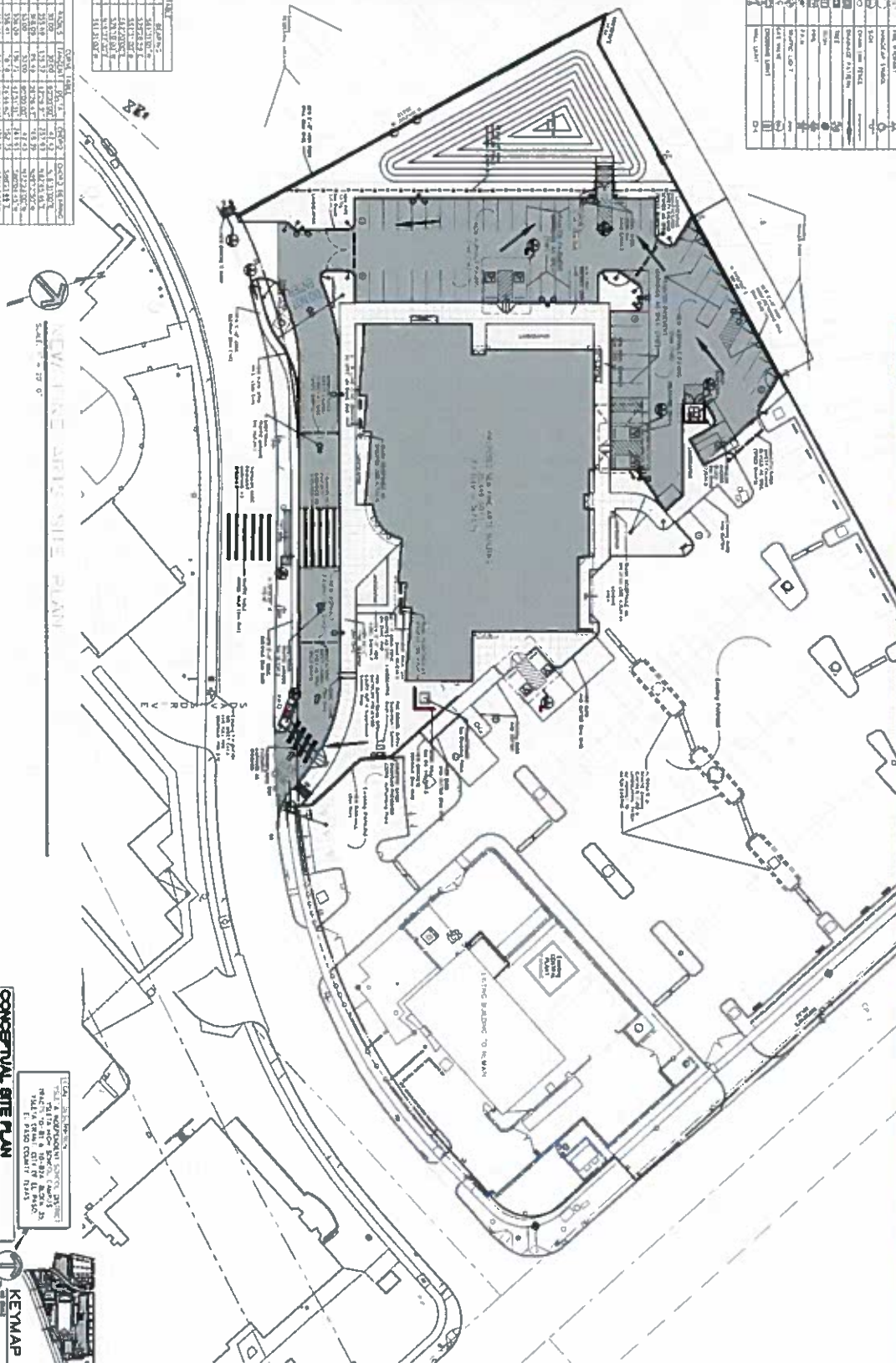
SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors
Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998
September 20, 2018



B

[illegible]

Figure 1 shows a schematic diagram of a two-dimensional lattice structure. The lattice is composed of two parallel chains of atoms, represented by circles. The top chain is labeled 'A' and the bottom chain is labeled 'B'. The atoms in each chain are connected by horizontal bonds. Vertical bonds connect atoms in chain A to atoms in chain B. The lattice is shown within a rectangular frame with dashed lines indicating the boundaries. The diagram is labeled 'Fig. 1' in the top right corner.



CONCEPTUAL BITE PLAN



Collection No.
18-0716
Date: 01-25-19
STAT DSP
1 0 1

Ysleta Independent School District
BP18-1143
Fine Arts Addition and Renovations
Ysleta High School

8900 ALAMEDA AVE. TEAS 004 EL PASO, TEXAS 79905

MEMORANDUM

DATE: July 30, 2019

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

FROM: Brenda Cantu, Planner - Planning & Inspections

SUBJECT: PZRZ19-00005

The City Plan Commission unanimously recommended **approval** (6-0) of the proposed rezoning request from A-2 (Apartment) and R-F (Ranch Farm) to R-4 (Residential) to allow for a school on June 13, 2019.

An ordinance changing the zoning of a portion of Tract 6B, Block 35, Ysleta Grant Survey, and a portion of Tracts 1 and 2, O.C. Coles Survey, City of El Paso, El Paso County, Texas from A-2 (Apartment) and R-F (Ranch Farm) to R-4 (Residential). The proposed 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.

As of July 30, 2019, planning staff has not received any opposition to the proposed rezoning.

Subject Property: 183 S. Davis Drive, 8600 & 8590 Alameda Avenue.

Property Owner: Ysleta Independent School District

Representative: SLI Engineering, Inc.

Attachments: Staff Report

183 S. Davis Drive, 8600 & 8590 Alameda Avenue



City Plan Commission — June 13, 2019

REVISED

CASE NUMBER: PZRZ19-00005
CASE MANAGER: Brenda Cantu, 212-1642, cantubr@elpasotexas.gov
PROPERTY OWNER: Ysleta Independent School District
REPRESENTATIVE: SLI Engineering, Inc.
LOCATION: 183 S. Davis Drive, 8600 & 8590 Alameda Avenue (District 6)
PROPERTY AREA: 5.0674 acres
REQUEST: To rezone from A-2 (Apartment) and R-F (Ranch Farm) to R-4 (Residential)
RELATED APPLICATIONS: SUSU18-00033 (Minor Subdivision)
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is proposing to rezone the property from A-2 (Apartment) and R-F (Ranch Farm) to R-4 (Residential) to allow for a school.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the request. The proposed district is consistent with other surrounding apartment districts in the immediate area, and meets the established character of its surrounding neighborhood. Furthermore, the proposed development meets the intent of the G-3, Post-war land use designation of *Plan El Paso* in the Mission Valley planning area.

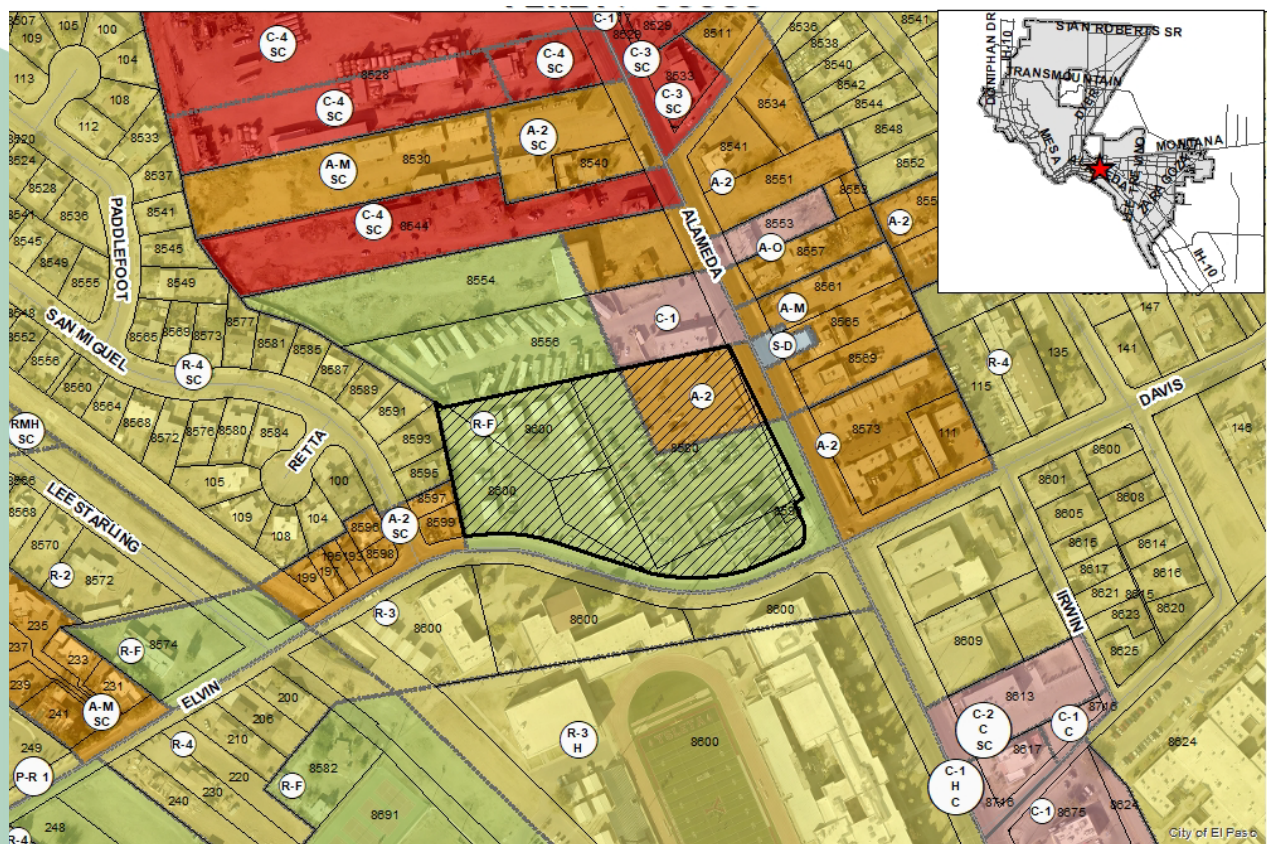


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from A-2 (Apartment) and R-F (Ranch Farm) to R-4 (Residential) for the construction of a fine arts building within the school property in addition to other improvements. The subject property previously had portable classrooms that existed intermittently since the late 1980's which have since been demolished. Additionally, there is an existing building located in the Southeast corner that will remain. Although the current zoning allows for a school the applicant would like to change the zone to eliminate the existing split zoned property within the newly combined lot. A split zone property is a property located in two or more zoning districts.

PREVIOUS CASE HISTORY: Subdivision case (SUSU18-00033) was submitted by the applicant to combine lots into one lot and was approved by the Subdivision Coordinator on January 31, 2019.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the developments in close proximity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-3 Post-war use designation of *Plan El Paso*, the City's Comprehensive Plan.

COMPLIANCE WITH <i>PLAN EL PASO</i>/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-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>Yes, the proposed zone change complies with the surrounding development. The proposed development is directly across an existing school and surrounded by Residential and Commercial uses to include apartments, single-family units, and a neighborhood store.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-4 (Residential) District: The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, other parcels in the immediate area are zoned R-4 (Residential), R-3 (Residential) and A-2 (Apartments). The proposed development is a permitted use within the R-4 district and complies with the regulations required for supplemental school campuses. There is another school to the South of the proposed development and a mix of single-family and multi-family residential areas within the established neighborhood.</p>
<p>Preferred Development Locations: Is the subject property in a preferred development location, such as along an arterial or at the intersection of two collectors?</p>	<p>Yes, the subject property is located at the corner of Davis Street classified as a collector and Alameda Avenue which is classified as a Major Arterial road. An easement is provided on the subject property for a future Brio terminal to serve the community.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
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.	The proposed development is not anticipated to impose any adverse effects on the community. Approval of the request will allow for the subject property to be more consistent with the surrounding zoning districts and clean up the split zoning that currently exists.
Natural Environment: Anticipated effects on the natural environment.	Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	Yes, the proposed development is within an older area of the city, which represents stability within the G-3, Post-war use designation of <i>Plan El Paso</i> .
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is within an older stable area of the city which complies with the G-3, Post-war neighborhood.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Davis Street which is classified as a collector, and Alameda Avenue which is classified as a Major Arterial road. The existing streets are considered adequate to provide access to the subject property and not affect the surrounding developments.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The proposed development lies within the Mission Valley Civic Association. Public notices were sent to property owners within 300 feet on June 3, 2019. Planning has not received any communication in support or opposition to the rezoning request.

RELATED APPLICATIONS: The applicant has submitted a Resubdivision application (SUSU18-00033) to combine all lots of the subject property into one lot.

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 (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the 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:

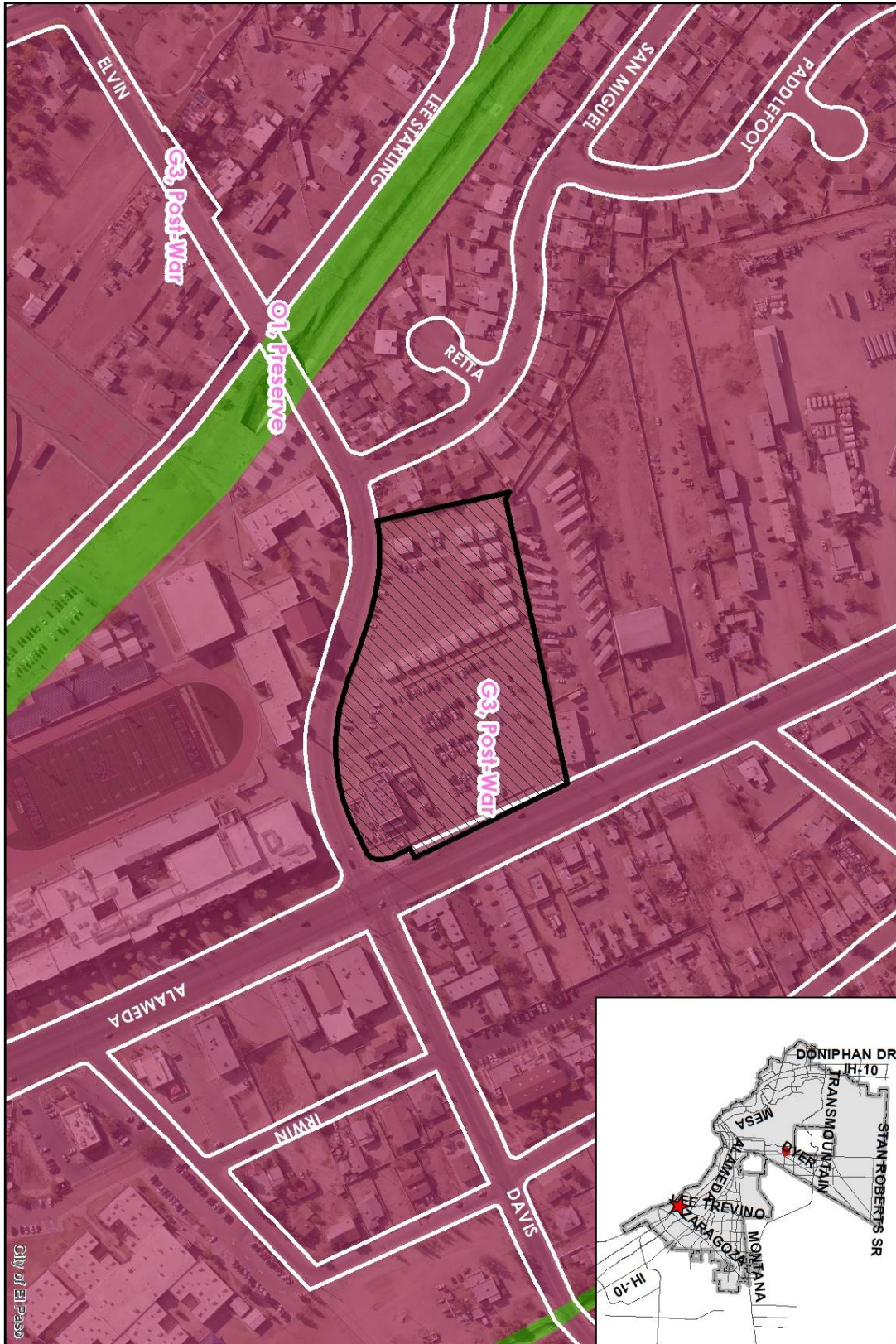
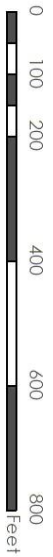
1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Conceptual Site Plan

ATTACHMENT 1

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. Endorsements of this map to be used for other than the intended purpose and to lead to any action or inaction by any person or entity, or to any claim, liability, or damage, shall be the responsibility of the user. Planning Division makes no claim to its accuracy or completeness.



Subject Property



PZRZ19-00005

ATTACHMENT 2

Texas Department of Transportation

Requestor needs to submit plans to TxDOT if grading changes to adversely affect drainage runoff to TxDOT right of way. Drainage Plan will be reviewed by the City of El Paso.

Planning and Inspections Department – Plan Review

Recommend approval

Planning and Inspections Department – Landscaping Division

No comments received

Planning and Inspections Department – Land Development

No objections

Fire Department

Recommend approval.

Police Department

No objections

Sun Metro

Sun Metro requests that the easement agreement found under document number 20140062106 be shown on the site plan.

~~No objections~~

Environmental Services

No objections

El Paso Water- Stormwater Engineering

EPW-Stormwater Engineering has done a CPC review for the above property under the subdivision Ysleta Art Center and provided the comment below:

1. 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 storm water 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.
2. The Site Plan shows a retention pond in the rear of the property; the proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

El Paso Water

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

El Paso Water (EPWU) does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the west side of Alameda Ave., approximately 11-feet east of and parallel to the western right-of-way line of Alameda Ave. This water main is available for services.

There is an existing 12-inch diameter water main that extends along the north side of Davis Dr., approximately 20-feet south of and parallel to the northern right-of-way line of Davis Dr. This water main is available for services.

EPWater records indicate an active 3/4-inch water meter, 2-inch water meter and One (1) yard meter serving the subject property. The service addresses for these meters are 8558 Alameda Ave., 183 S. Davis Dr. and 8560 Alameda Ave.

Previous water pressure readings from fire hydrant # 105 located at the southwest corner of Alameda Ave. and Davis Dr., have yielded a static pressure of 100 pounds per square inch, a residual pressure of 84 pounds per square inch, and a discharge flow of 1210 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:

There is an existing 12-inch diameter sanitary sewer main that extends along the east side of Alameda Ave., approximately 16.5-feet west of and parallel to the eastern right-of-way line of Alameda Ave. This sanitary sewer main is available for extensions or services.

There is an existing 12-inch diameter force main that extends along the south side of Davis Dr., approximately 20-feet north of and parallel to the southern right-of-way line of Davis Dr. No direct service connections are allowed to this main.

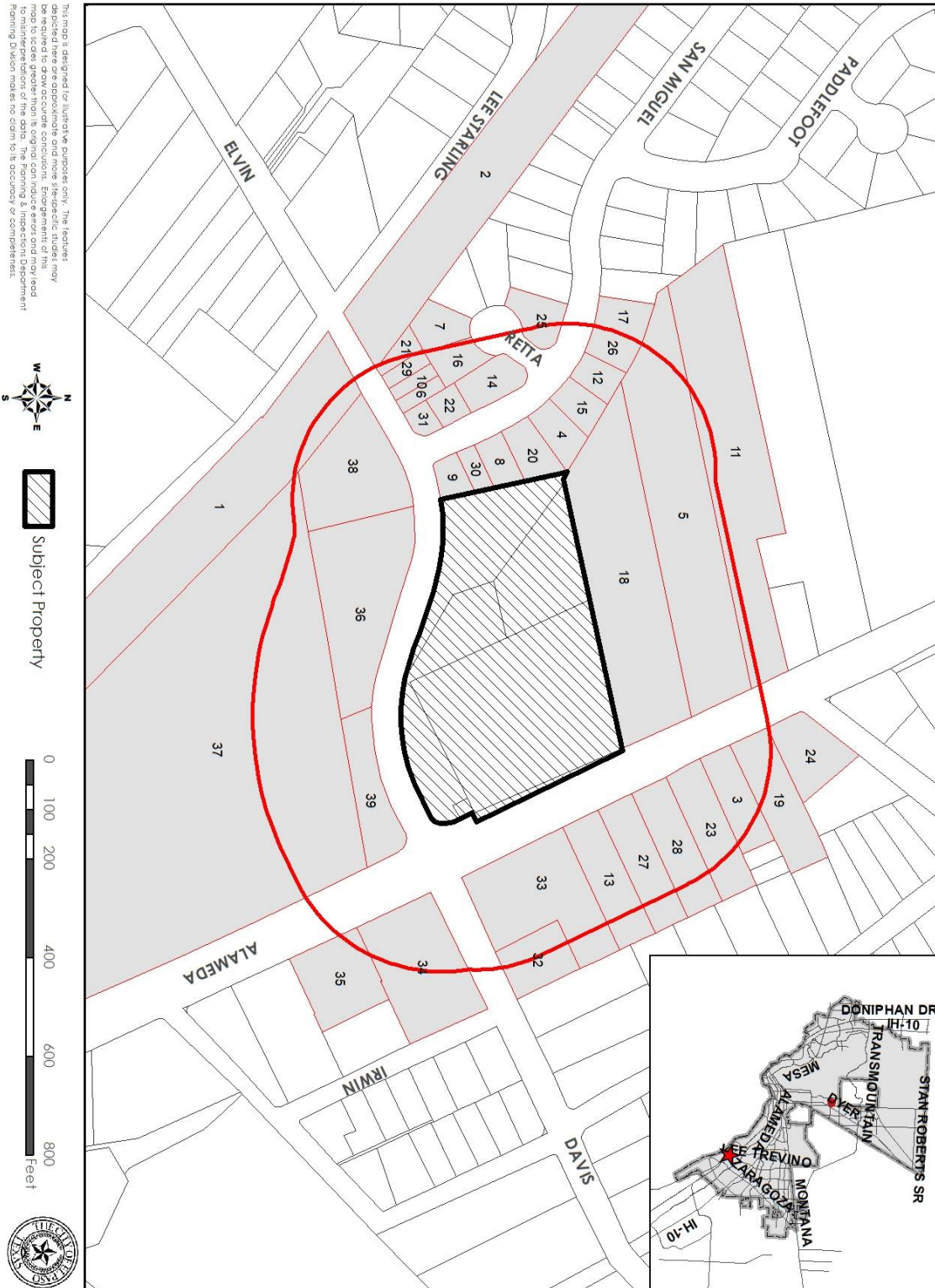
General:

Alameda Ave. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Ave. right-of-way requires written permission from TxDOT.

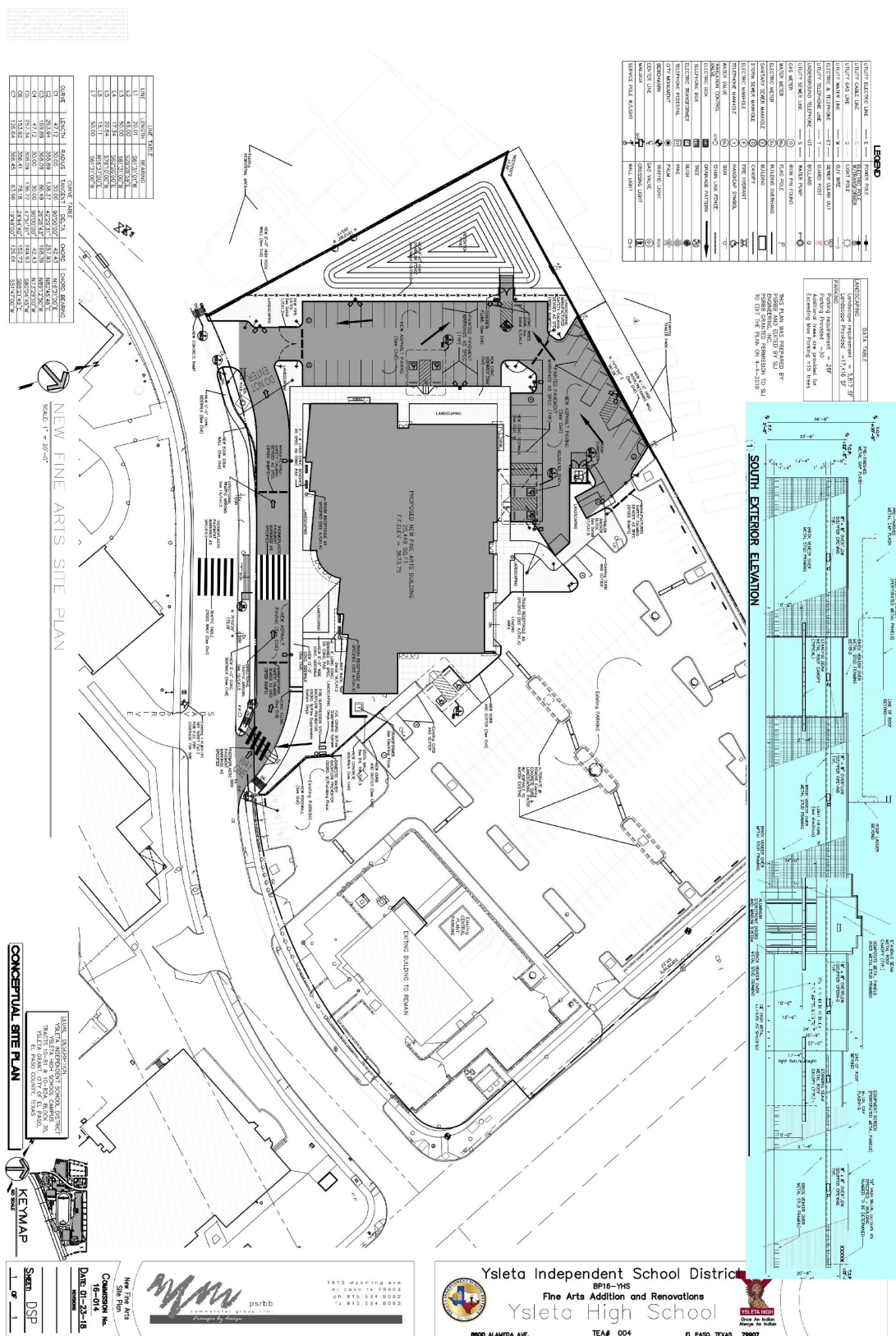
EPWater requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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 – 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.

ATTACHMENT 3

PZR19-00005



ATTACHMENT 4



I T E M 1 0

PZRZ19-00005

183 S. Davis Drive, 8600 & 8590 Alameda Avenue





Recommendation | Public Input

2

Planning Division recommendation:

Approval

CPC Vote:

Recommended Approval (6-0)

Public Input:

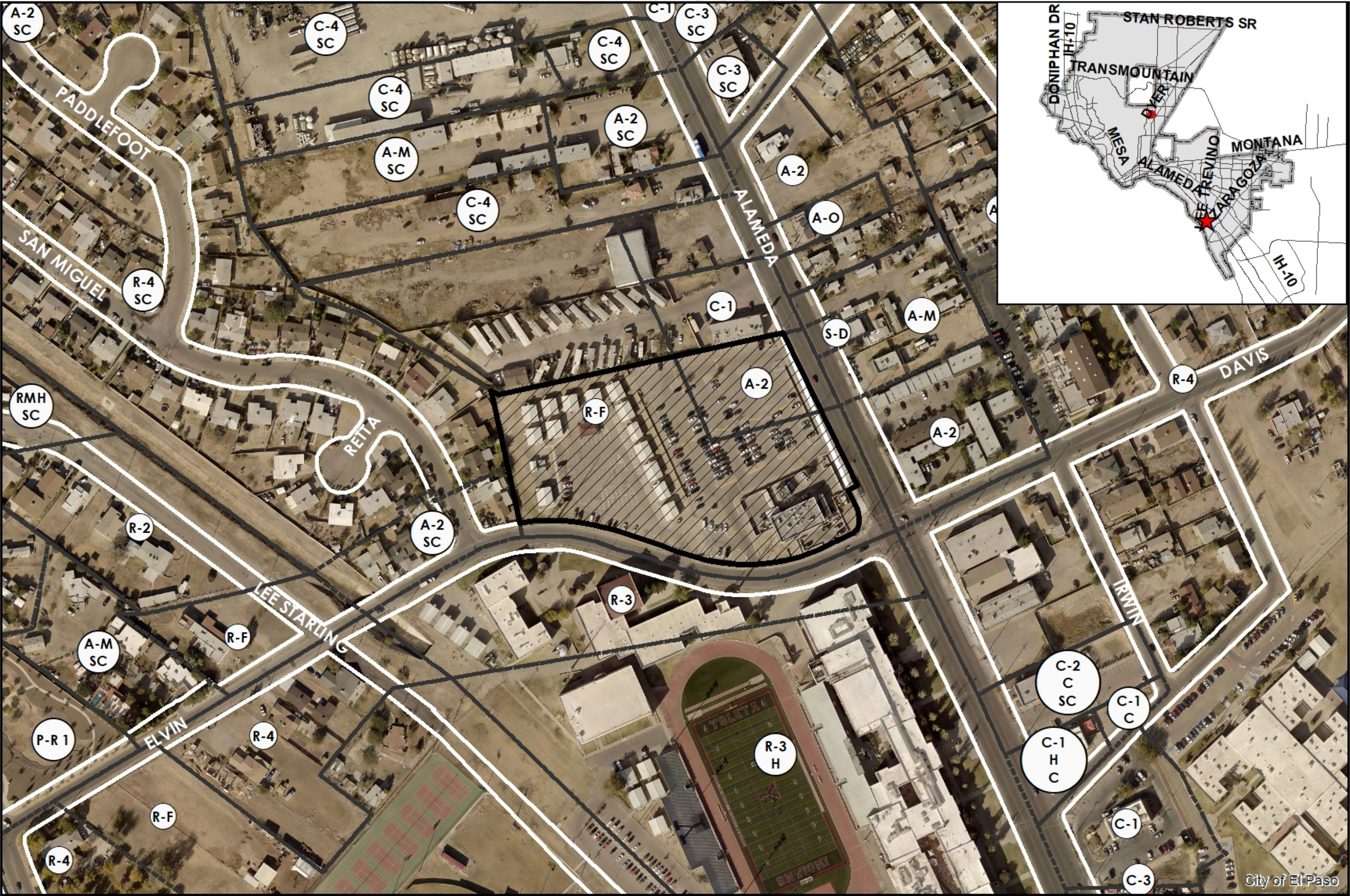
Notices were sent to the property owners within 300 feet of the subject property on June 3, 2019. Planning received one call inquiring about the proposed rezoning.

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

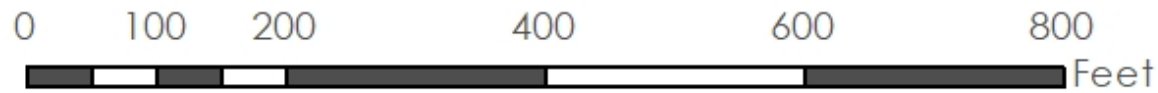
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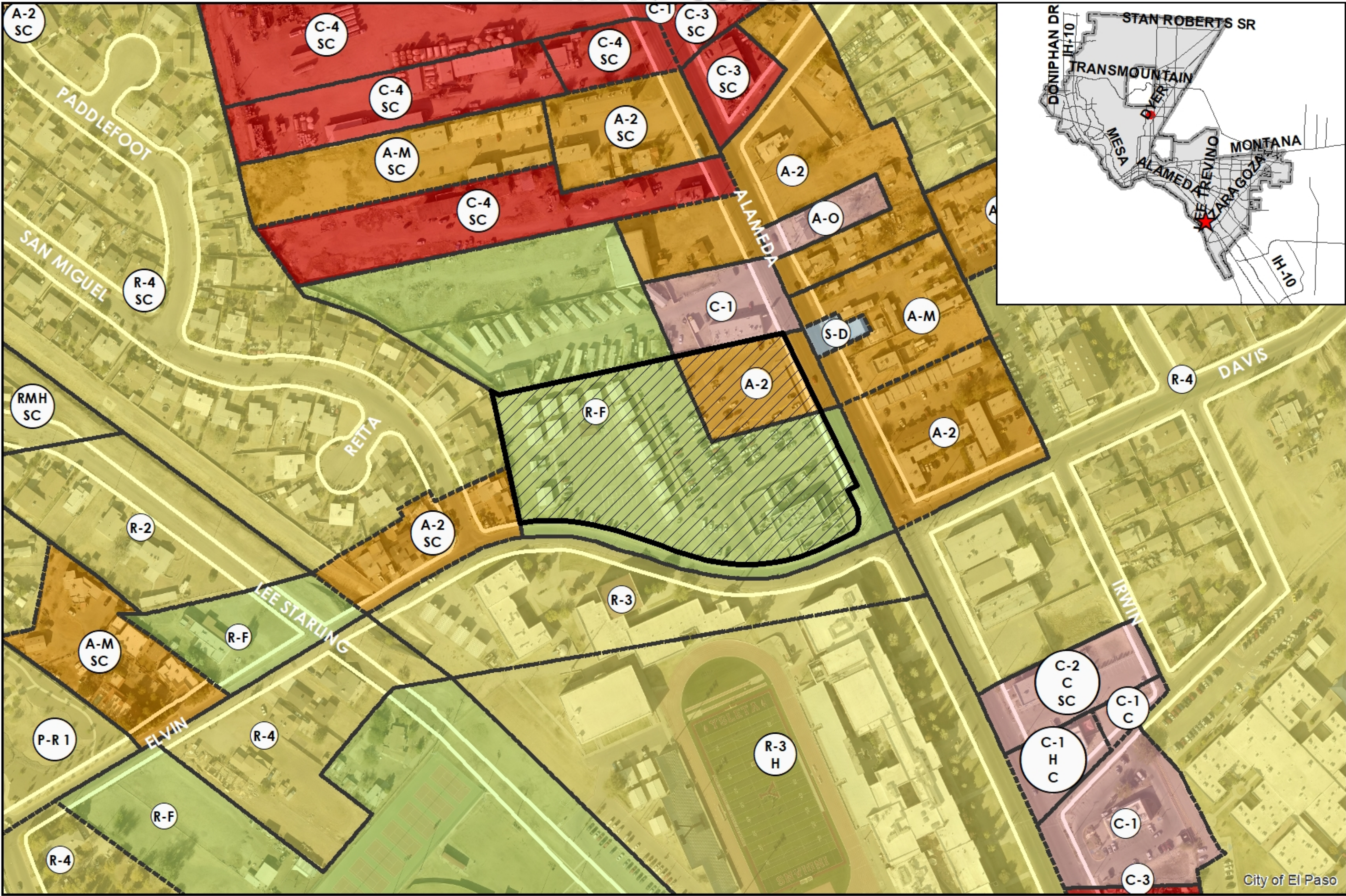
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Subject Property




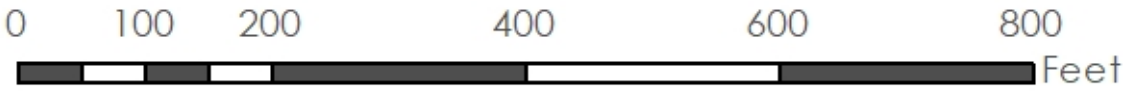
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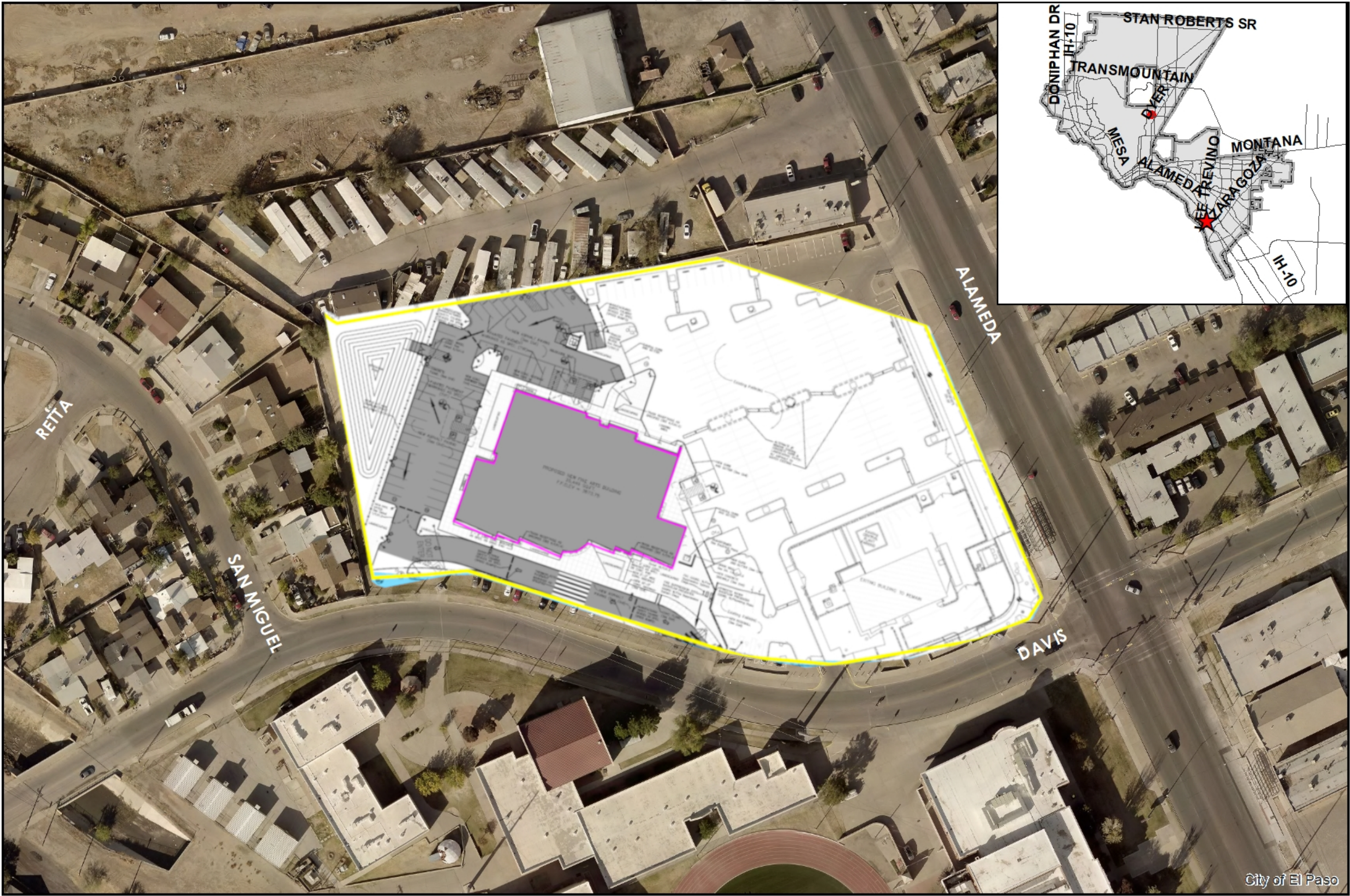


 Subject Property

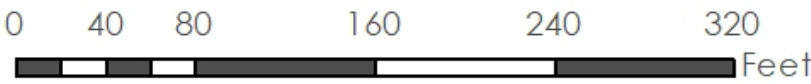


Conceptual Site Plan

PZRZ19-00005



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Subject Property





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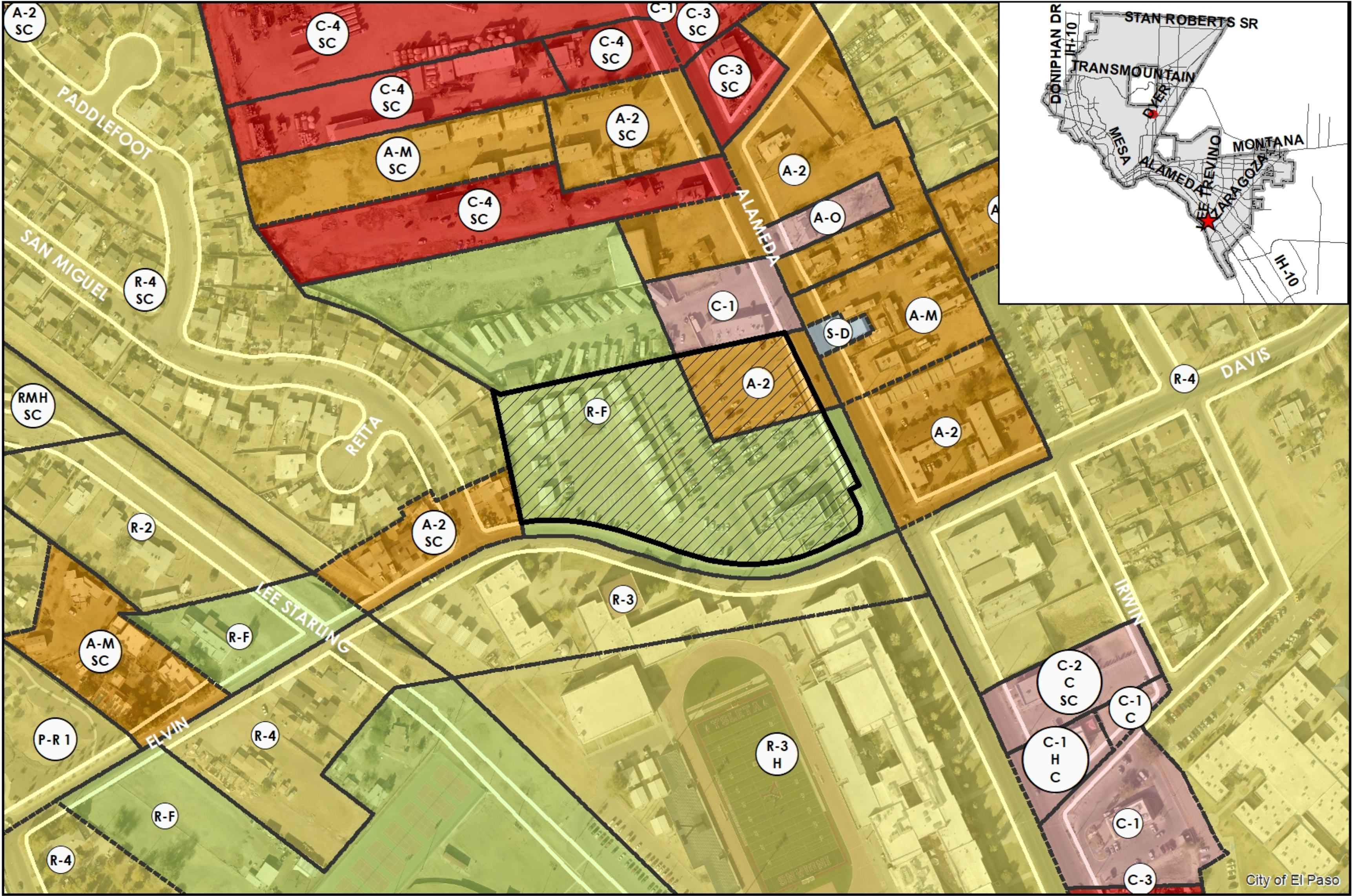
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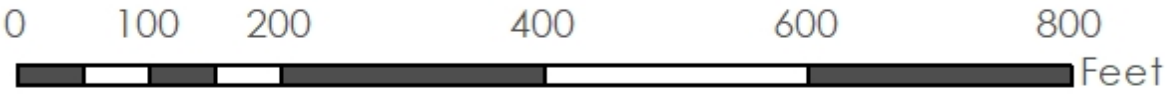
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Subject Property



THANK YOU

