

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

DEPARTMENT: Planning & Inspections, Planning Division

AGENDA DATE: September 29, 2020

PUBLIC HEARING DATE: October 27, 2020

CONTACT PERSON NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Adriana Martinez, (915) 212-1611

DISTRICT(S) AFFECTED: 5

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 a portion of Lot 6, Block 5, Hueco View Acres, 11371 Ardelle Avenue, City of El Paso, El Paso County, Texas from R-3 (Residential) to A-O (Apartment/Office), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. 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.

Subject Property: 11371 Ardelle Avenue
Applicant: Faith Bible Fellowship, Inc. PZRZ20-00012

BACKGROUND / DISCUSSION:

The applicant requests to rezone from R-3 (Residential) to A-O (Apartment/Office) and approval of the detailed site development plan. On June 11, 2020 the City Plan Commission recommended 4-2 to approve the proposed rezoning to A/O (Apartment/Office). As of September 22, 2020, staff has received one letter of no opposition from the Eastside Civic Association and a petition with 19 signatures in opposition of the request. In addition, nine letters and/or emails have been received, some of which include updated or modified comments from original correspondence. **(THIS IS NOT A 211)**. See attached staff report and correspondence for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 6, BLOCK 5, HUECO VIEW ACRES, 11371 ARDELLE AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE), AND IMPOSING CONDITIONS. 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 Lot 6, Block 5, Hueco View Acres, 11371 Ardelle Avenue, located in the City of El Paso, El Paso County, Texas, be changed from R-3 (Residential) to A-O (Apartment/Office), 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 conditions which are 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:

- *No more than 84 apartment units shall be constructed on the property.*
- *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;*
- *That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permit..*

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:

ATTEST:

Dee Margo
Mayor


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



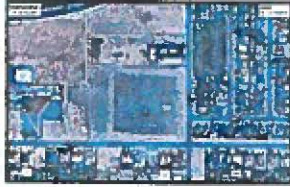
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

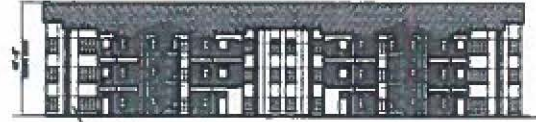


Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"



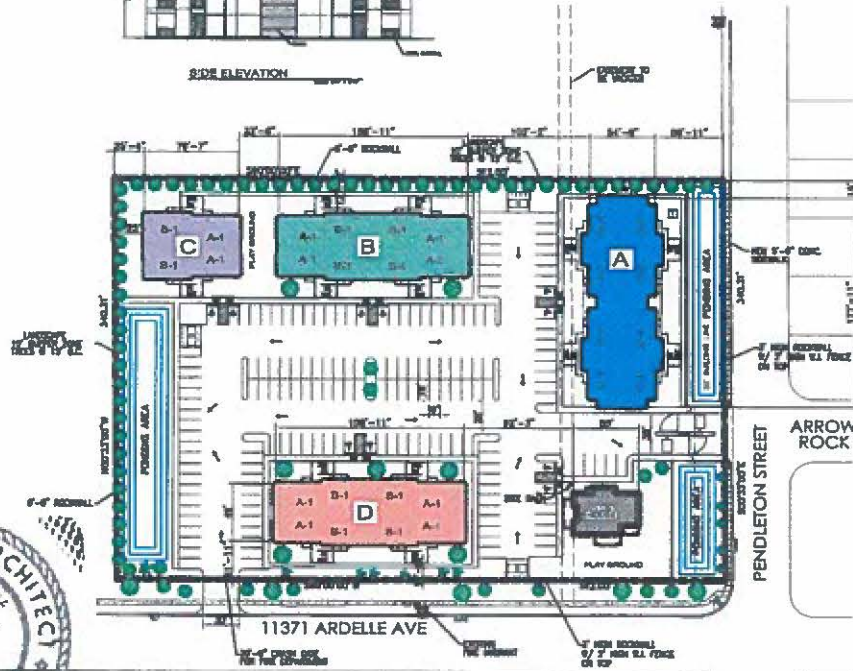
LOCATION PLAN



FRONT ELEVATION



SIDE ELEVATION



DETAILED SITE DEVELOPMENT PLAN

SCALE 1" = 6'-0"



LEGAL DESCRIPTION
 BEING A PORTION
 OF LOT 8, BLOCK 5
 HURCO VIEW ACRES
 AN ADDITION OF THE CITY OF EL
 PASO, EL PASO COUNTY, TEXAS
 19459 P.L.M.
 3,0000 ACRES

SUMMARY

BLK.	UNIT	A-1	B-1	C-1
BLK. A	20	10	10	20
BLK. B	20	10	10	20
BLK. C	10	0	0	0
BLK. D	20	10	10	20
TOTAL	70	30	30	70
GST S.F.	100	100	100	100

AREAS

A-1	20 UNITS	100 S.F.	=	5,000 S.F.
B-1	20 UNITS	100 S.F.	=	5,000 S.F.
C-1	10 UNITS	50 S.F.	=	2,500 S.F.
TOTAL	50 UNITS	250 S.F.	=	12,500 S.F.

BLK. A	12,500 S.F.
BLK. B	5,000 S.F.
BLK. C	2,500 S.F.
BLK. D	5,000 S.F.
CAR WASH AREA	1,000 S.F.

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED:	180 PARKING SPACES
TOTAL PARKING PROVIDED:	180 PARKING SPACES
B.I.C. PARKING PROVIDED:	90 PARKING SPACES
BIPOCYCLE PARKING PROVIDED:	1 PARKING SPACE
DELIVERY PARKING PROVIDED:	1 PARKING SPACE
LANDSCAPE PROVIDED:	50,134 S.F.
LANDSCAPE REQUIRED:	50,134 S.F.
PARKING AREA PROVIDED:	50,134 S.F.

LOT COVERAGE

LOT AREA =	174,524 sq. ft.	100%
BUILDING FOOTPRINT AREA =	36,300 sq. ft.	20%
OPEN SPACE AREA =	138,224 sq. ft.	78%

SETBACKS A-O ZONING

FRONT	0'-0"
REAR	25'-0"
SIDE	5'-0"
STREET SIDE	10'-0"

LEDGEND

→	STORMWATER ARROWS
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NOTES
 -- TO OBTAIN ACCESS BY PRIVATE EASEMENT PRIOR TO OBTAINING PERMITS
 -- TO ALIGN WITH EXISTING SIDEWALK ON ARDELLE



TM CONSTRUCTION & DEVELOPMENT LLC
 11820 ARDELLE AVE
 EL PASO, TEXAS 79906
 PH: 971-442-1122

PENDLETON PLACE APARTMENTS
 EL PASO, TEXAS
 11371 ARDELLE AVE



CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY THE CITY COUNCIL

DATE _____

APPLICANT _____

EXECUTIVE SECRETARY CITY PLANNING DEPARTMENT _____

CITY MANAGER _____

PZRZ20-00012

ORDINANCE NO.
 20-1007-2635 | 1009607
 11371 Ardelle Avenue | RTA

EASTSIDE CIVIC ASSOCIATION

February 25, 2020

Raul Garcia CNU-A
Planning Program Manager Planning & Inspections Department
City 3, 801 Texas Avenue
El Paso, Texas 79901

Dear Mr. Garcia,

Members of the El Paso Eastside Civic Association have met with Donald Ward regarding him informing us of the upcoming rezoning request from R-3 to A/O at 11371 Ardelle Ave. As he mentioned, the purpose of this request is to accommodate approximately 84 two- and three-bedroom multifamily apartment units.

These units will be privately funded and referred to Type B+ Units. As you may be aware, this same location had two previous requests/attempts to construct publicly funded housing and was greatly opposed to by surrounding property owners.

At this time, and as indicated by Mr. Ward, the ESCA is not opposed to the rezoning request based on the type of product shared with us by him.

If you should have any questions, please feel free to contact me.

Sincerely,



Ray Graham
Eastside Civic Association

Martinez, Adriana

From: ERIC HERRERA <eric_herrera@sbcglobal.net>
Sent: Wednesday, June 3, 2020 8:31 AM
To: District #5
Cc: reyalvara@yahoo.com
Subject: [WARNING: UNSCANNABLE EXTRACTION FAILED]Notice of opposition to zoning request; 2nd notice to city Representative. 1st notice to Planning and Inspections: case number PZRZ20-00012
Attachments: City Planning and Inspections.pdf; Notice of Opposition to Zoning Request 3-25-2020.pdf; Notice of meeting.docx

Dear Representative Salcido,

I previously contacted your office by email regarding a notice of opposition to rezoning request. At the time I had written, there was no case number assigned to the rezoning request as the zoning request had not formally been filed. The case number in question is **PZRZ20-00012** and was filed at some point between the 17th of March 2020 and 27 May 2020.

I attached the Planning and inspections letter that was received by my neighbor who lives on the same street as I do. I did not receive the notice directly from city planning, but feel compelled to inform you that the residents that live on Ardelle Avenue will be directly impacted should the proposed rezoning request get authorized and subsequent Apartment complex be built in the middle of our neighborhood. My neighbors on Ardelle Ave were able to provide input to a letter of opposition to rezoning request, with signatures, which I will attach and resend. Social distancing guidelines gave me pause to resume knocking on doors along Pendleton St and this has not been accomplished since I last wrote to you.

I can assure you that our (residents of Ardelle Ave) opposition to the rezoning request has not waned. Lastly, Mr. Rey Alvara has contacted your office to request a meeting with you so as to become better informed of the request for rezoning and the process of this rezoning request. I have cc'd him in this email. Any information that you can provide to Mr Alvara would be greatly appreciated as I fall outside of the 300 foot parcel line for direct notice from planning and inspections.

Please forward the letter of opposition to the appropriate person(s) in the City planning and inspections division. Lastly, would you be able to respond to me as well with any information regarding the rezoning process (timelines, deadlines, prior notice letters) that have been filed by Faith Bible Fellowship Inc as they have proceeded to request rezoning. Thank you in advance.

Very Respectfully,

Eric Herrera, PT, MPT, Cert. MDT
Physical Therapist
11412 Ardelle Ave
El Paso, TX
79936-2400
915-667-2827

----- 1st notice of opposition-----

Previous Email sent 17 March 2020

Dear Representative Salcido,

Thank you very much for your service to our El Paso community and to the constituents you serve. Attached is our immediate neighborhood community response to a meeting that was held on 14 March 2020 with the representative for the developer Donald Ward Jr. (The meeting was held on the corner of Ardelle Ave., and Pendleton St).

As I spoke to my neighbors up and down Ardelle Ave, I came to realize that not all of the people on my street were notified (residents about half way up and down the block from the corner of Ardelle Ave and Pendleton St. were notified). The people that attended the meeting listened to the representative for the developer. The request was to re-zone the neighborhood from R3 residential, to A-O apartment zoning (80+ units). After the meeting, Ardelle Ave residents discussed how these proposed changes would adversely affect our neighborhood. We are all in opposition to the re-

Martinez, Adriana

From: Joe <kerussojoe@gmail.com>
Sent: Tuesday, July 7, 2020 3:09 PM
To: Martinez, Adriana; District #5
Cc: rayalvara@yahoo.com
Subject: Re: Proposed zoning change 11371 Ardelle Ave., El Paso, Texas

Hello, and thank you for your consideration.

I was led to understand by apparent leadership of the Faith Bible Fellowship that their plans for the property in question was to build a community church such as exists where I am a minister and as is with similar sites in the area. Whether inadvertently or purposefully, it appears that information was misleading and therefore determinate of the fact that what is commonly known as a "bait and switch" has occurred. I hold no animosity toward the leadership of Faith Bible Fellowship, however I consider it bad form to purchase property under the guise of one purpose and then to seek to do otherwise as time and opportunity provide. Our church at 3277 Pendleton road has been a part of the community for over 35 years. We built our church prior to the building of the community of homes that now surrounds it. During those 35 plus years, we have seen a dramatic decrease in criminal activity (in the past our building was broken into and vandalized multiple times), and currently enjoy being a part of a very quiet, safe, and enjoyable community. There is no logical argument to the fact that this is so due to the accumulation of residential homes in this area over the last few decades. Placing an apartment complex in this carefully grown and monitored community would be an unconscionable act in my estimation and in the estimation of my fellow community members. The property in question and adjacent properties should be maintained as they have been historically and purposefully zoned. There is no reasonable argument to cause congestive traffic problems, impositions on property values, or any other potentialities relative to apartment complex areas to affect the good citizens who have invested in purchasing property and maintaining that property to a valiant degree to make this one of the most comforting communities to thrive within that I have ever experienced. On a personal note, I must confidently say that Bible people need to focus on Bible things. Bible organizations are not in the real estate business, they are in the spiritual business. At the Eastridge congregation, we offer Bible truth toward spiritual hope, not rental properties for profit. We or any other such organizations that forget our purpose in life and community should not be entertained on any level, for such is simply unethical, if not immoral. Thank you, again, for your consideration. Please help us keep our community as we have for decades: A wonderful place in which to live, collaborate, and thrive in peace and camaraderie. My best wishes and prayers go with you.

Joe Wright, Minister
Eastridge church of Christ
3277 Pendleton Road
El Paso, Texas 79937

Martinez, Adriana

From: Jose L. and Veronica Hurtado <Corjovero@hotmail.com>
Sent: Friday, July 10, 2020 1:07 PM
To: District #5
Subject: Case # PZRZ20-0012

July 10,2020

Planning and Inspections Department, City of El Paso, and

Isabel Salcido, Representative District 5
300 N. Campbell
El Paso, Tx 79901

May it be heard, I am writing to strongly oppose the rezoning and development of apartments at 11371 Ardelle Ave. El Paso, Tx 79936. I am a resident of the immediate area surrounding this proposed site and I know there is not enough space for all the added traffic and cars that will be brought into our peaceful and quiet neighborhoods. Additional cars and traffic pose a danger to families, young children and residents of the area, it can also delay necessary emergency and medical units in case of emergencies. Pendleton street is a through way with no stop signs and cars often travel at increased speeds, adding more cars will make the situation worse. Ardelle Ave. is a residential area, bringing this development will decrease property values and changes the aesthetic of the neighborhood. Many people walk, exercise, bike and enjoy the outdoors, especially here during our current pandemic, please help us keep our streets safe for this to continue. I also foresee that access to the park will be blocked and the surrounding main streets will have an overflow of parked cars. I have noticed first hand the apartment complex on the corner of Lee Blvd. and Edgemere has parked cars in the bike land, debris, oil spills and trash making the aesthetics less than desirable. I do not want that to happen closer to my home. Again, I reiterate, I strongly oppose this rezoning and development and I know that the residents in the area strongly oppose this, we hope you listen and heed our concerns.

Respectfully,
Veronica S. Hurtado
11349 Lindenwood Ave.
El Paso, TX 79936

Sent from [Mail](#) for Windows 10

Martinez, Adriana

From: bholddlamb <bholddlamb@att.net>
Sent: Wednesday, July 22, 2020 11:31 PM
To: Martinez, Adriana
Subject: Rezoning of 11371 Ardelle Avenue

Rep. Martinez,

This message is concerning the rezoning of the parcel of property located at 11371 Ardelle Avenue, across the street from our home located at 11356 Ardelle Avenue here in El Paso, 79936 zip code. We are totally against this rezoning for the simple fact that our street is not a normal residential street width.

The man who came to present the proposed apartment complex to our neighbors lied about the number of apartment units that would be on the property, which means the number of parking lot spaces would not be adequate for the tenants, much less their visitors. The man said he was not aware of the width of our street. We asked the man if they had conducted a traffic assessment, he informed us that they did not need to do a traffic assessment because one had been done 5 years ago. The amount of traffic on a regular day is quite heavy as it is, and whenever one of our neighbors or the church down the street has a function, our road becomes a narrow one way street. What will happen when people in the apartment complex have visitors and there is no parking for those visitors within the complex? Where will the overflow go? Not to mention the safety concerns about the exit opening to our street. Due to the width of our street a moving truck would not be able to safely enter or exit the property, are they going to park on our street and impede the traffic flow even more? Apartment complex residential turnover rate is significantly more often than home owners, therefore we expect moving trucks on a regular basis

Repeatedly there have been accidents at the corner of George Dieter and Edgemere and every time this happens the EPPD re-routed the traffic down Ardelle Avenue as the detour route. The most recent accident happened this past March and it took those vehicles 10 minutes to let me turn left into my driveway. Will I even be able to get to my driveway if there is overflow parking and an accident detour?

Can we talk about the elevation of the property? The elevation of that property is going to be built up to the point our property and the street will be in danger of flooding. The inadequate ponding areas they are proposing are going to be a health hazard as well, and because it is private property we have to rely on them taking care of the mosquitoes that will result. They have already lied to us about the number of units, why would we trust them to do the right thing when they have already lied to us?

We just don't see how rezoning of this property across the street is in the best interest of our neighborhood. Don't even get us started on what this is going to do to our property value. We ask that those making the decision in this matter will take our adamant opinions against this rezoning into consideration when they make their decisions.

Sincerely,

Anthony & Carol Garcia
11356 Ardelle Avenue
El Paso, TX 79936

Sent from Samsung tablet.

August 4, 2020

Mayor Margo and Members of the City Council
c/o City of El Paso – Planning Division
P.O. Box 1890
El Paso, TX 79950-1890

Subject: Letter of Opposition – Zoning Case No. PZRZ20-00012

Dear Mayor and City Council:

This letter is being provided to document opposition to the proposed zoning change and detail site development plan being considered for property located at 11371 Ardeile Avenue. The rezoning of this 3.99-acre tract from R-3 (Residential) District to A-O (Apartment/Office) District is opposed for the following reasons:

- The current R-3 District should remain, as it is consistent with the zoning designation of all the surrounding properties. Rezoning this tract from a district intended for primarily single-family residential use to a district that allows for multifamily residential, office and even some commercial uses will disrupt the existing land use pattern established in this neighborhood in the late-1950s.
- The physical context of the property and surrounding properties has not changed in over 50 years. The proposed rezone would create a pocket A-O District zoning surrounded by what is described as a stable residential area. The surrounding neighborhoods represent decades of pride in ownership, high-quality property maintenance, and the sense of community that a quiet, post-war single-family residential subdivision provides. The zoning change would introduce an undesirable disruption to the existing land use pattern and encourage the transition away from the stability that exists today.
- The street design and anticipated traffic patterns surrounding the subject property are intended for low-density residential use. The impact of additional traffic that the proposed zoning change is expected to generate does not appear to have been studied or considered. Traffic volumes are assumed to increase if the property is rezoned, which will negatively impact the existing community.
- The proposed design of a three story building will be surrounded by building structures that are lower in height; these religious facilities are currently being used as a place of worship. The height of the proposal building would create an unsafe area for those who seek a peaceful place to practice their religion. Currently Building structures who tend to overcrowd their building next to a church would make it vulnerable to hate crimes, criminal activities and terroristic threats.
- The proposed zoning change opens the door for other non-residential uses that would be allowed at the subject property if this project fails to develop. Similarly, it sets a precedence for other zoning changes to allow commercial uses on other nearby undeveloped tracts, which further erodes the stability of the

neighborhood. For example, office-warehouse and self-storage uses are allowed by right within an A-O District, but these uses do not enhance the neighborhood and do not promote walkability and other characteristics described as desirable in the *Plan El Paso* comprehensive plan.

- The proposed use is more appropriate along a major thoroughfare than within a single-family residential neighborhood. For example, there are large undeveloped tracts along Edgemere Boulevard that are already appropriately zoned that provide better vehicular, pedestrian, and mass transit access consistent with the goals of *Plan El Paso*.

Thank you for your consideration of my concerns related to the requested zoning change. The zoning change will disrupt the existing land use patterns and character of the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Reynaldo Alvara". The signature is written in a cursive, flowing style.

Reynaldo Alvara, Homeowner
913-401-9308

Subject: Letter of opposition-zoning case No. PZRZ20-0012

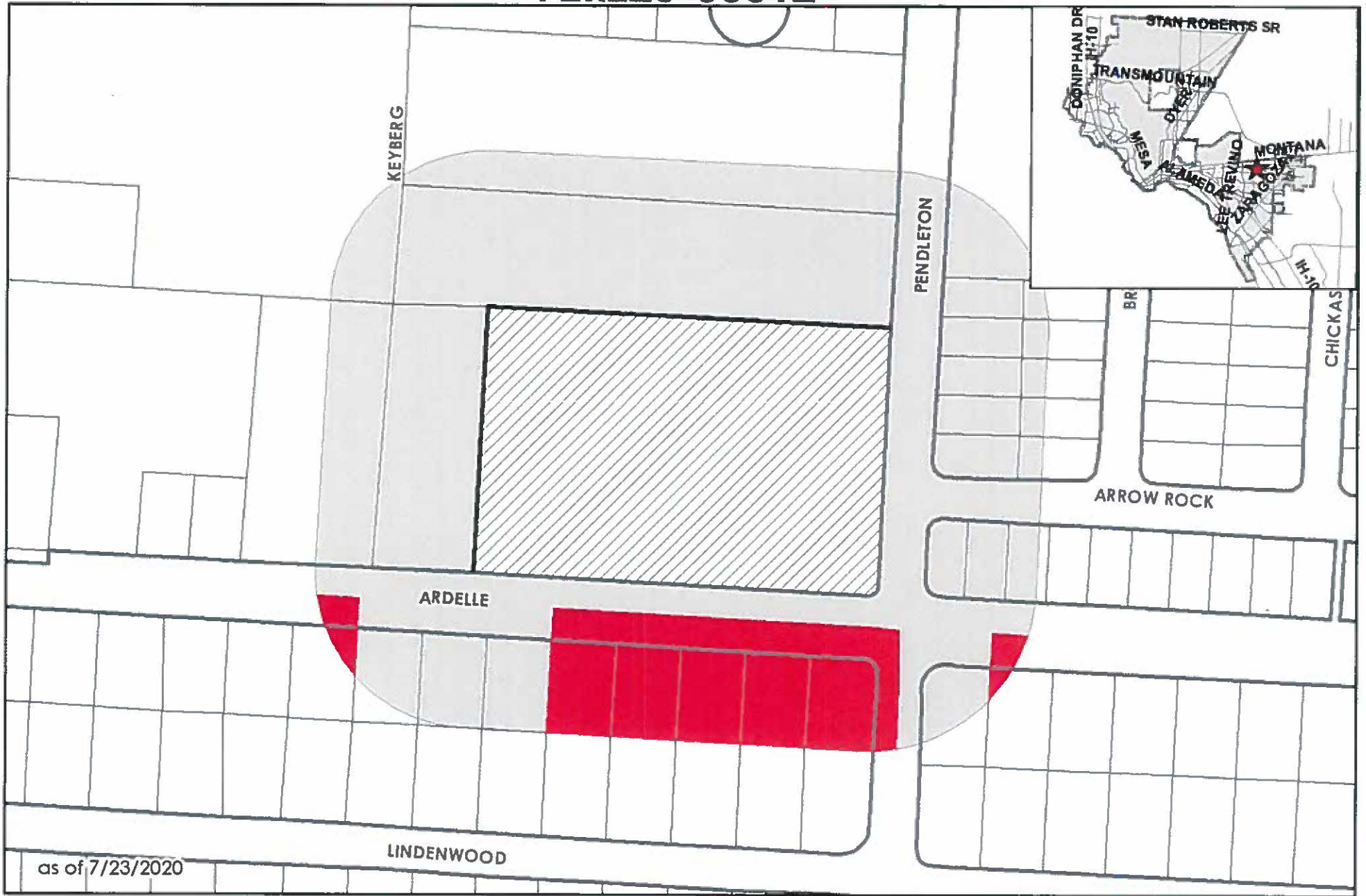
Dear Mayor and City Council

Hello, and thank you for your consideration.

I was led to understand by apparent leadership of the Faith Bible Fellowship that their plans for the property in question was to build a community church such as exists where I am a minister and as is with similar sites in the area. Whether inadvertently or purposefully, it appears that information was misleading and therefore determinate of the fact that what is commonly known as a "bait and switch" has occurred. I hold no animosity toward the leadership of Faith Bible Fellowship, however I consider it bad form to purchase property under the guise of one purpose and then to seek to do otherwise as time and opportunity provide. Our church at 3277 Pendleton road has been a part of the community for over 35 years. We built our church prior to the building of the community of homes that now surrounds it. During those 35 plus years, we have seen a dramatic decrease in criminal activity (in the past our building was broken into and vandalized multiple times), and currently enjoy being a part of a very quiet, safe, and enjoyable community. There is no logical argument to the fact that this is so due to the accumulation of residential homes in this area over the last few decades. Placing an apartment complex in this carefully grown and monitored community would be an unconscionable act in my estimation and in the estimation of my fellow community members. The property in question and adjacent properties should be maintained as they have been historically and purposefully zoned. There is no reasonable argument to cause congestive traffic problems, impositions on property values, or any other potentialities relative to apartment complex areas to affect the good citizens who have invested in purchasing property and maintaining that property to a valiant degree to make this one of the most comforting communities to thrive within that I have ever experienced. On a personal note, I must confidently say that Bible people need to focus on Bible things. Bible organizations are not in the real estate business, they are in the spiritual business. At the Eastridge congregation, we offer Bible truth toward spiritual hope, not rental properties for profit. We or any other such organizations that forget our purpose in life and community should not be entertained on any level, for such is simply unethical, if not immoral. Thank you, again, for your consideration. Please help us keep our community as we have for decades: A wonderful place in which to live, collaborate, and thrive in peace and camaraderie. My best wishes and prayers go with you.

Joe Wright, Minister
Eastridge church of Christ
3277 Pendleton Road
El Paso, Texas 79937

PZRZ20-00012



as of 7/23/2020

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 the 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.



10.72 TOTAL ACRES



OPPOSED
1.74 ACRE
16.2%



11371 Ardelle Avenue

City Plan Commission — June 11, 2020 (Revised)



CASE NUMBER: PZRZ20-00012
CASE MANAGER: Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER: Faith Bible Fellowship, Inc.
REPRESENTATIVE: Donald Ward
LOCATION: 11371 Ardelle Avenue (District 5)
PROPERTY AREA: 3.99 acres
REQUEST: Rezone from R-3 (Residential) to A-O (Apartment/Office)
PUBLIC INPUT: Planning has received a petition with 45 19 signatures in opposition to the rezoning request; notices sent to property owners within 300 feet on May 27, 2020.

SUMMARY OF REQUEST: The applicant requests to rezone from R-3 (Residential) to A-O (Apartment/Office) and approval of the detailed site development plan.

SUMMARY OF STAFF RECOMMENDATION: The Planning Division recommends **Approval** of the rezoning request with the following conditions:

- No more than 84 apartment units shall be constructed on the property.
- 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;
- That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permit.

And approval of the detailed site development plan, which satisfies the condition for a detailed site development plan. The penalty as provided for in Chapter 20.24 of the El Paso City Code.

The proposed development is consistent with the adjacent residential 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 East Planning area.

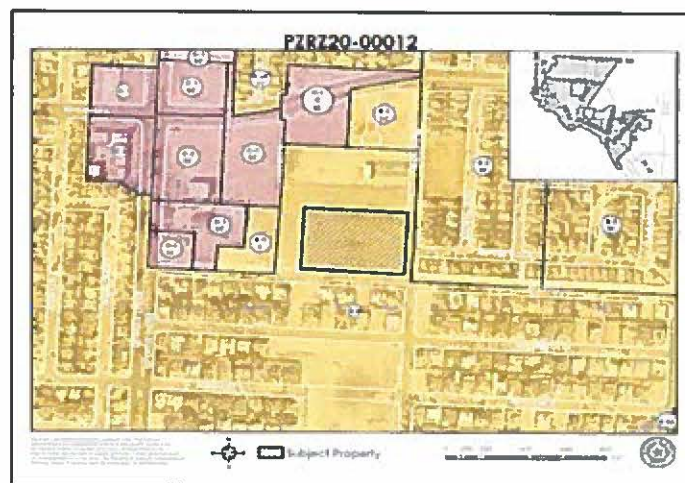


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant proposes to rezone approximately 3.99 acres of land from R-3 (Residential) to A-O (Apartment/Office). The property is located at 11371 Ardelle Avenue within the East Planning Area. The detailed site plan indicates 84 apartment units and one club house. Primary access to the proposed development is from Pendelton Road. Access from Ardelle Avenue is for emergency access only.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the adjacent residential 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 East Planning area. The nearest park is Indian Ridge 10 Park (0.024 miles) and the nearest school is Bill Sybert Elementary (0.45 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: 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 is adjacent to commercial and residential lots; therefore, has the potential to introduce new uses and new employment to vacant under used lots.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: A-O (Apartment/Office) District: 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. Permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.</p>	<p>Yes, the site is suitable for uses permitted in the proposed district, and the proposed development is adjacent to commercial and residential uses.</p>
<p>Preferred Development Locations: Is the property in a "Compact Urban" area?</p>	<p>Yes, the proposed development meets the intent of the <u>G-4, Suburban (Walkable)</u>, use designation of <i>Plan El Paso</i>.</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 8-inch diameter water main that extends along the south side of Ardelle Avenue, approximately 20-feet north of and parallel to the southern right-of-way line of Ardelle Avenue. This water main is available for service.

PUBLIC COMMENT: The subject property lies within the Eastside Civic Association. Planning has received a petition with 45 19 signatures in opposition to the rezoning request; notices sent to property owners within 300 feet on May 27, 2020; notices sent to property owners within 300 feet on May 27, 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:

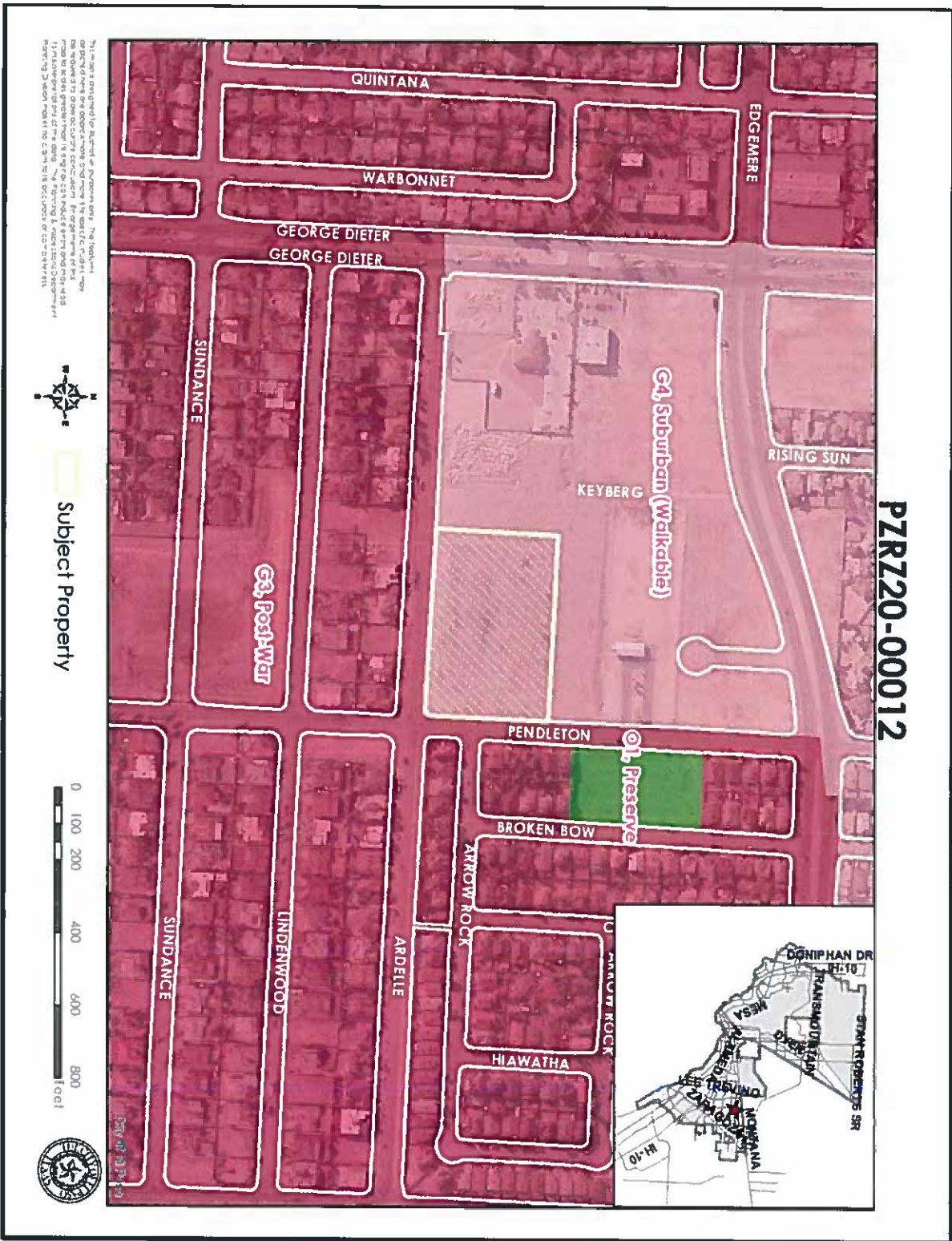
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Notice of opposition
5. Detailed Site Development Plan
6. Elevations

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

Recommended approval.

Planning and Inspections Department – Land Development

Recommended approval.

Note: No permanent structures within the 10ft. utility easement.

Fire Department

Recommended approval.

El Paso Police Department

No objections.

Texas Department of Transportation

Proposed development is not abutting TxDOT right of way. No comment.

Sun Metro

Recommended approval.

Streets & Maintenance

No objections.

El Paso Water

EPWU-PSB does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along the south side of Ardelle Ave., approximately 20-feet north of and parallel to the southern right-of-way line of Ardelle Ave. This water main is available for service.

There is an existing 8-inch diameter water main that extends along the east side of Pendleton Rd., approximately 20-feet west of and parallel to the eastern right-of-way line of Pendleton Rd. This water main is available for service.

EPWater records indicate there is no water meters serving the subject property.

Previous water pressure from fire hydrant #8686, located on Ardelle Ave., 253-feet west of Pendleton Rd. has yielded a static pressure of 48 psi, a residual pressure of 42 psi, and a discharge of 671 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the west side of Pendleton Rd., approximately 25-feet east of and parallel to the western right-of-way line of Pendleton Rd. This sanitary sewer main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along the north side of Ardelle Ave., approximately 12-feet south of and parallel to the northern right-of-way line of Ardelle Ave. This sanitary sewer main is available for service.

General:

An application for water and sanitary sewer 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. 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.

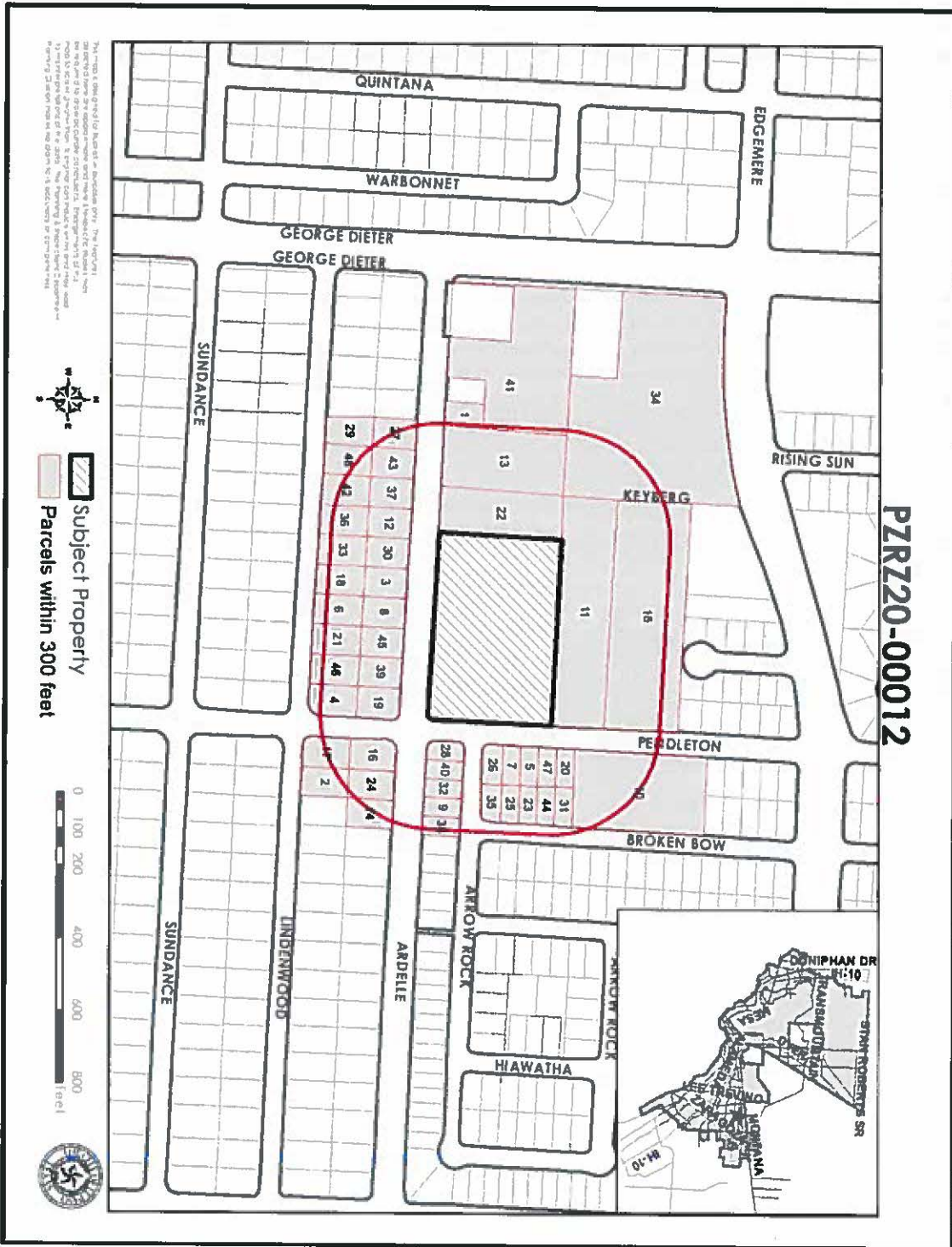
Stormwater Engineering

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

- 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. The code also 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.
- The City Of El Paso did a Master Drainage Study under "Kimberly Heights / Hueco View Acres". In it, only the southern portion of this property is considered; the rest of the property will need to retain its developed runoff. Any proposed ponding area/s need to accommodate a 100yr. storm event.

ATTACHMENT 3

Boundary Map



PZR220-00012

ATTACHMENT 4

Notice of opposition

Notice of Opposition to Zoning Request

06/04/2020

Reynaldo Alvara
11340 Ardelle Ave
El Paso, Texas 79936
Case # PZRZ20-0012

Ardelle ave is a residential street enjoyed by families in the neighborhood. During the COVID-19 pandemic the streets and sidewalks built by the City of El Paso have been used widely by families to freely walk, run, ride bicycles and play outside. Within the last several years we have seen an increase in vehicular traffic on Ardelle ave due to residential developments and an increase in congestion on George Dieter, and Bars and nighttime entertainment on George Dieter. In order to avoid traffic on George Dieter and Edgemere vehicles tend to use Ardelle ave and Pendleton avenue as a shortcut to reenter Edgemere. The main intersection in this area is George Dieter and Edgemere and the area has a history of many accidents occurring including vehicular traffic, pedestrians, and bicycles. When accidents occur the intersection is constantly closed at all times throughout the 24 hour day until the accidents are cleared. Ardelle ave is the last street on George Dieter before arriving on Edgemere Ave therefore when accidents occur Ardelle Ave is used by vehicles to circumvent the intersection until the accidents are cleared. I have submitted a total of 11 photos as evidence from a recent vehicle accident that occurred on March 12, 2020. A vehicle collision occurred on George Dieter and Edgemere involving two vehicles and required police assistance. Police responded to the accident and while investigating the accident a police unit was hit by another vehicle. This resulted in now two vehicle accidents in the same intersection. This led to police officers feeling the intersection was not safe and in order to protect officers from additional harm and complete the investigations, police set up roadblocks on George Dieter and used Ardelle Ave to reroute traffic. The result was devastating for our neighborhood as this occurred right around rush hour traffic hours and led to thousands of cars driving through Ardelle for over four hours of constant traffic. Residents of Ardelle could not reach their homes without having to sit through the traffic or attempt to pull out of their driveways that evening due to traffic being bumper to bumper on Ardelle.

One of the major issues on Ardelle Ave is traffic. Ardelle Ave is not completely developed however the legal issue is how much more vehicular traffic can it handle. The rezoning being requested is for an apartment complex to be built and has proposed having an exit on Ardelle ave. The result could endanger pedestrians as the sidewalk to 11371 Ardelle is highly used by people when walking to the store nearby, church, or recreational activities of walking, jogging, and bike riding. Increased vehicular traffic would take away quality of life on our street and can result in pedestrian deaths. The 80 proposed units would require a minimum of two parking spaces, resulting in a total of 160 additional vehicles. Ardelle ave from George Dieter to Pendleton could only handle about 40 cars on the street at one time, that includes vehicular traffic existing homes on Ardelle that have an average of 2 cars per household. If 11371 Ardelle would be developed as a residential property like it is currently zoned for it could average 25 to 30 homes, 2 cars per residence which would be about 60 additional cars using Pendleton Ave

rather than 160 additional vehicles. The 160 vehicles would make the street unsafe to access community parks, and the two religious churches located within 240 feet of the proposed project.

The proposed apartment complex on 11371 Ardelle Ave could cause devastating flooding on Ardelle Ave destroying homes and lives due to the ponding area required. A ponding area is a nuisance to a development. When a building project builds a ponding area, it acknowledges that flooding is most likely going to happen. The City of El Paso realized during the 2006 floods how ponding areas flooded, destroying many El Paso Communities. I had a Civil Engineer visit the site and advised him of the proposal having a ponding area inside its property next to a proposed gate with frontage on Ardelle Ave. 11371 Ardelle is on elevated land. Having a ponding area on an elevated land which in this case would be about 5 to 6 feet above street level could cause water to runoff into Ardelle Ave. The location of the proposed gate on Ardelle would likely result as an escape route for water to be released into the existing homes on Ardelle Ave. Due to the fact that apartments are being built away from the ponding area, the building design serves only one purpose to protect its building and flood the neighborhood. Anytime a ponding area is built above street level it is very dangerous as any overflow of water would raise downstream causing uncontrollable damages. Our homes were built 1-2 feet above street level due to this we would be on the low level of the street. The flooding would also affect adjacent property owners. The proposed apartments will become a liability for homeowners and the City of El Paso because its design is flawed and opens the doors for litigation. Water left in the ponding area is a nest for disease which also tends to accumulate trash. Private owners do not typically invest in maintaining ponding areas.

The property owner Faith Bible Fellowship Inc purchased the property on 11371 Ardelle for Residential Purposes. Purchasing the property Faith Bible Fellowship knew they could build homes on this site and it would be a good investment potentially leaving a reasonable profit by building homes. The lots have been subdivided for Residential homes and have high potential for homes as they are located within the city limits and in a convenient area. In today's market the cost of a home on the outskirts of El Paso is \$180,000 for about 5000 sq. ft. land including an 1800 square foot home. With the right home builder homes on 11371 Ardelle could sell for as much as \$200,000 inside a well developed community inside the city limits. Builders could build between 26 and 30 homes, which could bring thousands of dollars in city revenue. The Faith Bible Fellowship Apartment Development project would take money away from the City so they can sell the property at a greater price and destroy our homes resulting in financial loss for all other parties besides themselves.

The Rezoning of this property from Residential to Apartments has been brought up several times during this administration and previous administration and it has been denied. It has a history of negative impact to the community and financial consequence to affect property values of homes in Kimberly Height Subdivision and surrounding businesses. Within 800 feet of this property The Quest Edgemere Apartments built luxury apartments and are considered a property for apartments. These apartments rent between \$1,000.00 for an apartment with 720

square feet and their max goes for about \$1,270 which is about 1,142 square feet two bedroom apartment. We only had one meeting with the builder and at the time he explained to us that the apartments that were going to be built at 11371 Ardelle were not going to be anything like The Quest Apartment. That the proposed apartments would be built of less quality and would rent for much less.

As a resident of Ardelle I have witnessed Faith Bible Fellowship being an irresponsible property owner; it has never maintained its property to City Code. One of the best experiences our community has experienced was when the Kingdom Hall of Jehovah Witnesses church was built near Ardelle and George Dieter. The church members were always in contact with our community. They would stop by our homes and ask us if any of the construction debris or trash had flown into our homes so they could clean up. They would take concern and ask if any of the vehicles were a nuisance in our street. When they finished their church they thanked us for supporting them. It is sad to see how religious organizations such as Faith Bible Fellowship never attempted to work with the Kimberly Heights subdivision community and are using the city in an attempt to destroy the Kimberly Heights subdivision, surrounding homes, and an apartment complex. They invested in Residential property. The land they purchased was for homes and we support residential homes, but we do not support lowered standard apartments complex in our community. We deserve the best in our community.

Thank you,

Reynaldo Alvara



**APPENDIX A
Notice of Opposition to Zoning Request**

3-16-2020

An application has been filed by the owner of:

PID: H81799900500500
 Street Number 11371
 Street Name Ardelle
 Legal_Desc 5 HUECO VIEW ACRES 6 EXC W 1 ACRE (4 ACRES)

For a (variance, exception, special use permit) to permit a zoning request other than the original designation of residential zoning, R-3 at address listed above, in the City of El Paso, County of El Paso, State of Texas. Notice of opposition will also be forwarded to City representative, Isabel Salcido, District 5, El Paso, TX.

Signed by the residents of Kimberly Heights.

NAME	ADDRESS	SIGNATURE
Julia Sigueros-Herrera	11412 Ardelle Ave. 79936	<i>Julia Sigueros-Herrera</i>
Eric Herrera	11412 Ardelle Ave 79936	<i>Eric Herrera</i>
Doana Manson	11320 Ardelle 79936	<i>Doana Manson</i>
Jerry Manson	11320 Ardelle Ave. 79936	<i>Jerry Manson</i>
FORNANDO THOMAS VILLALBA	11316 Ardelle Ave 79936	<i>Fornando Thomas Villalba</i>
ANTONIO TORRES	11324 Ardelle 79936	<i>Antonio Torres</i>
Reynaldo ALVARA	11340 Ardelle 79936	<i>Reynaldo Alvara</i>
Colanza Uñiza	11342 Ardelle 79936	<i>Colanza Uñiza</i>
Veronica Sanchez	11352 Ardelle 79936	<i>Veronica Sanchez</i>
Mario A Garcia	11428 Ardelle Ave 79936	<i>Mario A Garcia</i>
Jesus Morales	11440 Ardelle Ave 79936	<i>Jesus Morales</i>
Eddie Mejia	11460 Ardelle Ave 79936	<i>Eddie Mejia</i>
BARCELIO MINSCHER	11420 ARDELLE AVE 79936	<i>Barcelio Minscher</i>
MONIQUE VEGG	11420 Ardelle Ave 79936	<i>Monique Vegg</i>
Eddie Lockridge	11404 Ardelle Ave 79936	<i>Eddie Lockridge</i>
Anthony Garcia	11356 Ardelle Ave 79936	<i>Anthony Garcia</i>
Carol Garcia	11356 Ardelle Ave 79936	<i>Carol Garcia</i>
Adrian Calzada	11344 Ardelle Ave 79936	<i>Adrian Calzada</i>
Maibela Garcia	11344 Ardelle Ave 79936	<i>Maibela Garcia</i>

Notice of Opposition to Zoning Request

3-16-2020

An application has been filed by the owner of:

PID: H81799900500500

Street Number 11371

Street Name Ardelle

Legal_Desc 5 HUECO VIEW ACRES 6 EXC W 1 ACRE (4 ACRES)

For a (variance, exception, special use permit) to permit a zoning request other than the original designation of residential zoning, R-3 at address listed above, in the City of El Paso, County of El Paso, State of Texas. Notice of opposition will also be forwarded to El Paso City representative, Isabel Salcido, District 5, El Paso, TX.

1. The property in question above is presently zoned for R-3.
2. The immediately adjacent property to the North, geographic ID H81799900501700, is presently zoned for R-3.
3. The immediately adjacent empty lot to the west (Geographic ID H81799900500900) is presently zoned for R-3.
4. The adjacent established neighborhood across the street to the East is presently zoned for R-3 SP (HOMES ALONG PENDLETON FROM EDGEMERE TO ARDELLE AVE).
5. The adjacent established neighborhood across the street to the South is presently zoned for R-3, (HOMES ALONG ARDELLE AVE, from GEORGE DIETER TO PENDLETON).
6. The adjacent established neighborhood to the southeast (ACROSS THE STREET AND DIAGONAL TO 11371 ARDELLE AVE) is presently zoned for R-3 (HOMES ALONG ARDELLE AVE FROM PENDLETON TO LEE BLVD).
7. The adjacent empty lot (geographic ID K38399900500100) to the southeast, ACROSS THE STREET AND DIAGONAL TO 11371 ARDELLE AVE, is presently zoned for R-3.
8. Lastly, the three lots that are consecutively adjacent to each other (H81799900503300, H81799900503390, H81799900500500), on the same side of the street as 11371 ARDELLE, approaching the commercially zoned properties on the corner of George Dieter and Ardelle, are presently zoned R-4C (RESIDENTIAL).

As property owners in the area, the undersigned do hereby request that the pending application mentioned herein be denied by Zoning, City of El Paso planning department on the following grounds:

The neighborhood that surrounds the property noted above (11371 Ardelle Ave) is comprised of single family detached homes.

The change in use from granting the variance will alter the essential make-up of the neighborhood. Since the housing market crash of 2008, the homes in this neighborhood suffered the same decrease in value as in the rest of the city. Recovery of market value of the existent homes in 2008, has severely lagged.

Any changes to the character of the neighborhood, threatens full economic recovery of market value of the nearby single family detached properties. Newly built single family homes in the area and future newly built single family homes will allow the neighborhood to fully realize its full economic potential.

1

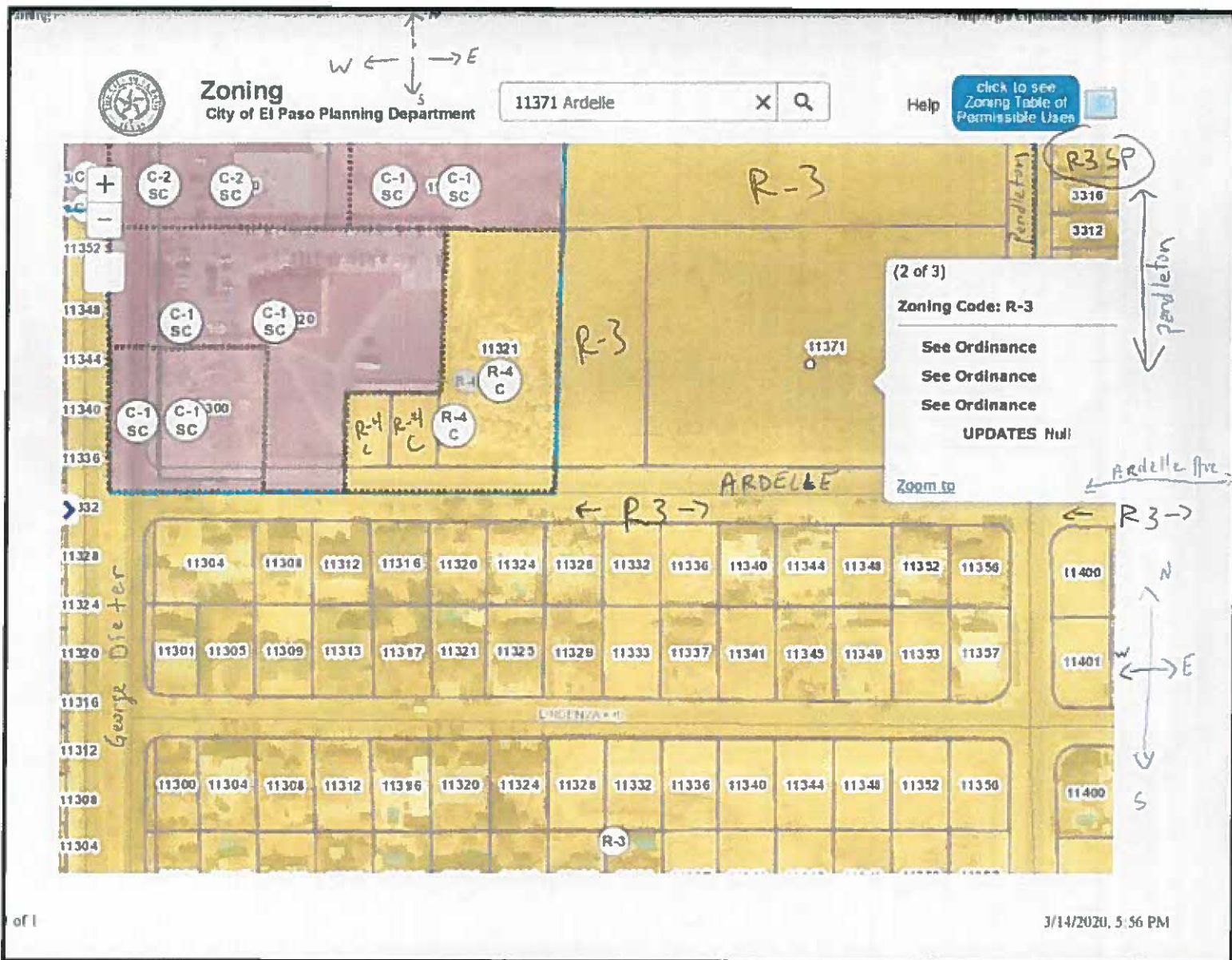
Children and families in the area have enjoyed a safe and relatively low traffic volume with many people walking and biking along Pendleton and Ardelle. This is the expectation that a low density populated area such as ours has come to accept as our normal way of living. Certainly, we can safely assume that none of the neighbors within a few blocks of the proposed development moved to their current residence because of high traffic volume. On the contrary, we bought and moved to this neighborhood because of low traffic volume as one of the benefits. Any change to the current zoning for the property owners applying for a variance in zoning poses a threat to the health and safety of the established neighborhood.

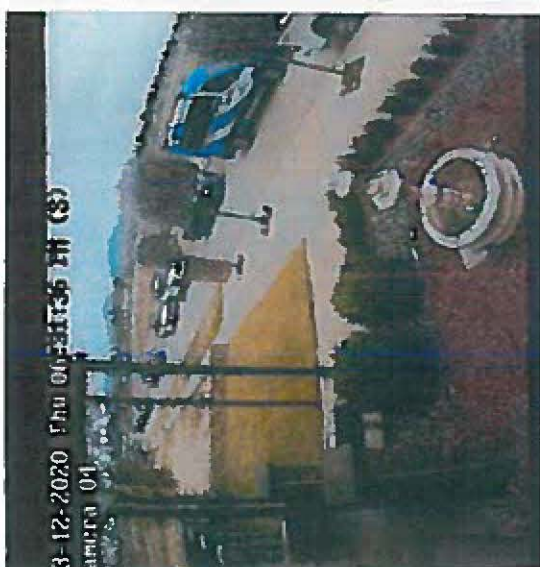
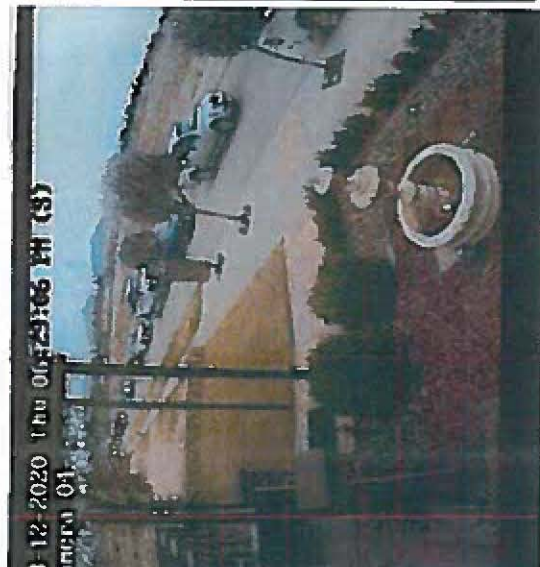
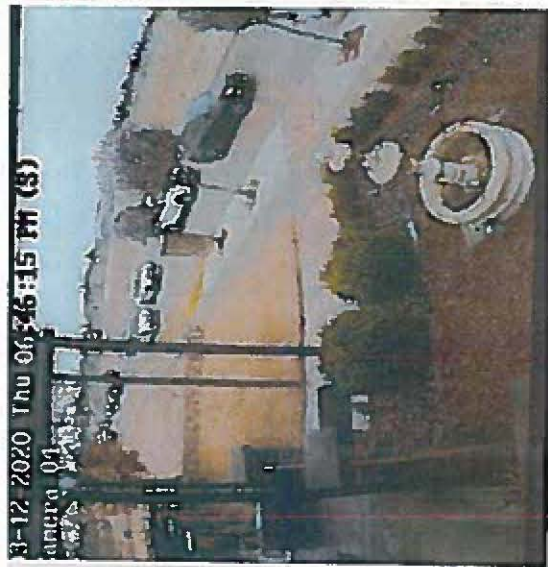
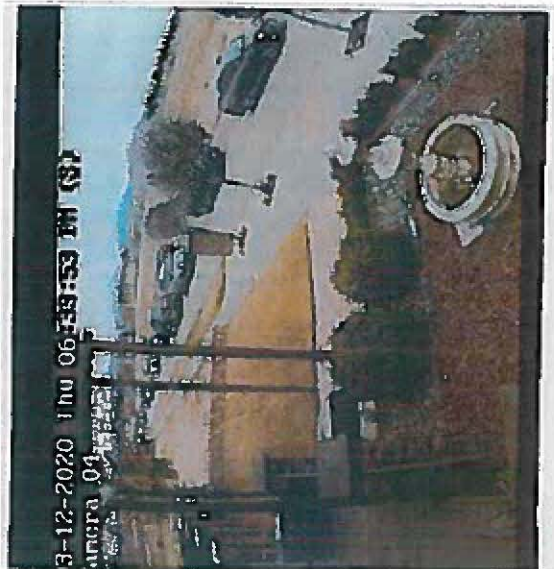
Placing a large apartment complex abutting Ardelle Avenue in the middle of our residential neighborhood will significantly reduce and damage the quiet enjoyment of our houses. The resulting high traffic and overflow street parking will make it extremely impractical to even travel to and from our homes on Ardelle Avenue. This is due to the narrowness of Ardelle Avenue. Visitors to tenants of the proposed apartments will park along side of the road on Ardelle Ave, which currently is not wide enough to allow such parking and maintain safe passage. Additionally, having large apartment zoning in one spot of a large residential district of El Paso will reduce the value of our properties, and will not enhance the neighborhood in any way.

Regardless of the scale of the proposed project, there will be an indirect, inordinate, economic and quality of life burden on the adjacent neighborhood and the proposed zoning change is not desired by the neighborhood.

Signed by the residents of Kimberly Heights.

See attached petition signature list, appendix A.







Martinez, Adriana

From: Terry Manson <TrueKrit@outlook.com>
Sent: Wednesday, June 10, 2020 7:27 AM
To: District #5; Martinez, Adriana
Subject: Proposed zoning change for 11371 Ardelle Avenue, Case no.PZRZ20-00012

June 10, 2020

Planning and Inspections Department, City of El Paso and

Ms. Isabel Salcido, Representative District 5,
300 N. Campbell
El Paso, Texas 79901

This is to inform you that we vigorously oppose and urge denial of the zoning change of the areas across the street from R-3 (Residential) to A-O (Apartment Office). Case no.PZRZ20-00012

We purchased our house located at 11320 Ardelle Ave. in 2005, when it was newly built. Soon thereafter, other homes were built on Ardelle Avenue, completing a comfortable residential neighborhood in the area. The value of our property and others in the immediate area have since increased. We know our other neighbors also oppose the proposed change in zoning.

Please consider the following:

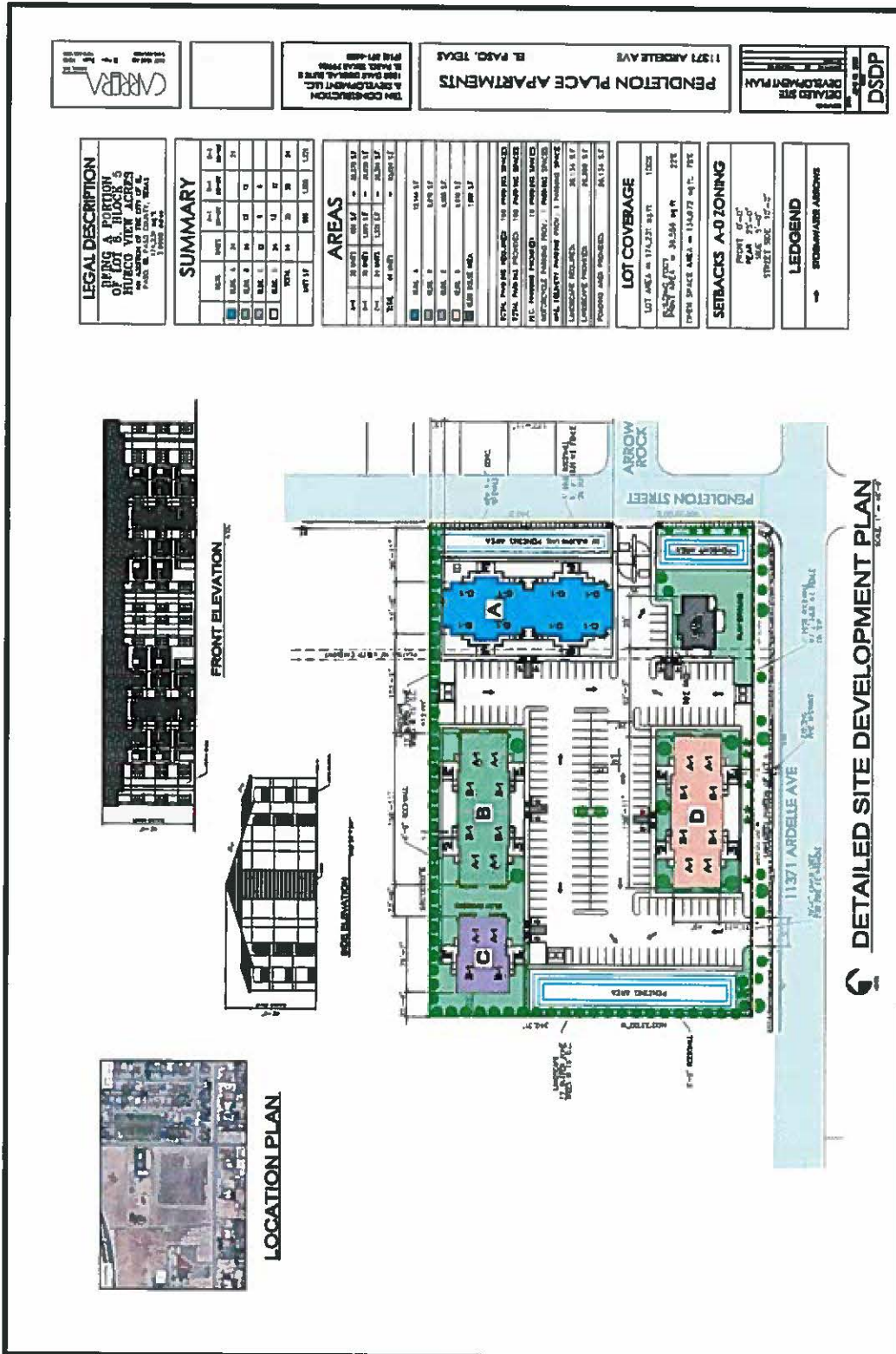
- a. A multi-unit apartment complex does not belong in the middle of a single family home neighborhood.
- b. Ardelle Ave. is considerably more narrow than streets which can support the level of traffic that an apartment complex will bring. It is barely wide enough for normal, two-way traffic. Adding apartments will bring excessive parking along the sides of the inadequate sides of the street, despite any designated private parking lots. Deliveries, emergency and other services will interfere with our ability go to and from our own driveways.
- c. The proposed change negatively impacts Ardelle Ave. in ways that others living in the Kimberly Heights neighborhood will not be. It will forever disrupt the quiet enjoyment of our property, due to the transitory nature of apartment dwellers.
- d. The reduction in the value of homes on Ardelle Ave. resulting from approval of the zoning change and building an apartment complex in the middle of a residential area, could lead to lower property assessed values and lower property tax revenues to the City of El Paso. It is not in the best interest of the City's future revenue.

Please deny the proposed zoning change.

Sincerely,
Vennis T. ("Terry") Manson
Donna S. Manson
11320 Ardelle Avenue
El Paso, TX 79936

ATTACHMENT 5

Detailed Site Development Plan





11371 Ardelle Avenue Rezoning

PZRZ20-00012

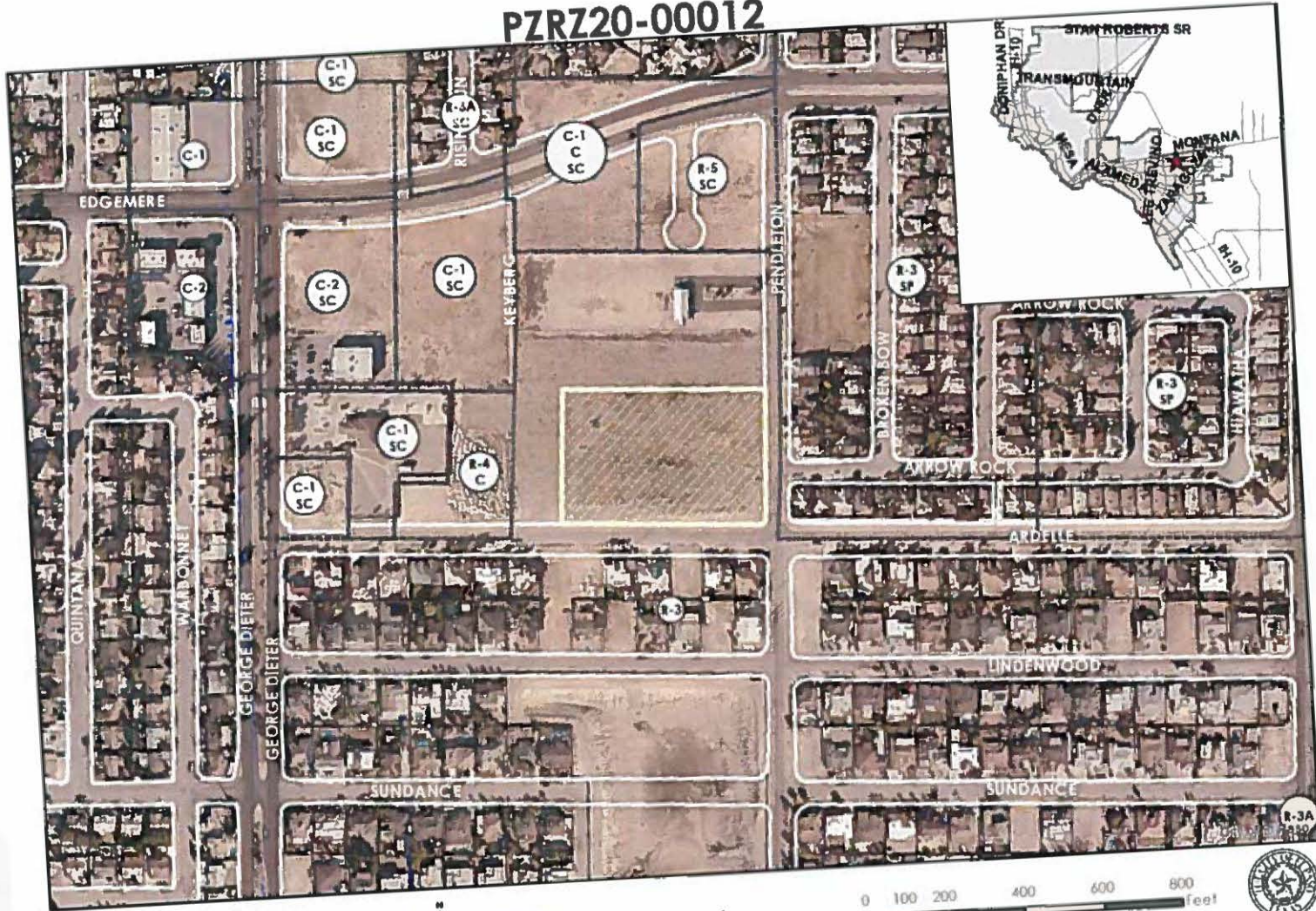
Strategic Goal 3.
Promote the Visual Image of
El Paso



PZR20-00012



Aerial



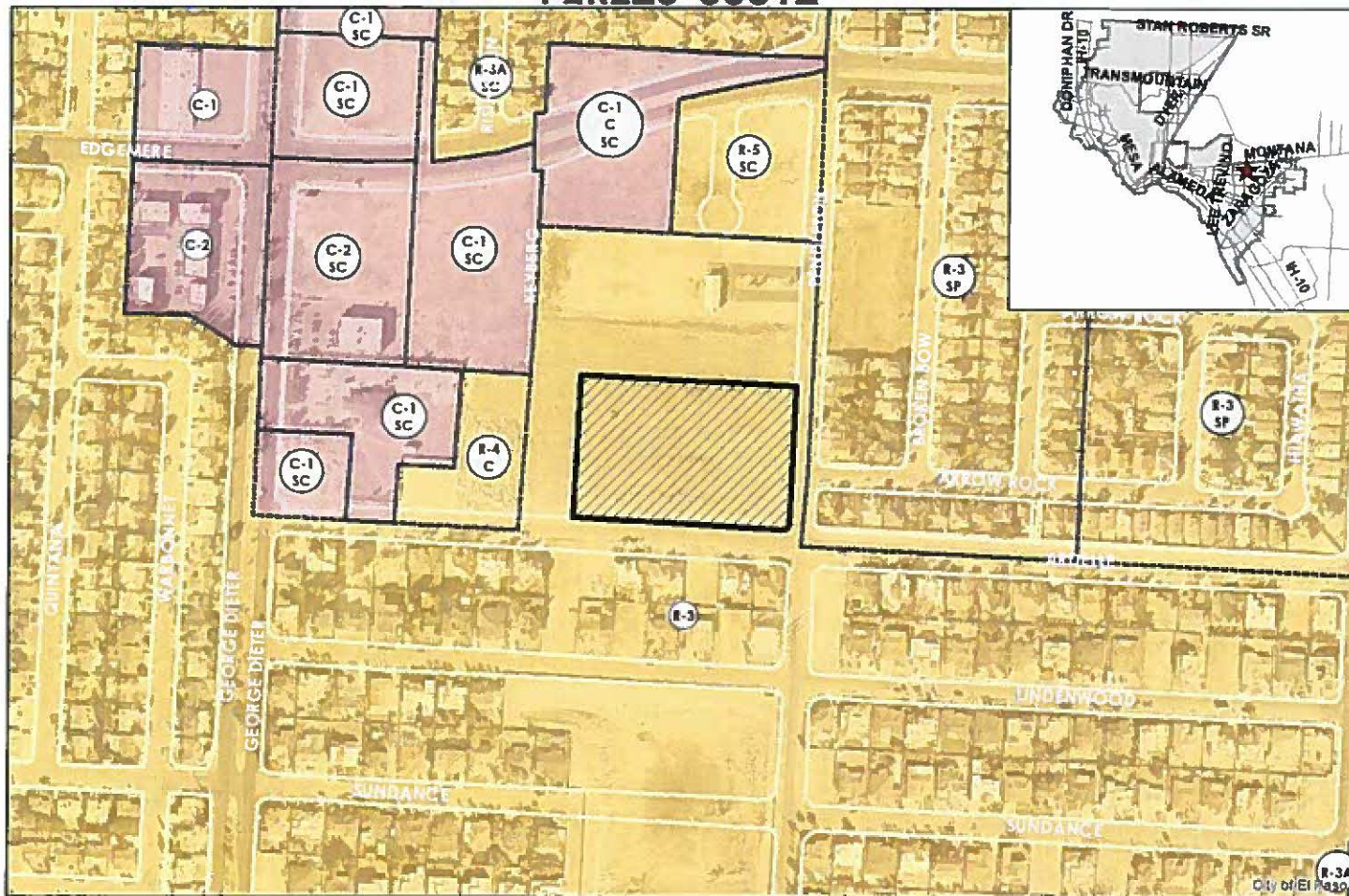
This map is designed for illustrative purposes only. The features depicted here are based on more and more recent data and may not reflect the current status of the property. The Planning & Zoning Department is not responsible for the accuracy or completeness of the information shown on this map.



Subject Property



PZRZ20-00012



EP TX
CITY OF EL PASO

Existing Zoning

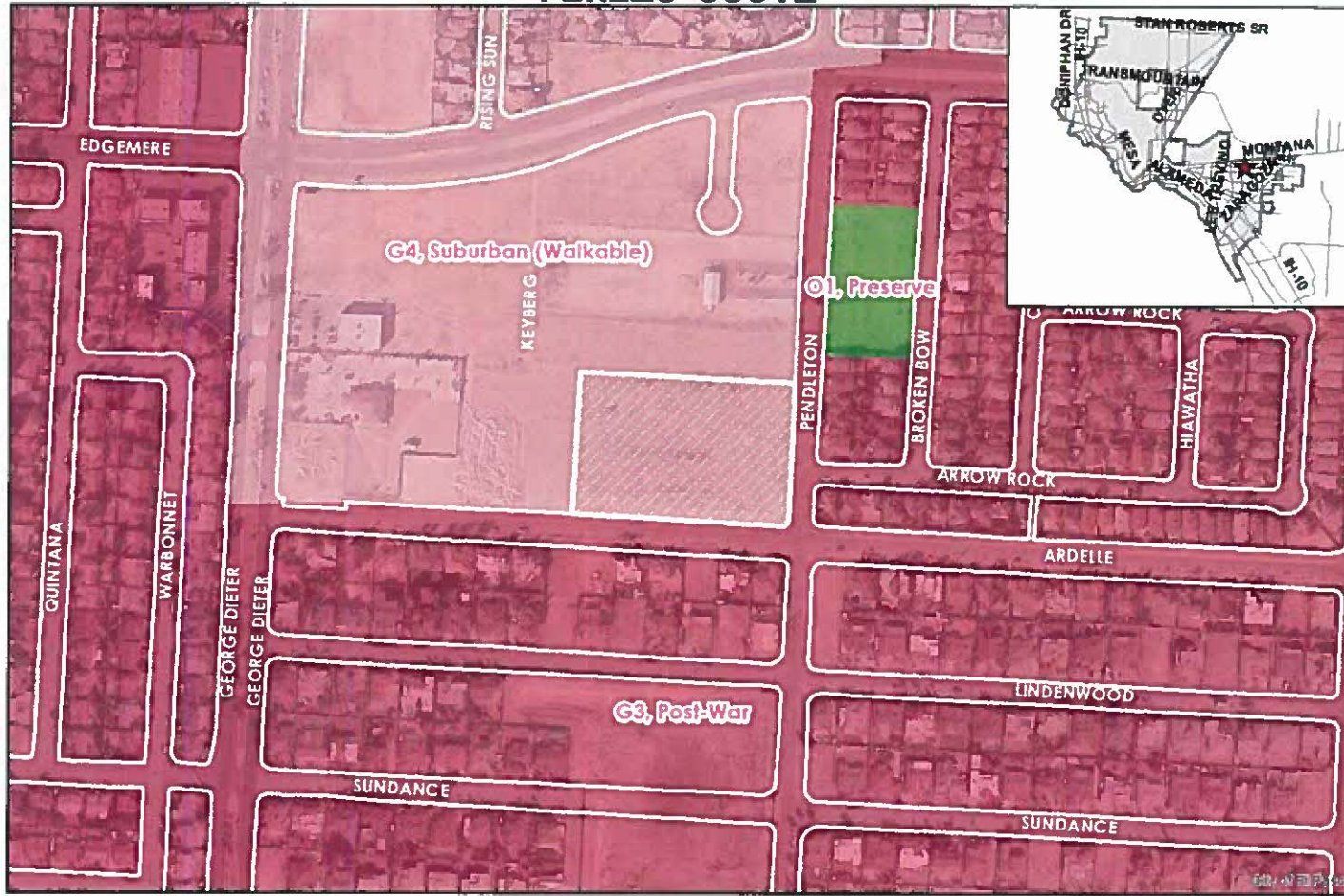
This map is designed for use of the outside only. The features depicted here are approximate and more detailed studies may be required to allow accurate conclusions. Errors on the map to scale greater than 1/8 inch will not be made and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



PZRZ20-00012



Future Land Use

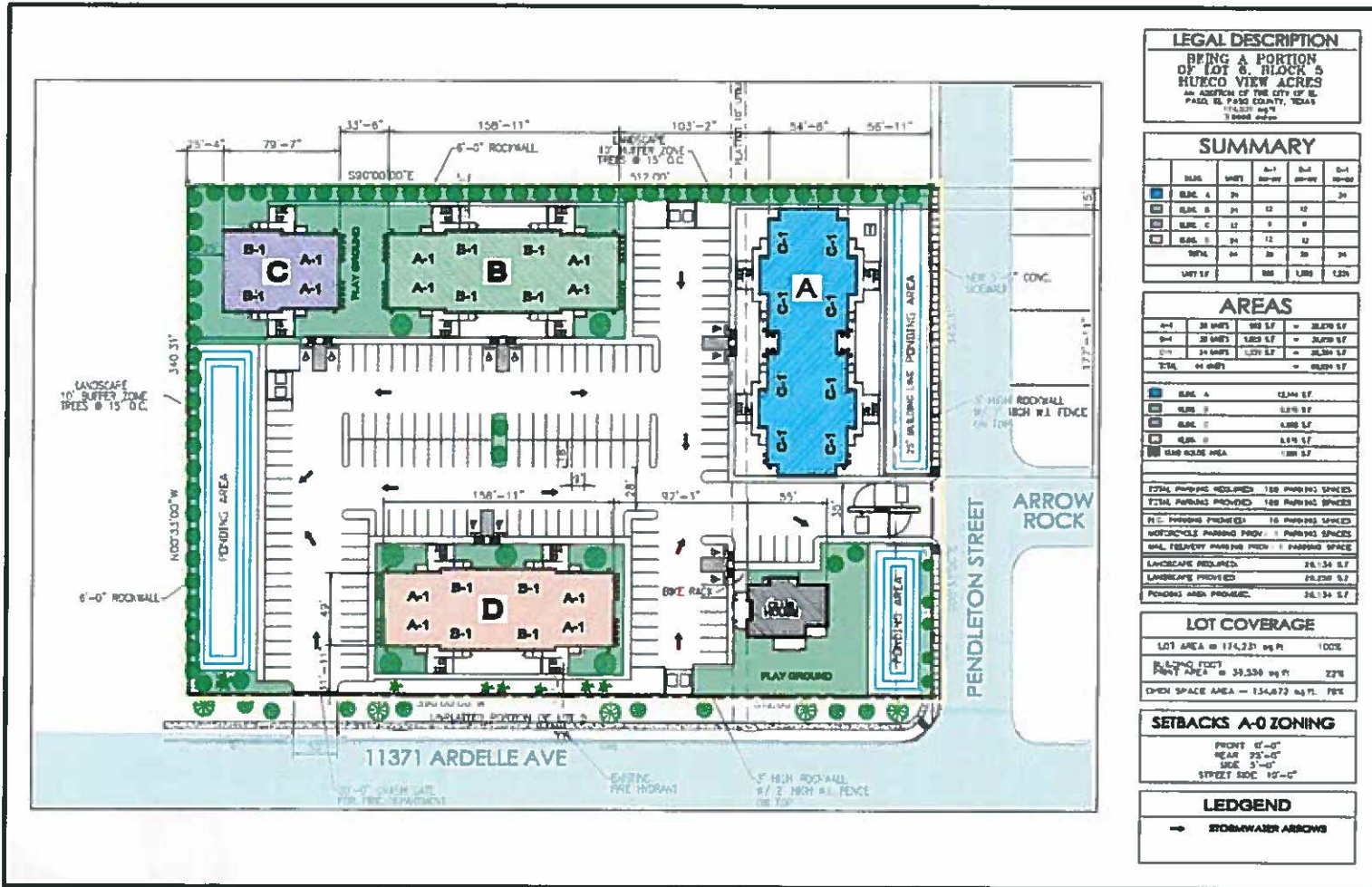
This map is designed for illustrative purposes only. The features depicted herein are approximate and more detailed information may be required to develop specific applications. The information on this map is based on the best available data. The Planning & Impact Analysis Department Parking Division makes no claim to the accuracy or completeness.



 Subject Property



Detailed Site Development Plan



Elevations 42'.9"



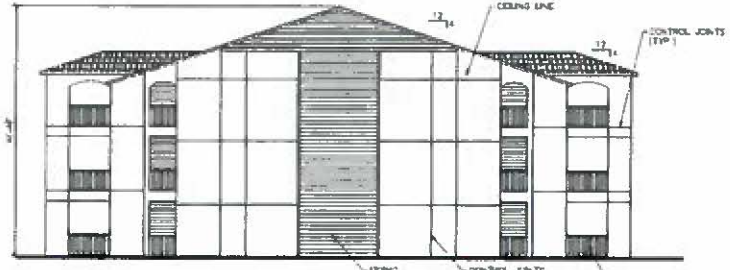
FRONT ELEVATION

SCALE 1/8" = 1'-0"

3/4" STUCCO FINISH ON
SELF-FURROWED METAL
LATHING UNDER 3 LAYERS
OF 15# FELT NAILED TO
7/8" O.S.B. OR EQUAL
SHEATH. PAINT BODY
ELASTOMER PAINT-TYP

METAL HANDRAIL
SYSTEM TYP

8" x 20" CL TYP
4" x 8" DOMESTICISTS
WITH MFL 4 ANCHORS
TYP
CONNECT TO 4"
PVC DAY LIGHT AT
PARKING AREA



SIDE ELEVATION

SCALE 1/8" = 1'-0"





Subject Property



Surrounding Development



W



N



S

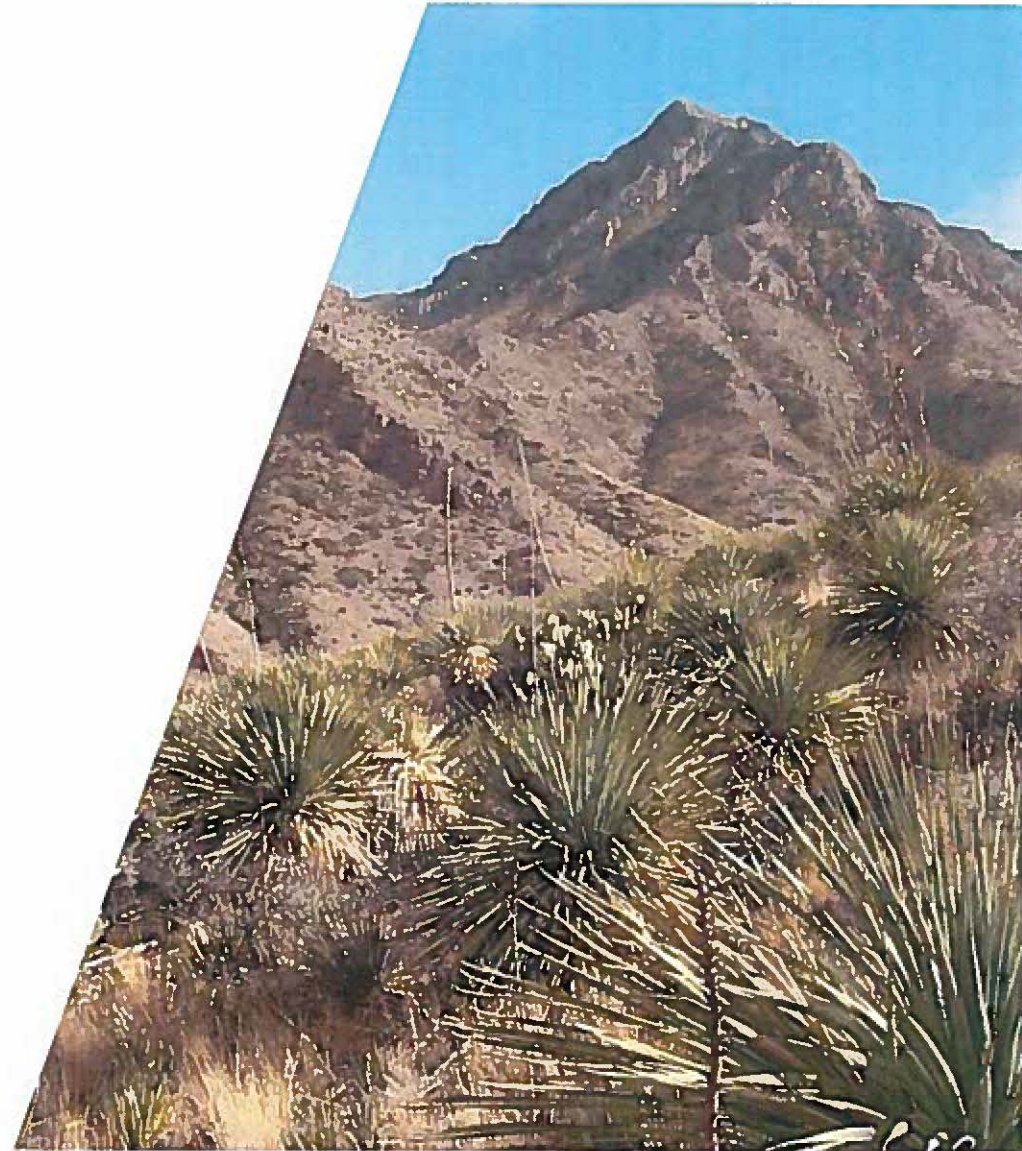


E



Public Input

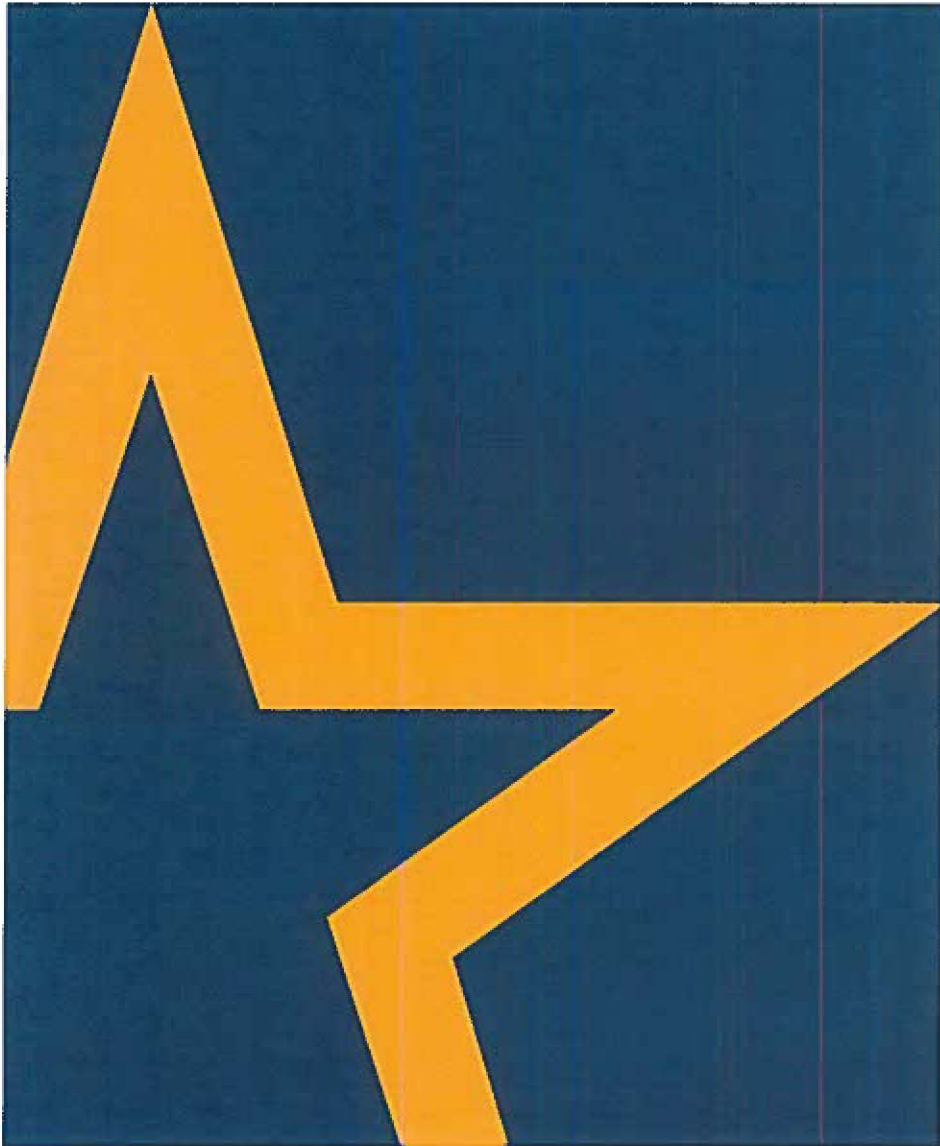
- Notices were mailed to property owners within 300 feet on May 27, 2020.
- Planning has received a petition with 19 signatures in opposition to the rezoning request; notices sent to property owners within 300 feet on May 27, 2020.





Recommendation

- The Planning Division recommends Approval of the rezoning request with the following conditions:
 - *No more than 84 apartment units shall be constructed on the property.*
 - *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;*
 - *That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permit.*
- And approval of the detailed site development plan, which satisfies the condition for a detailed site development plan. The penalty as provided for in Chapter 20.24 of the El Paso City Code.



Mission

Deliver exceptional services to support a high quality of life and place for our community

Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government

Values

Integrity, Respect, Excellence, Accountability, People