

**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: 2

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 Tracts 154 and 155, Sunrise Acre No.2, 4801 Vulcan Avenue, an addition to the City of El Paso, El Paso County, Texas from R-MU (Residential Mixed Use) to R-4 (Residential). 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: 4801 Vulcan Avenue
Applicant: Adobe Haciendas, Inc. PZRZ20-00014

BACKGROUND / DISCUSSION:

The applicant requests to rezone from R-MU (Residential Mixed Use) to R-4 (Residential) to allow for single-family and duplex development. On September 3, 2020 the City Plan Commission recommended 9-0 to approve the proposed rezoning to R-4 (Residential). As of September 22, 2020, staff has not received any communication in support or opposition to the rezoning request. 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 TRACTS 154 AND 155, SUNRISE ACRES NO. 2, 4801 VULCAN AVENUE, AN ADDITION TO THE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-MU (RESIDENTIAL MIXED USE) 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 Tracts 154 and 155, Sunrise Acres No. 2, 4801 Vulcan Avenue, located in the City of El Paso, El Paso County, Texas, be changed from R-MU (Residential Mixed Use) 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.

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

ADOPTED this _____ day of _____, 2020.

THE CITY OF EL PASO:

Dee Margo,
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
20-1007-2649 | 1027073
4801 Vulcan Avenue
RTA

PZRZ20-00014

4801 Vulcan Avenue

City Plan Commission — September 3, 2020

REZONING



CASE NUMBER: PZR20-00014
CASE MANAGER: Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER: Adobe Haciendas, Inc.
REPRESENTATIVE: Conde, Inc.
LOCATION: 4801 Vulcan Avenue (District 2)
PROPERTY AREA: 1.99 acres
REQUEST: Rezone from R-MU (Residential Mixed Use) to R-4 (Residential)
PUBLIC INPUT: As of August 27, 2020, staff has not received any communication in support or opposition to the rezoning request.

SUMMARY OF REQUEST: The applicant requests to rezone from R-MU (Residential Mixed Use) to R-4 (Residential) to allow for single-family and duplex development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **Approval** of the rezoning request. The proposed zoning district is consistent with the surrounding neighborhood. Further, the proposed development meets the intent of the G-3, Post-War land use designation of *Plan El Paso*, the City's Comprehensive Plan in the Northeast Planning area.

PZR20-00014

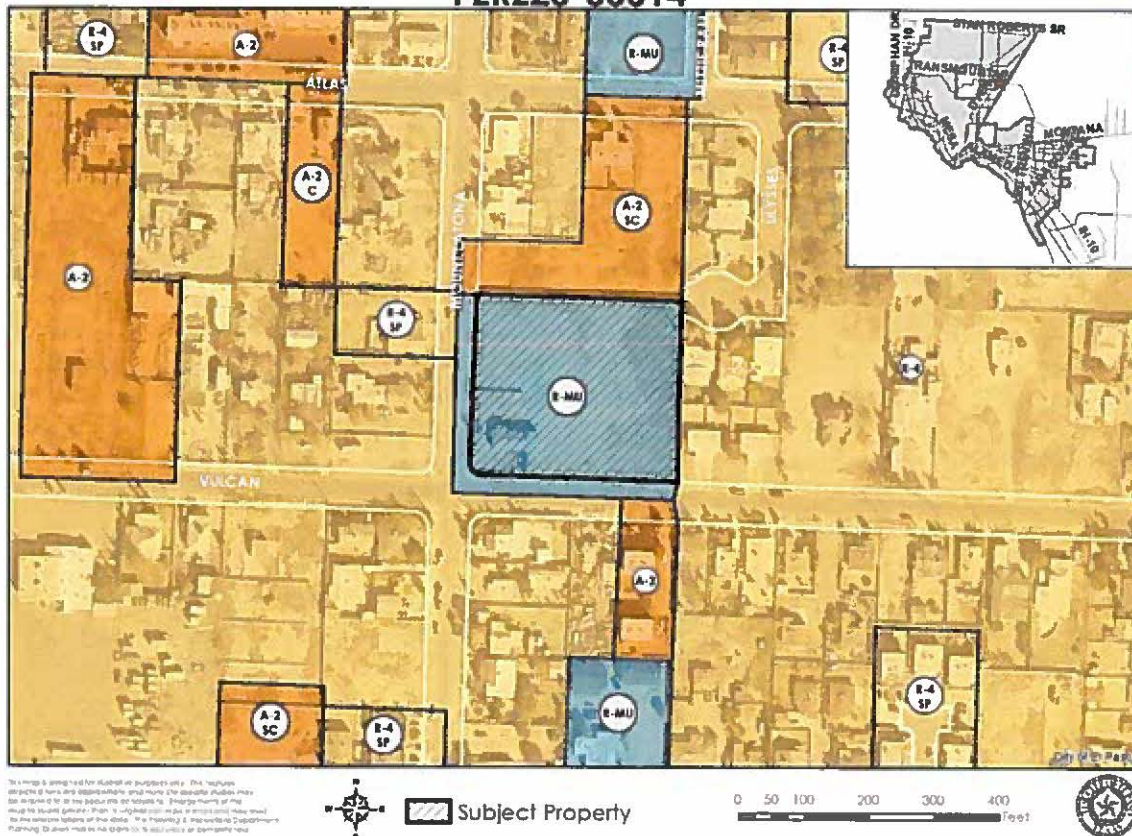


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant proposes to rezone approximately 1.99 acres of land from R-MU (Residential Mixed Use) to R-4 (Residential). The property is located at 4801 Vulcan Avenue within the Northeast Planning Area. The site plan shows an existing 1,344 sq. ft. single-family dwelling. The applicant also proposes to accommodate 10 dwelling units for future development. The configuration of lots will be addressed at the subdivision stage. Primary access to the proposed development is from Vulcan Avenue and Mount Latona Street.

PREVIOUS CASE HISTORY: On January 17, 2012, City Council approved the rezoning request for the subject property from R-4 (Residential) to R-MU (Residential Mixed Use), (PZRZ11-00040). The previously approved Master Zoning Plan was for a mixed-use development consisting of single-family, duplex, triplex, quadruplex, and commercial uses. The triplex, quadruplex, and commercial uses are no longer proposed.

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-3, Post-war Future Land Use Designation in the Northeast Planning area.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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 G-3 designation is compatible with the R-4 zoning district. The subject property and immediate neighborhood were originally platted in the mid-1930s. The area is primarily a single-family residential development with pockets of multi-family uses.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-4 (Residential) District: Low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the properties across the street and in the immediate area are also zoned R-4. Surrounding R-4 districts have single-family dwellings built in a similar manner to the proposed development scheme.</p>
<p>Preferred Development Locations: Is the property in a "Compact Urban" area?</p>	<p>No, the proposed development is outside the Compact Urban area.</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. The proposed development is not located within any historic districts or study area plan boundaries.
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 a property to the north earlier this year. The rezoning request was to rezone the property from R-MU (Residential Mixed Use) district to R-4 (Residential) to allow for single-family and duplex development.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The developer has been unable to market the non-residential portions of the development as approved under the Master Zoning Plan.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: All abutting streets such as, Vulcan Avenue and Mount Latona Street are classified as local streets, as per the City of El Paso's Major Thoroughfare Plan, which is appropriate to serve a low-density residential development.

PUBLIC COMMENT: The subject property lies within the Mountain View Neighborhood and the Logan Sunrise Neighborhood Associations. Planning has not received any communication in support or opposition to the rezoning request as of August 27, 2020; notices were sent to property owners within 300 feet on August 19, 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:

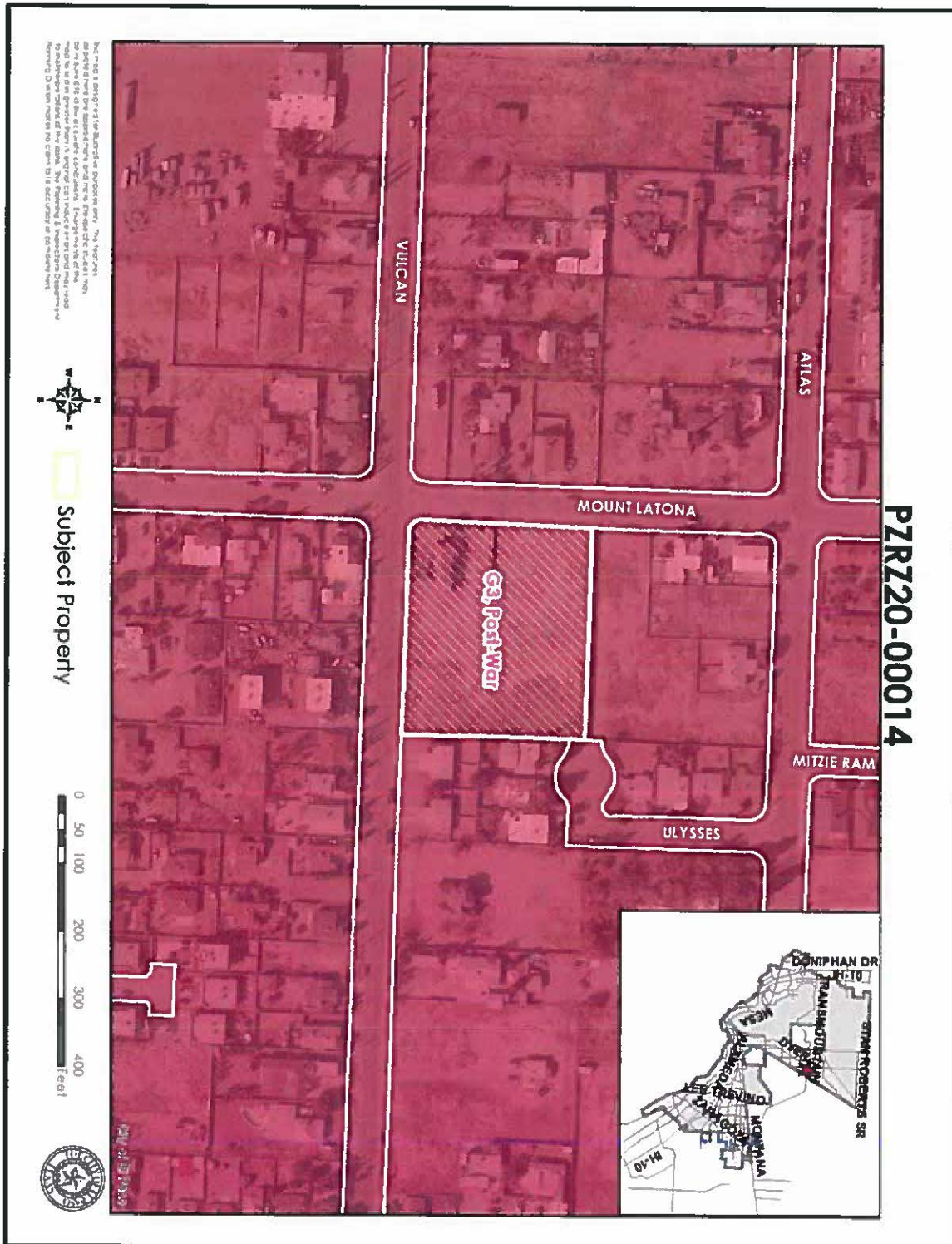
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENT 1

Future Land Use Map



ATTACHMENT 2

Department Comments

Planning and Inspections Department – Planning

No objections to the Rezoning.

Note:

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

Planning and Inspections Department – Plan Review & Landscaping Division

Recommended Approval

Planning and Inspections Department – Land Development

Recommend Approval with Condition *(to be addressed at building permit stage.*

Note:

1. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.
2. Comply with FEMA FIRM requirements for developing in a designated flood zone. An elevation certificate will be required at time of building permit application.
3. EPWU - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

Fire Department

Recommended approval.

TxDOT

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.

Sun Metro

Recommended approval.

Streets & Maintenance

The Streets & Maintenance Department Traffic Engineering has no objections

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 6-inch diameter water main extending along Mt. Latona Drive located approximately 20-feet west of the property line. This water main is available for service.

There is an existing 8-inch diameter water main extending along Vulcan Avenue located approximately 20.5-feet south of the property line. This water main is available for service.

There is an existing 4-inch diameter water main extending along Ulysses Place. This main dead-end on the street. This main is available service.

EPWater records indicate one (1) 3/4" active service on the property with 4801 Vulcan Avenue as the service address.

Previous water pressure from fire hydrant #2531 located northeast corner of Mt. Latona Drive and Vulcan Avenue, has yielded a static pressure of 100 psi, a residual pressure of 90 psi, and a discharge of 1,186 gallons per minute. 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:

There is an existing 8-inch diameter sanitary sewer main extending along Mt. Latona Drive located approximately 35-feet west of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along Vulcan Avenue located approximately 35-feet south of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along Ulysses Place. This main dead-end on the street. This main is available for service.

General:

Owner is responsible for all main extension costs.

Each lot shall have a water and sewer connection fronting the limits of each lot.

Service to be provided at the entrance of panhandle lots. Water and sanitary sewer service shall be provided at the property line adjacent to the public right-of-way.

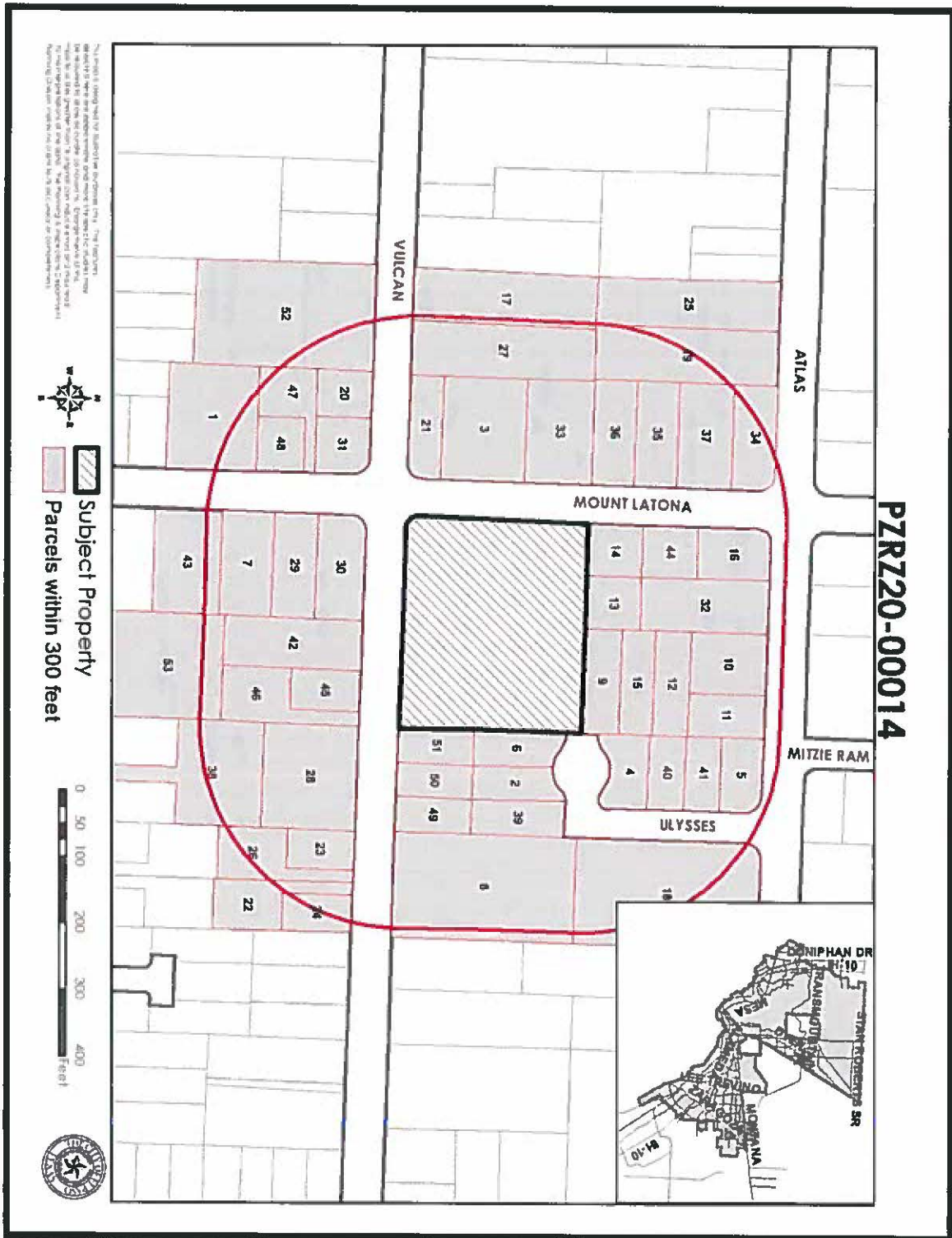
EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater Engineering

- EPW-Stormwater Engineering provided comments to DCC/CPC for the above property under Mt. Latona Estates in 2012.
- 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.

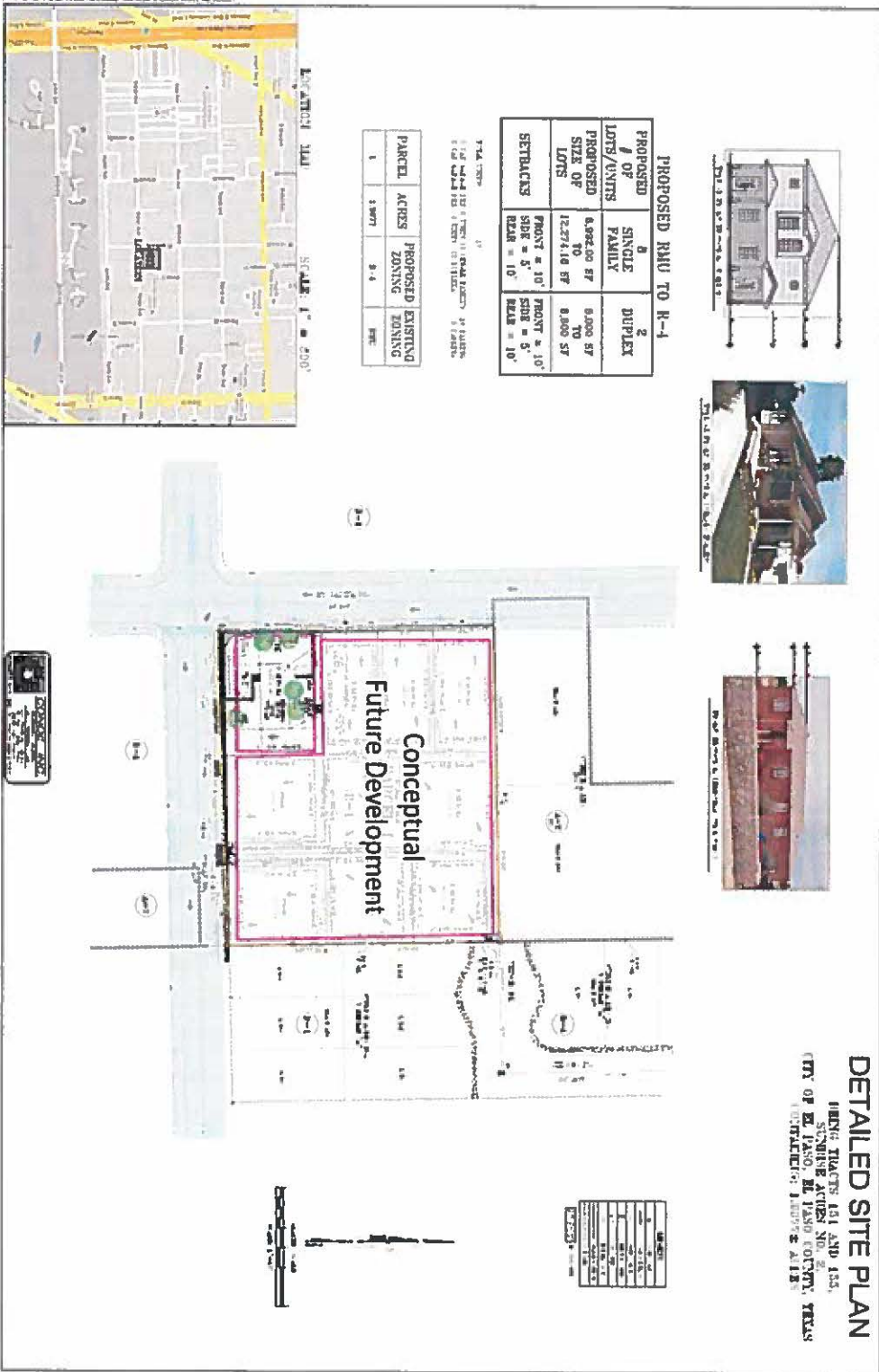
ATTACHMENT 3

Boundary Map



ATTACHMENT 4

Site Plan





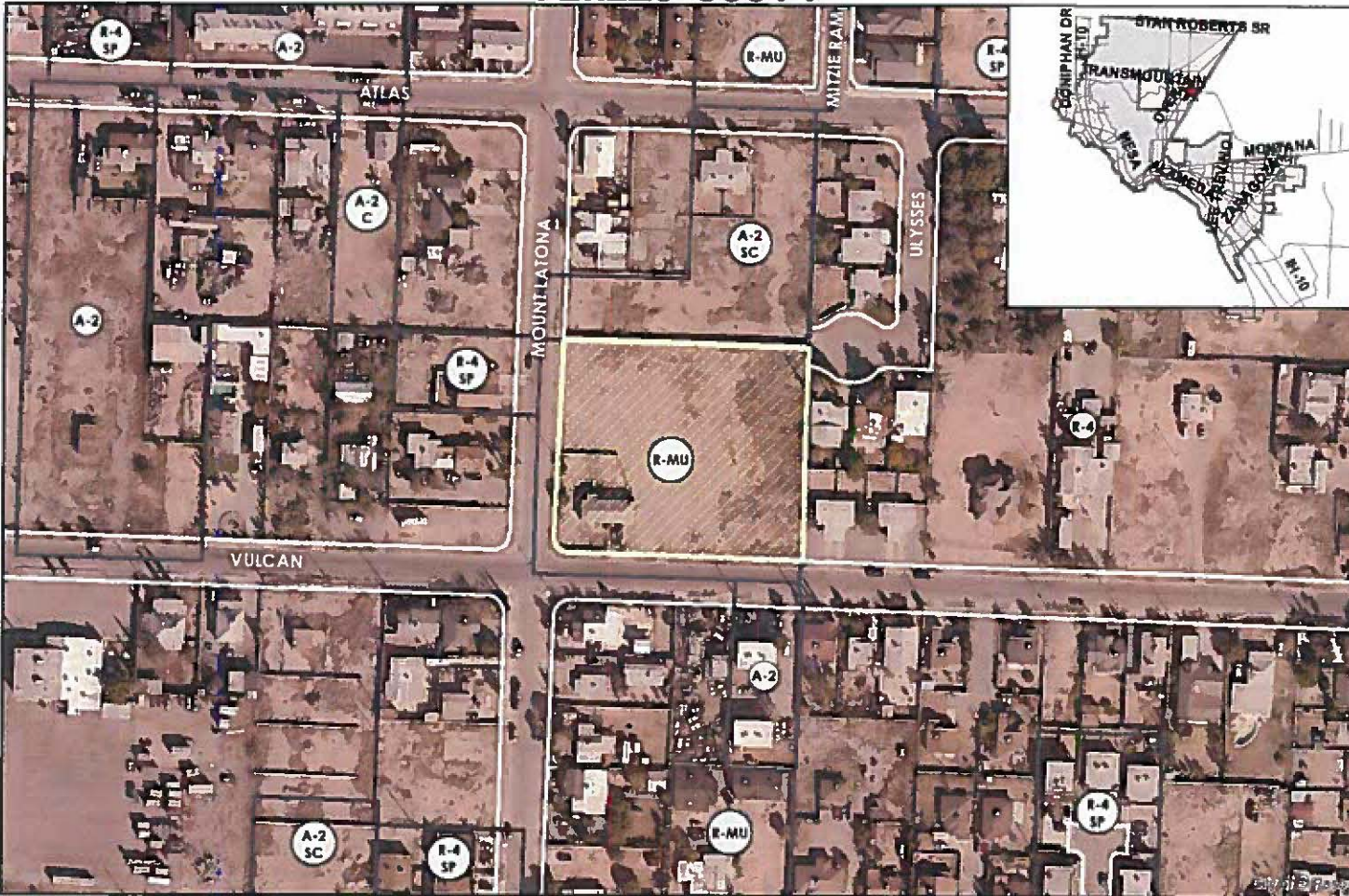
4801 Vulcan Avenue Rezoning

PZRZ20-00014

Strategic Goal 3.
Promote the Visual Image of
El Paso



PZR20-00014



This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed data may be required to draw accurate conclusions. Enlargements of the map to scales greater than 1:10,000 may introduce errors and may lead to misinterpretations of the data. The Planning & Inventory Department Planning Division makes no claim to the accuracy or completeness.



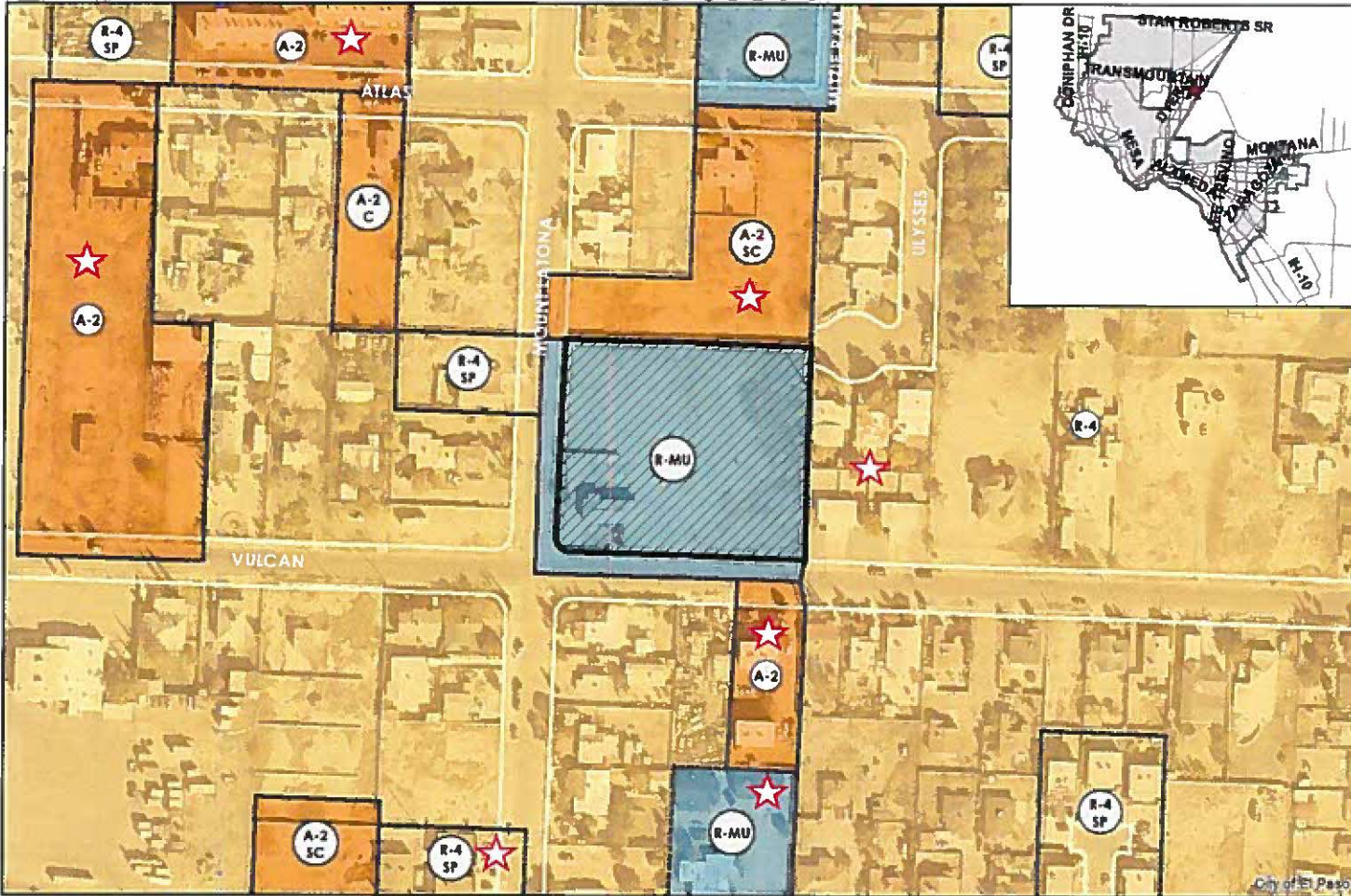
Subject Property



Aerial



PZR20-00014



Existing Zoning

RM-U (Residential Mixed Use) was for a mixed-use development consisting of single-family, duplex, triplex, quadruplex, and commercial uses.

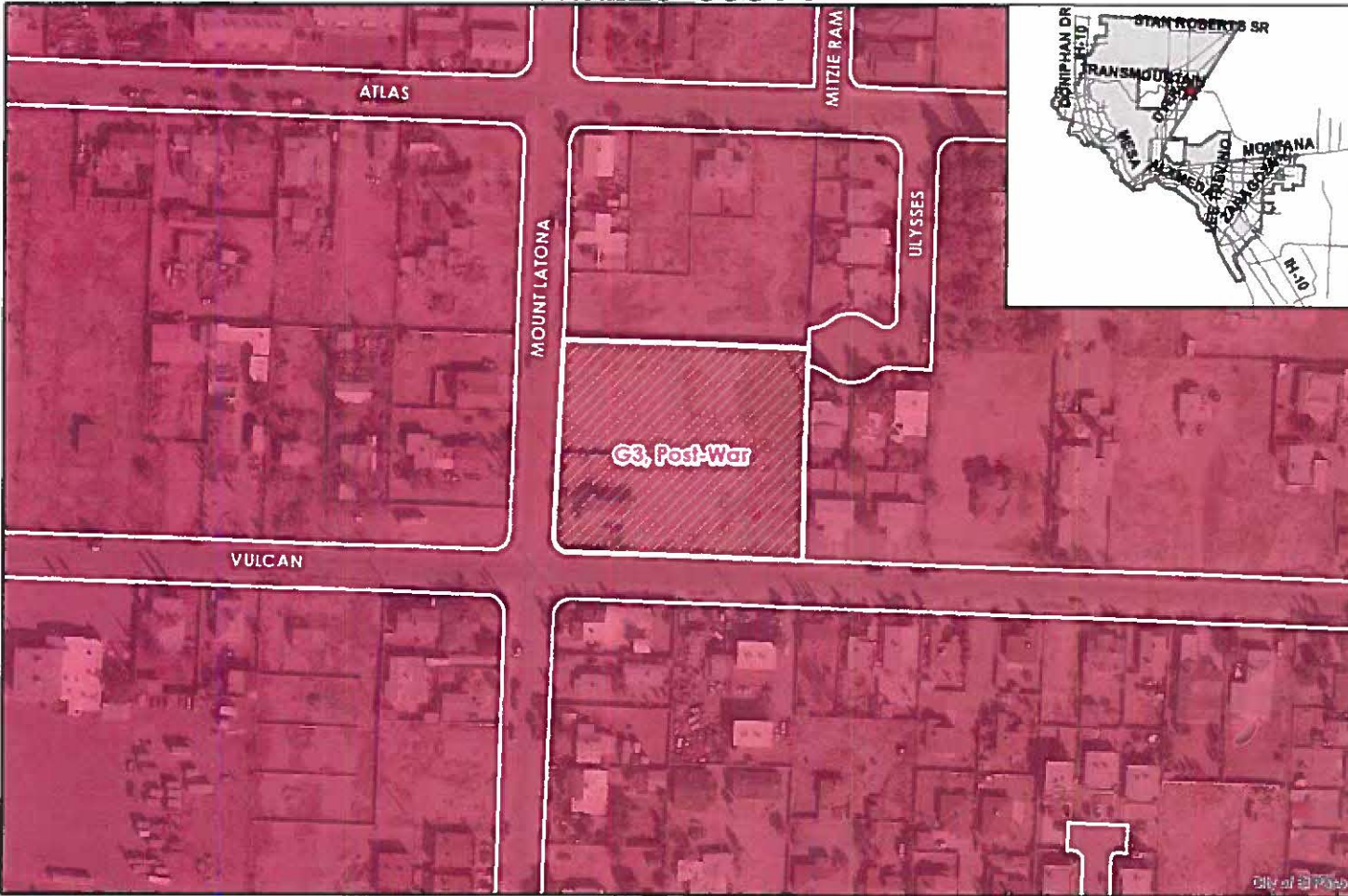
This map is designed for illustrative purposes only. The features depicted here are approximate and more precise studies may be required to draw accurate conclusions. Enlargements of the map to scales greater than 1:10,000 may introduce errors and may lead to misinterpretation of the data. The Planning & Inspection Department Planning Division makes no claim to the accuracy or completeness.



 Subject Property



PZRZ20-00014



This map is designed for illustrative purposes only. The features are based on the best available data and more detailed studies may be required to draw accurate conclusions. Errors or omissions of this map do not constitute a warranty. The Planning & Information Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



Future Land Use



DETAILED SITE PLAN

UNEG TRACTS 151 AND 155,
 SURVISE ACRES NO. 2,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 DISTRICT: 1, 2007-2 ACRES

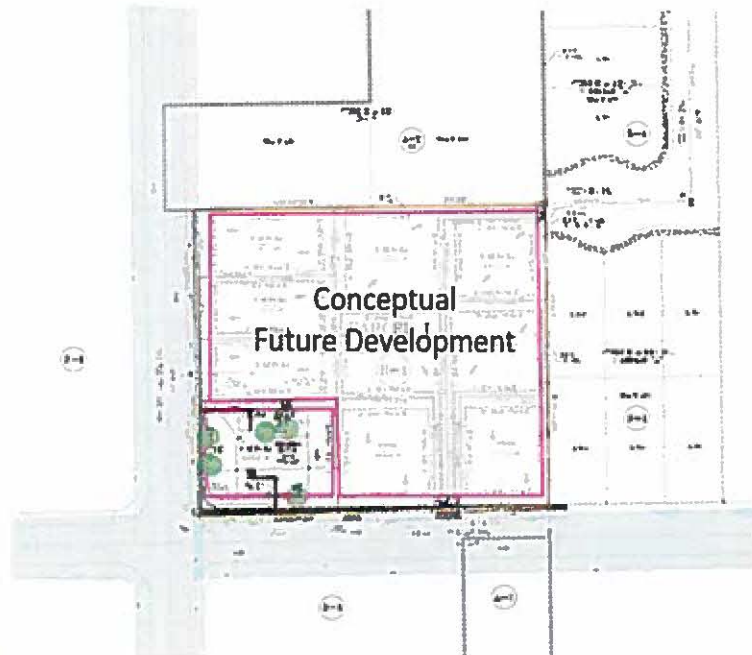


PROPOSED RMU TO R-1

PROPOSED # OF LOTS/UNITS	1 SINGLE FAMILY	2 DUPLEX
PROPOSED SIZE OF LOTS	6,992.00 SF TO 12,274.18 SF	8,000 SF TO 8,000 SF
SETBACKS	FRONT = 10' SIDE = 5' REAR = 10'	FRONT = 10' SIDE = 5' REAR = 10'

1. 1/4" = 100'
 2. 1/4" = 100'
 3. 1/4" = 100'

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	1.0077	R-1	RMU



NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...



Detailed Site Development Plan





Subject Property



Surrounding Development



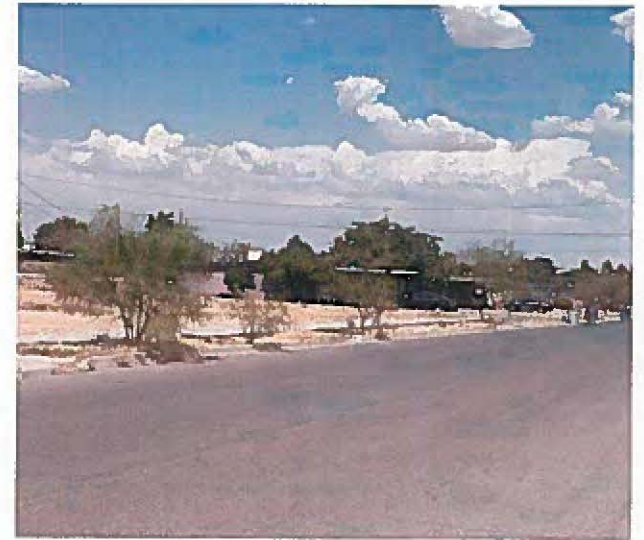
W



N



S

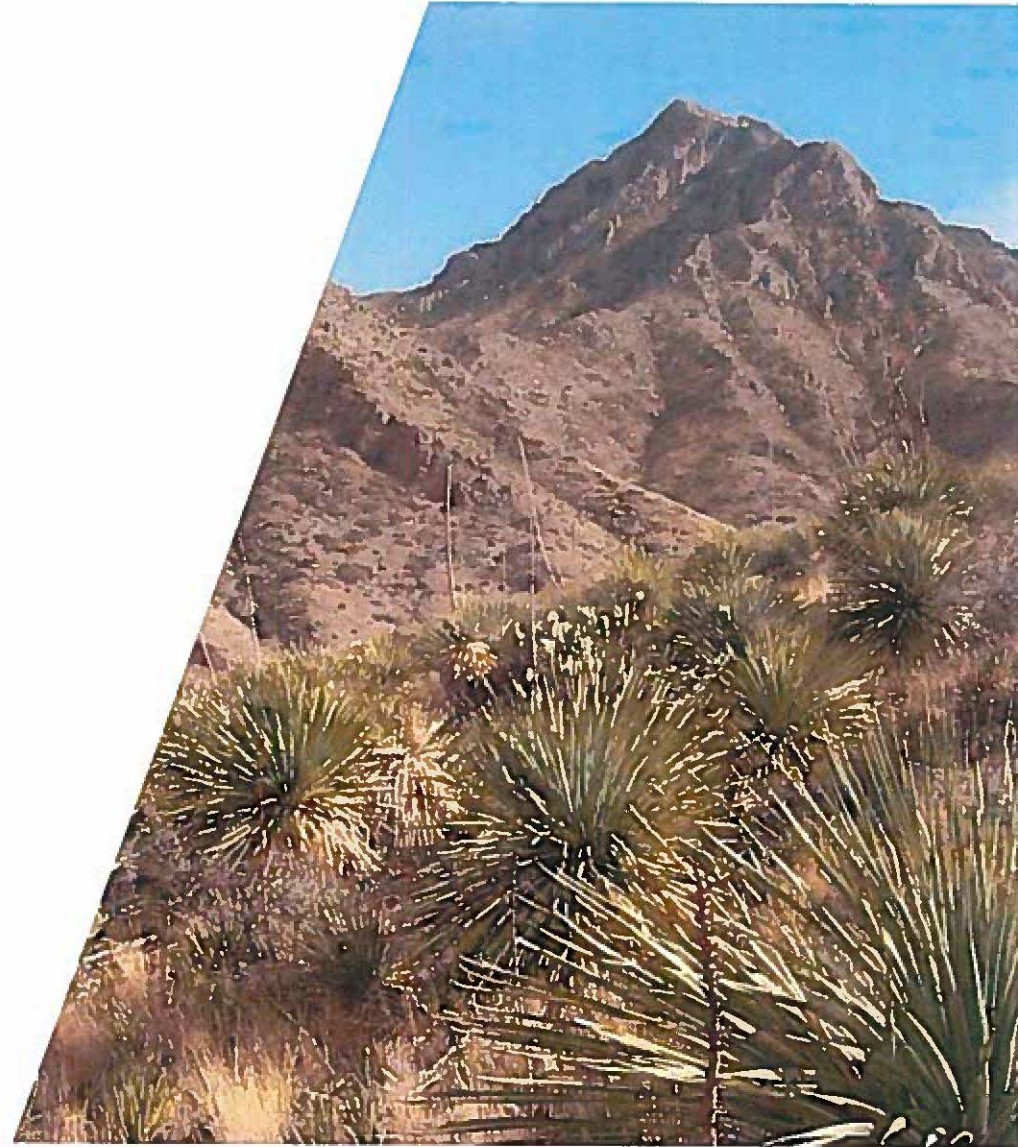


E



Public Input

- Notices were mailed to property owners within 300 feet on August 27, 2020.
- Planning has not received any communication in support or opposition to the rezoning request.

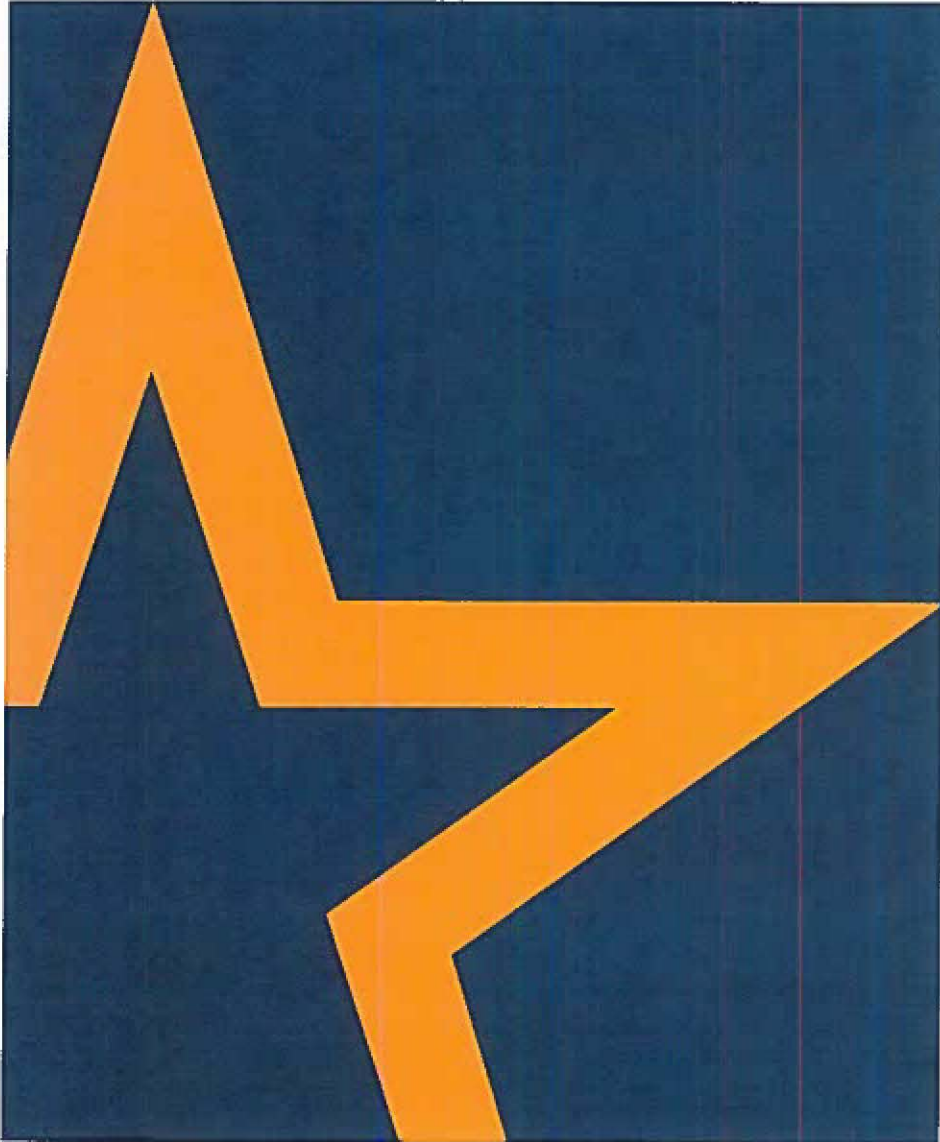




Recommendation

- Staff recommends Approval of the rezoning request.





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