

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: November 10, 2009
Public Hearing: December 1, 2009

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 5

SUBJECT:

An Ordinance changing the zoning of Lot 18, Block 258, Vista Del Sol Unit 45, City of El Paso, El Paso County, Texas from A-2 (Apartment) to A-O (Apartment/Office), and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1910 Amy Sue Drive. Applicant: VAA Developing & Construction LP. ZON09-00050 (**District 5**).

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres
Director, Development Services

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 18, BLOCK 258, VISTA DEL SOL UNIT 45, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM A-2 (APARTMENT) TO A-O (APARTMENT/OFFICE), AND IMPOSING A CONDITION. 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:

That the zoning of *Lot 18, Block 258, Vista Del Sol Unit 45, City of El Paso, El Paso County, Texas*, and more particularly described by metes in bounds in the attached Exhibit "A", be changed from **A-2 (Apartment)** to **A-O/c (Apartment/Office/condition)**, within the meaning of the zoning ordinance, 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 condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

That a 10-foot wide landscape buffer be provided along the northerly and easterly property lines, to include 2-inch caliper trees placed 15 feet on center. This shall be in addition to the landscape requirements of the City Code and shall be constructed prior to the issuance of any certificates of occupancy.

PASSED AND APPROVED this _____ day of _____, 2009.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

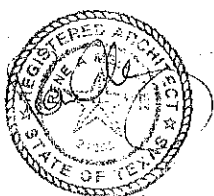
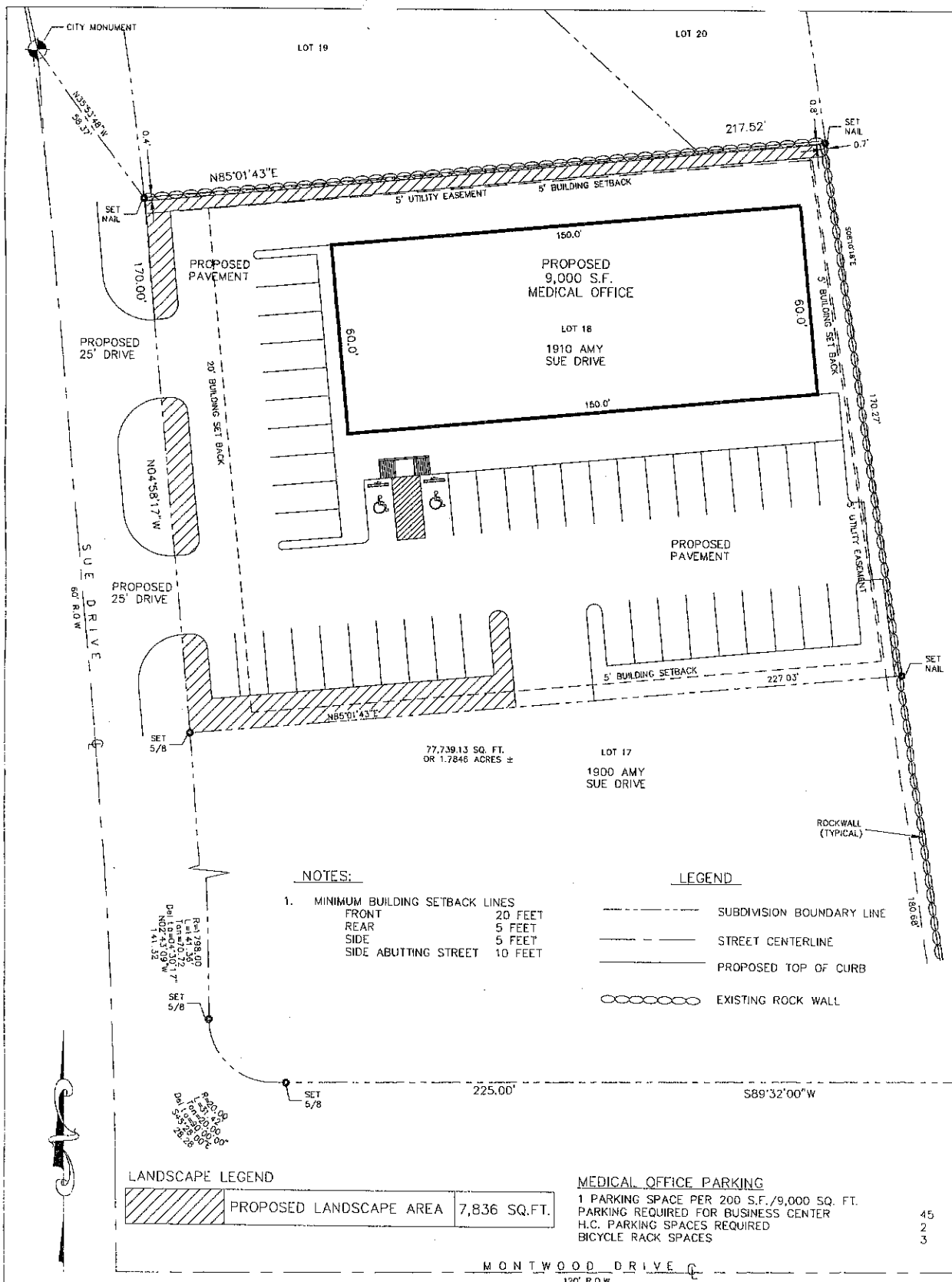
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
Deputy Director – Planning
Development Services Department



NAME: GENERALIZED PLOT PLAN		DATE: 08-13-09	
LOCATED IN ZONE	C	PANEL #	480214-0042-B
DATED	10-15-82		
RECORDED IN VOLUME	51	PAGE	11
PLAT RECORDS, EL PASO COUNTY, TX			
LEGAL DESCRIPTION:			
LOT 18, BLOCK 258			
VISTA DEL SOL UNIT FORTY FIVE			
CITY OF EL PASO, EL PASO COUNTY, TEXAS			
ADDRESS:			
1910 AMY SUE DRIVE			

MEMORANDUM

DATE: October 26, 2009

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: ZON09-00050

The City Plan Commission (CPC), on August 27, 2009, voted **5-0** to recommend **APPROVAL** of rezoning subject property from A-2 (Apartment) to A-O (Apartment/Office) with condition that a 10-foot wide landscape buffer be provided along the northerly and easterly property lines, to include 2-inch caliper trees placed 15 feet on center.

The CPC found that the rezoning is in conformance with The Plan for El Paso. There is no projected land use map. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was **NO OPPOSITION** to this request.

Attachment: Staff report



City of El Paso – City Plan Commission Staff Report

Case No: ZON09-00050
Application Type: Rezoning
CPC Hearing Date: October 8, 2009
Staff Planner: Andrew Salloum, 915-541-4029, salloumam@elpasotexas.gov

Location: 1910 Amy Sue Drive
Legal Description: Lot 18, Block 258, Vista Del Sol Unit 45, City of El Paso, El Paso County, Texas
Acreage: 0.892-acre
Rep District: 5
Existing Use: Vacant
Request: A-2 (Apartment) to A-O (Apartment/Office)
Proposed Use: Medical Offices

Property Owner: VAA Developing & Construction LP
Applicant: VAA Developing & Construction LP
Representative: Armando Tellez

SURROUNDING ZONING AND LAND USE

North: A-2 (Apartment) / Multi-Family Residential
South: A-O/c (Apartment/conditions) / Vacant
East: R-4 (Residential) / Single-Family Residential
West: A-O/sc (Apartment/special contracts) / Multi-Family Residential

THE PLAN FOR EL PASO DESIGNATION: Residential (East Planning Area)

Nearest Park: Pico Norte Park (3,999 Feet)

Nearest School: Hanks High (1,125 Feet)

NEIGHBORHOOD ASSOCIATIONS

East Civic Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 9, 2009. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the property from A-2 (Apartment) to A-O (Apartment/Office) in order to permit medical offices. The property is 0.892 acres in size. The applicant proposes a 9,000 square-foot office building with 47 parking spaces and 3 bicycle parking spaces. Access to the property is from Amy Sue Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of rezoning the property from A-2 (Apartment) to A-O (Apartment/Office) with a condition: that a 10-foot wide landscape buffer be provided along the northerly and easterly property lines, to include 2-inch caliper trees placed 15 feet on center. This shall be in addition to the landscape requirements of the City Code and shall be constructed prior to the issuance of any certificates of occupancy.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

The DCC recommends **APPROVAL** with condition of rezoning the property from A-2 (Apartment) to A-O (Apartment/Office).

The Plan for El Paso-City-Wide Land Use Goals

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

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.
- d. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The purpose of A-O (Apartment/Office) district is to promote and preserve residential development within the City associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

Development Services Department - Building Permits and Inspections Division

Zoning Review: no comments received.

Landscape Review: no comments received.

Development Services Department - Planning Division

The Planning Division recommends **APPROVAL** of rezoning the property from A-2 (Apartment) to A-O (Apartment/Office) with a condition: that a 10 foot wide landscape buffer be provided along the northerly and easterly property lines, to include 2 inch caliper trees placed 15 feet on center. This shall be in addition to the landscape requirements of the City Code and shall be constructed prior to the issuance of any certificates of occupancy.

Land Development:

- ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- Grading plan and permit shall be required.*
- Storm Water Pollution Prevention Plan and/or permit required.*
- Drainage plans must be approved by the Development Services Department, Engineering Section.*
- Additional Comments: Site location is not located within a Special Flood Hazard Area, Flood Zone X, Panel 480214 0042 C.

* This requirement will be applied at the time of development.

Engineering Department - Traffic Division

No objections to proposed change of zoning.

Street Department

All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways

within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and the City Of El Paso Design Standards for Construction.

Fire Department

The El Paso Fire Department reviewed ZON09-00050 a Rezoning Request at 1910 Amy Sue Drive and we have no opposition at this time.

El Paso Water Utilities

EPWU does not object to this request.

Sun Metro:

Sun Metro recommends that sidewalks be provided and constructed to City standards to allow of pedestrian connectivity to mass transit.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

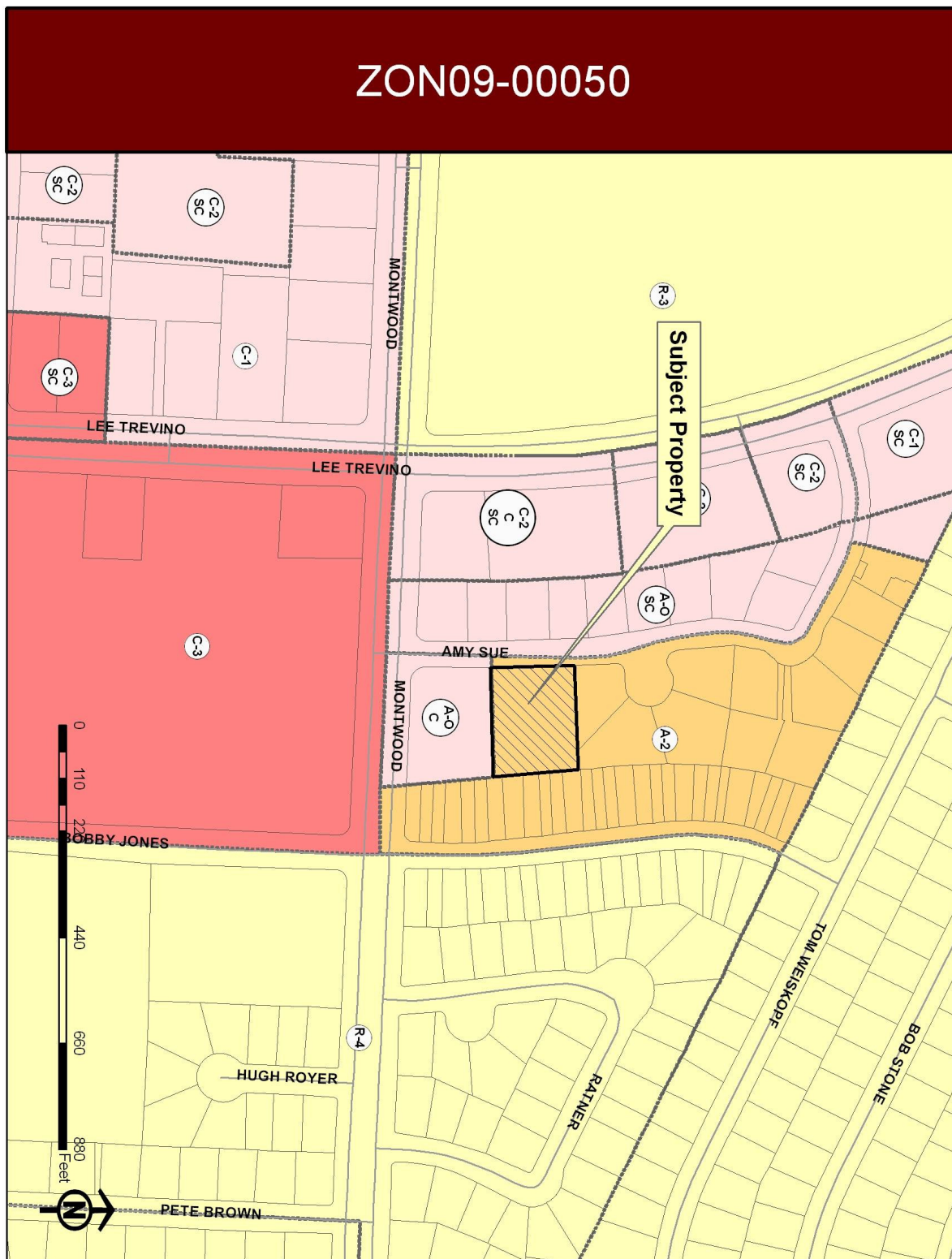
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ZON09-00050



ATTACHMENT 3: CONCEPTUAL SITE PLAN

