

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: November 10, 2015
Public Hearing: December 1, 2015

CONTACT PERSON/PHONE: Larry F. Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Michael McElroy, (915) 212-1612, McelroyMS@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 5D, Block 3, Ysleta Grant, 9522 North Loop Drive, City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to S-D (Special Development). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 9522 North Loop Drive. Property Owner: North Loop Apartments, LLC. PZRZ15-00025 (**District 6**)

BACKGROUND / DISCUSSION:

The applicant requests a rezoning from R-F (Ranch-Farm) to S-D (Special Development) to accommodate a proposed apartment complex.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 5D, BLOCK 3, YSELTA GRANT, 9522 NORTH LOOP DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO S-D (SPECIAL DEVELOPMENT). 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 Tract 5D, Block 3, Ysleta Grant, 9533 North Loop Drive, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (RANCH-FARM)** to **S-D (SPECIAL DEVELOPMENT)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____, 2015.

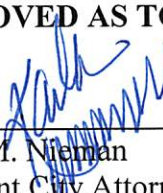
THE CITY OF EL PASO

ATTEST:

Oscar Leaser
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Assistant City Attorney

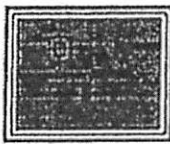
APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ15-00025

Exhibit "A"



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

Being a portion of Tract 5D,
Block 3, Ysleta Grant,
City of El Paso, El Paso County, Texas
July 8, 2015;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 5D, Block 3, Ysleta Grant, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1/2" rebar with cap stamped "5416" in the north right of way line of North Loop Road (width varies) located approximately 1,300 feet west from Loop 375 and a found TX D.O.T. brass with cap right of way marker in said north right of way line bears South 41°20'19" East (South 44°29'00" East, Book 4237, Page 718) a distance of 389.13 feet, thence, South 00°53'59" West (South 02°14'42" West, Book 4237, Page 718) a distance of 211.15 feet to a set 1/2" rebar with cap "6085" in the south right of way line of North Loop Road and the "TRUE POINT OF BEGINNING" for herein described tract and a found TX D.O.T. brass cap right of way marker bears, South 28°44'41" West (South 25°36'00" West, Book 4237, Page 718) a distance of 25.10 feet;

Thence along said south right of way, South 41°20'19" East (South 44°29'00" East, Book 4237, Page 718) a distance of 455.27 feet to a set 1/2" rebar with cap "6085";

Thence leaving said south right of way line and along the East line of said Tract 5D and the west line of Lot 5, Block 1 Zee Addition (recorded in Volume 65, Page 4 Plat Records), South 02°38'41" West (South 00°30'00" East, Book 4237, Page 718) a distance of 767.24 feet to a set 1/2" rebar with cap "6085" at the southwest corner of said Lot 5 in the north right of way line of Juan De Herrera Lateral Branch "B";

Thence along said north right of way line of Branch "B", South 66°59'41" West (South 63°51'00" West, Book 4237, Page 718) a distance of 37.80 feet to a set 1/2" rebar with cap "6085" in the right of way line of the Juan De Herrera Main Lateral (60 feet wide);

Thence along said north right of way line of the Juan De Herrera Main Lateral the following four (4) courses:

North 34°25'19" West (North 37°34'00" West, Book 4237, Page 718) a distance of 288.82 feet to a set 1/2" rebar with cap "6085";

112.00 feet along the arc of a curve to the left which has a radius of 440.30 feet, a central angle of 14°34'30", a tangent of 56.31 Course: North

41°42'34" West (North 44°51'15" West, Book 4237, Page 718) a distance of 111.70 feet to a set ½" rebar with cap "6085";


North 48°59'49" West (North 52°08'30" West, Book 4237, Page 718) a distance of 190.30 feet to a set ½" rebar with cap "6085";

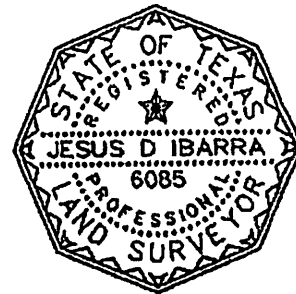
197.28 feet along the arc of a curve to the left which has a radius of 317.90 feet, a central angle of 35°33'21", a tangent of 101.93 Course: North 66°46'29" West (North 69°55'10" West, Book 4237, Page 718) a distance of 194.13 feet to a point at the west line of said Tract 5D;

Thence leaving said north right of way line and along the west line of Tract 5D, North 28°44'41" East (North 25°36'00" East, Book 4237, Page 718) a distance of 684.30 feet to "TRUE POINT OF BEGINNING" and containing in all 358,677 square feet or 8.2341 acres of land more or less.

NOTES:

1. Bearing basis U.S. State Plane Coordinate System, Texas Central 4203, NAD 1983 Datum, as derived using GPS methods via RTK Network Established by Western Data, El Paso Island.
2. The field work for this survey was performed on 6-30-2015.
3. Survey of even date accompanies metes and bounds description.


Jesus D. Ibarra, RPLS No. 6085
July 8, 2015



MEMORANDUM

DATE: October 28, 2015

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

FROM: Michael McElroy, Senior Planner

SUBJECT: **PZRZ15-00025**

The City Plan Commission (CPC), on October 8, 2015, voted 5-0 to recommend **approval** of rezoning the subject property from R-F (Ranch-Farm) to S-D (Special Development) to accommodate a proposed apartment complex.

The CPC found that the rezoning is in conformance with Plan El Paso. 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 negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were no communications in support or opposition to the rezoning request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report REVISED

Case No: PZRZ15-00025
Application Type: Rezoning
CPC Hearing Date: October 8, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 9522 North Loop Drive
Legal Description: Portion of Tract 5D, Block 3, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 8.2341
Rep District: 6
Existing Zoning: R-F (Ranch-Farm)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: R-F (Ranch-Farm) to S-D (Special District)
Proposed Use: Apartments
Property Owner: North Loop Apartments, LLC
Representative: Exigo Architects – Jesus Ortega

SURROUNDING ZONING AND LAND USE

North: C-2/c (Commercial/condition) & A-M/sc (Apartment-Mobile Home/special contract) / Funeral Home & Mobile Homes
South: C-2 (Commercial) / Financial Institution
East: C-2 (Commercial) / Vacant
West: C-4/sc (Commercial/special contract) & A-M (Apartment-Mobile Home) / Vacant & Mobile Homes

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)

NEAREST PARK: Feather Lake Park (375 feet)

NEAREST SCHOOL: Del Valle High School (3,456 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 21, 2015. Planning has not received any communications in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-F (Ranch-Farm) to S-D (Special District). The proposed use is an apartment complex. Vehicular access is proposed from North Loop Drive. A detailed site development plan approved by the City Plan Commission will be required, for both site design and use, and will be required prior to any building permits should the property be rezoned as proposed.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch-Farm) to S-D (Special District). The proposed zoning district is consistent with the commercially zoned property in proximity to the subject property. Furthermore, the proposed development is compliant with the G-3 Post-War land use designation in the Mission Valley Planning Area.

Plan El Paso-Future Land Use Map Designation

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

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.

The S-D (Special Development) District is intended to permit mixed use projects in certain older areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections. A TIA will be required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objection to proposed rezoning. At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

The conceptual plan was not reviewed for conformance with the landscape code. However, as shown the plan is not addressing the required frontage buffer. At the time of submittal for building permits project will need to comply with all provisions of Title 18.46 as applicable.

El Paso Department of Transportation (EPDOT)

The TIA shows that signal optimization is recommended to mitigate the traffic from the proposed development at the following intersections:

- North Loop at Bordeaux Dr. Proportionate share (1.51%)
- North Loop at Americas Ave. Proportionate share (2.75%)

Texas Department of Transportation (TxDOT)

Does not meet access spacing criteria. If developer claims Fire Department requires the second driveway, then a letter from Fire department will be required by TXDOT and the second driveway must have a crush gate for Fire Department use only. Developer can choose whichever driveway they intend to use for general public and they need to revise the plan to show the crash gate, details, and resubmit with the letter from the FD.

El Paso Fire Department

Recommend approval of rezoning request.

El Paso Water Utilities

1. EPWU does not object to this request.
2. North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Road right-of-way requires written permission from TxDOT.

Water:

1. There is an existing 12-inch diameter water main extending along the north side of North Loop that is available for service, the water main is located approximately 58-feet north from the center line of the right-of-way. This main is available for service.
2. Previous water pressure from fire hydrant #5216 located approximately 650-ft east of Bordeaux Drive has yield a static pressure of 108 (psi), a residual pressure of 90 (psi), and a discharge of 919 gallons per minute.
3. The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

Sanitary Sewer:

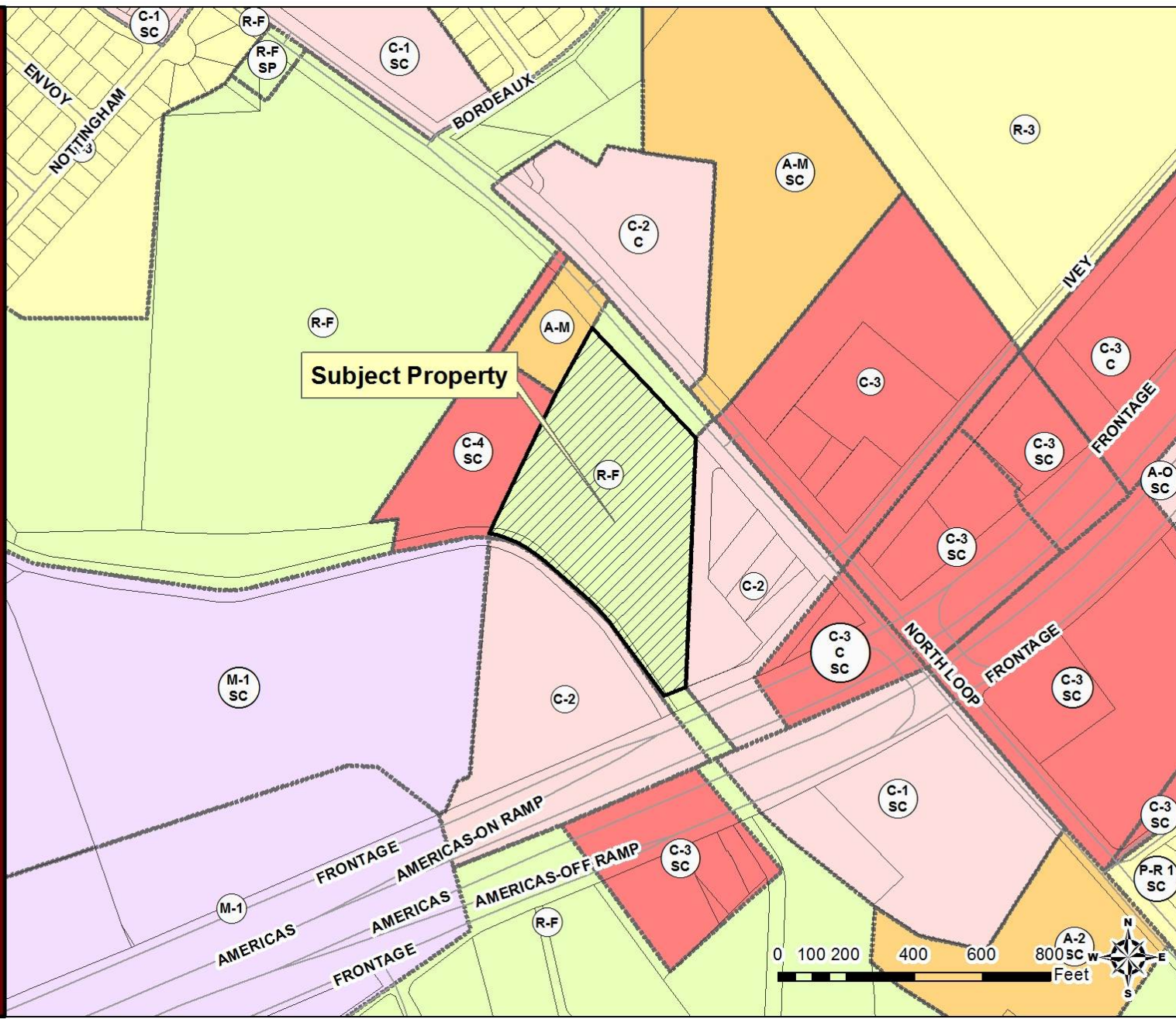
There is an existing 12-inch diameter sanitary sewer main extending along a 32-ft PSB easement located parallel to North Loop that is available for service, the sewer main is located approximately 12-ft south from the northern subject property line. This main is available for service.

General:

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

Attachments

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan



PZRZ15-00025



ATTACHMENT 3: CONCEPTUAL SITE PLAN





Recommendation/Public Input

- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (5-0)
- Public Input: No communications in support or opposition to the rezoning request.

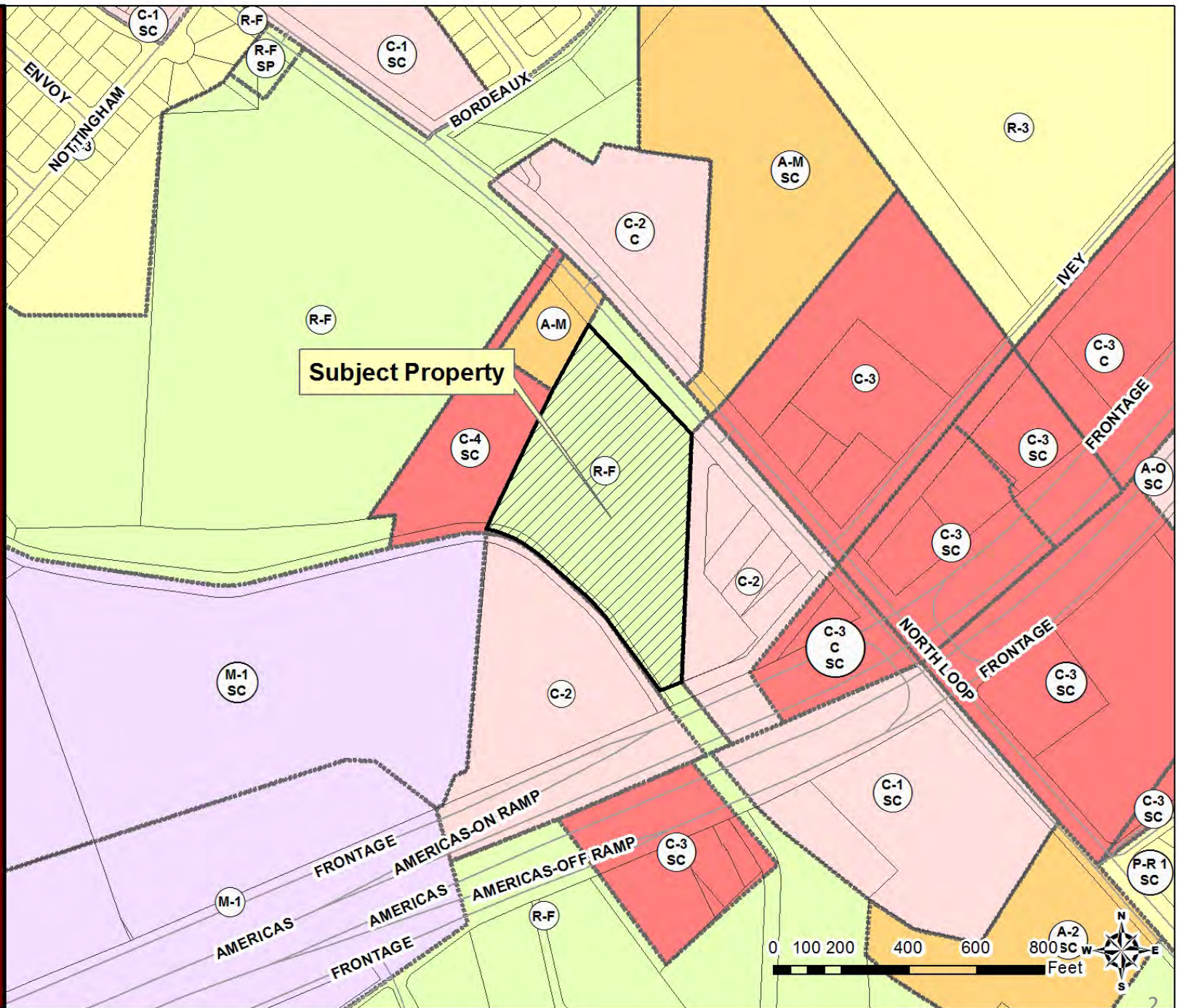
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

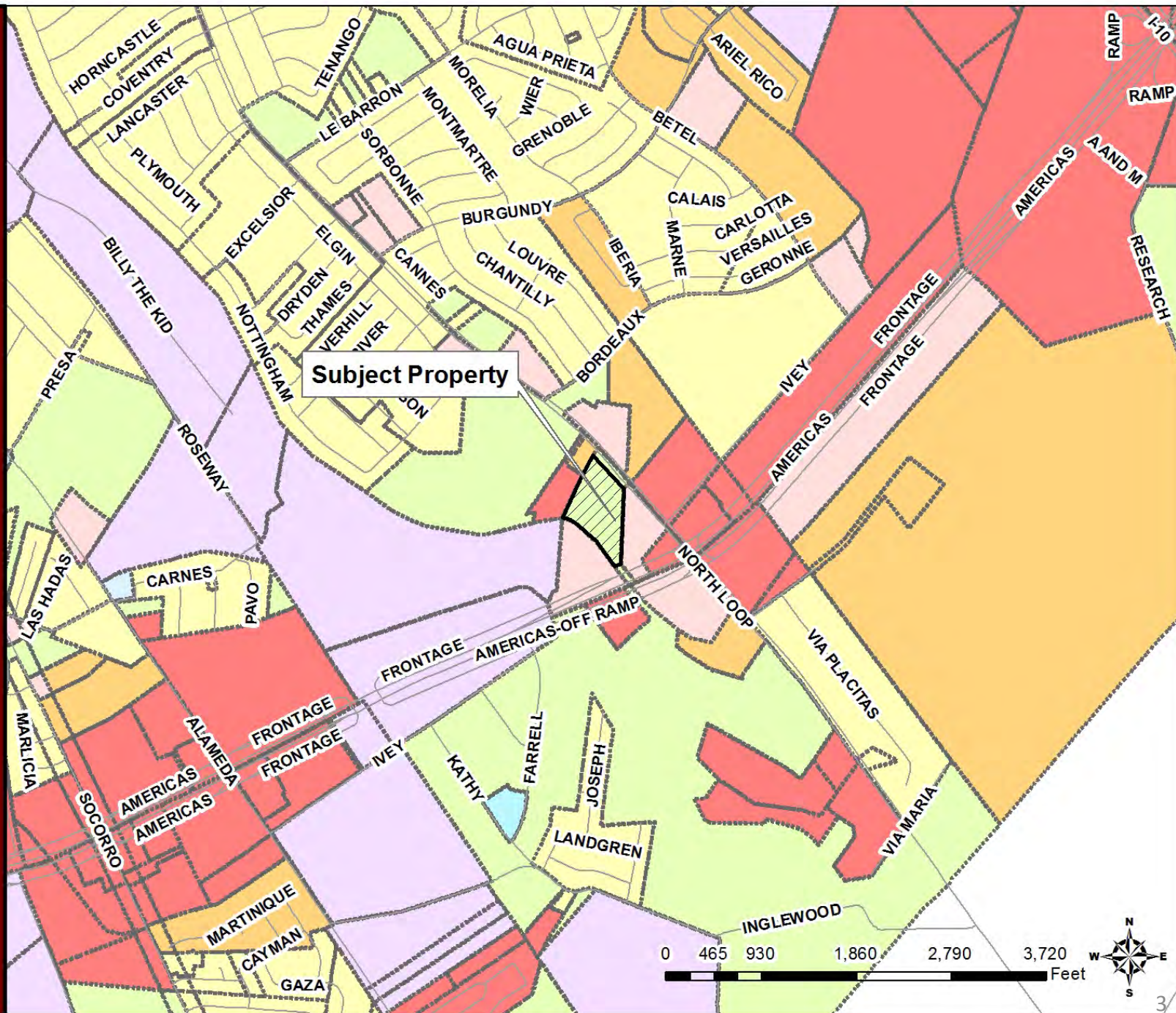
PZRZ15-00025

2



PZRZ15-00025

3



PZRZ15-00025

4



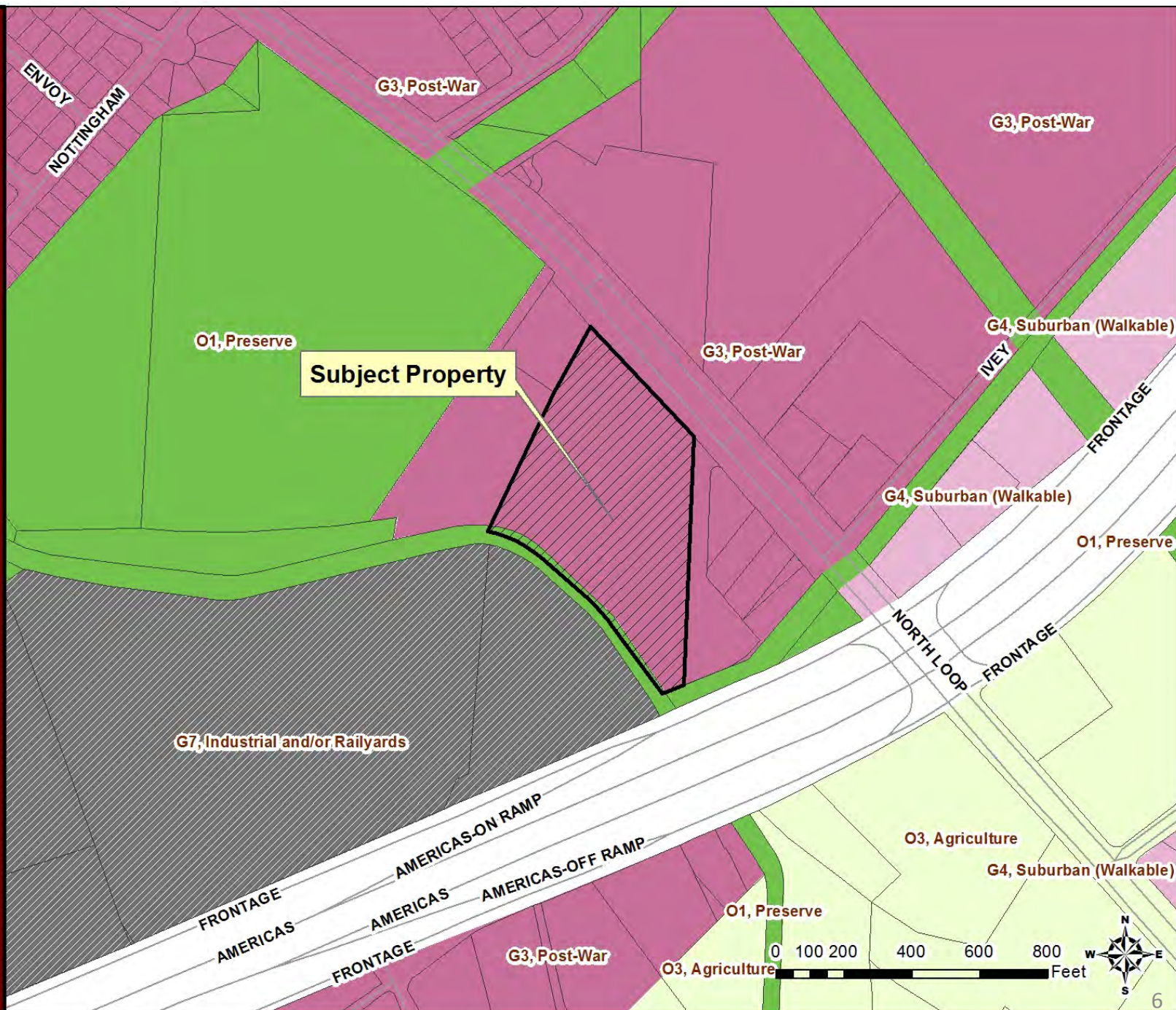
PZRZ15-00025

5



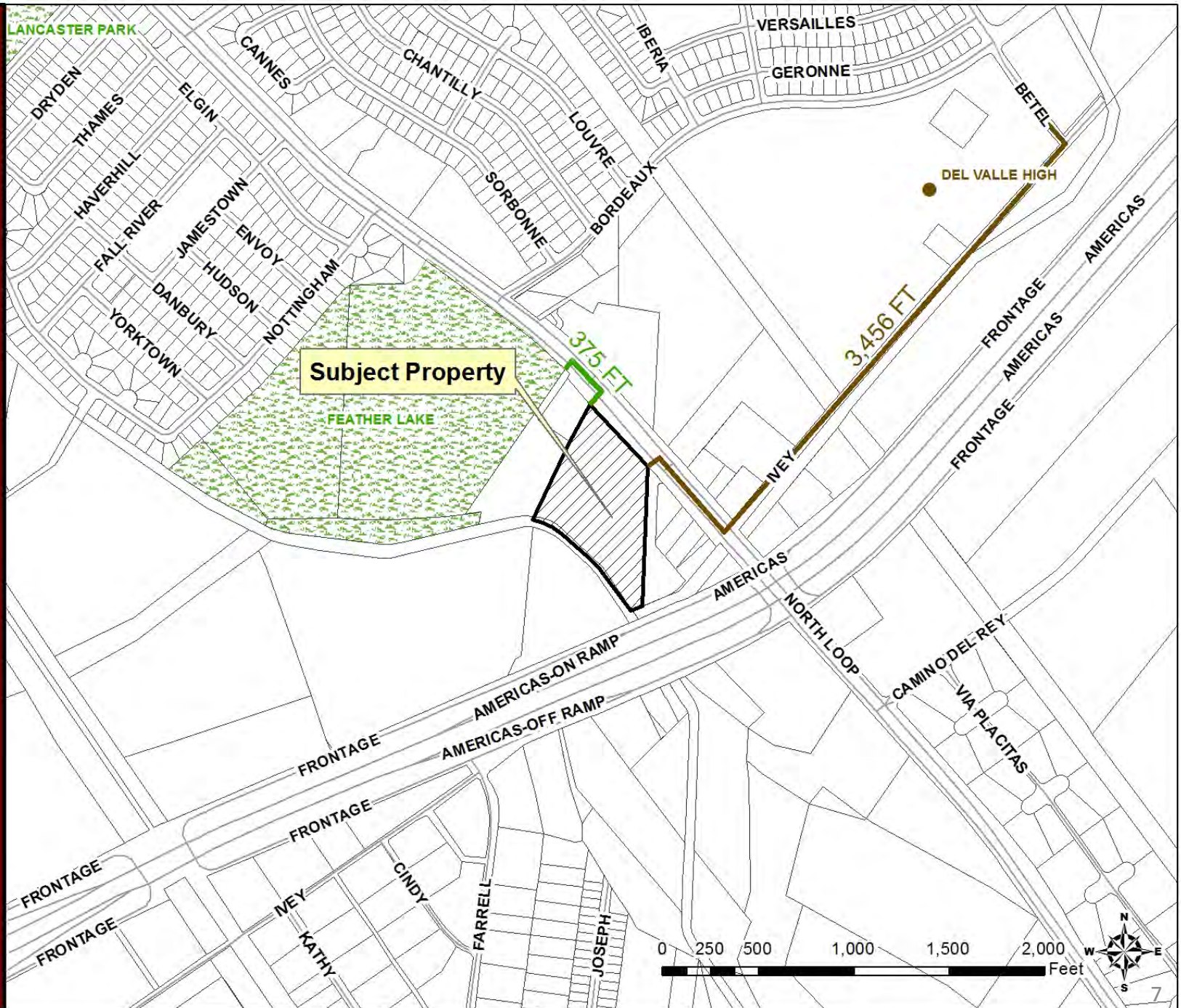
PZRZ15-00025

6



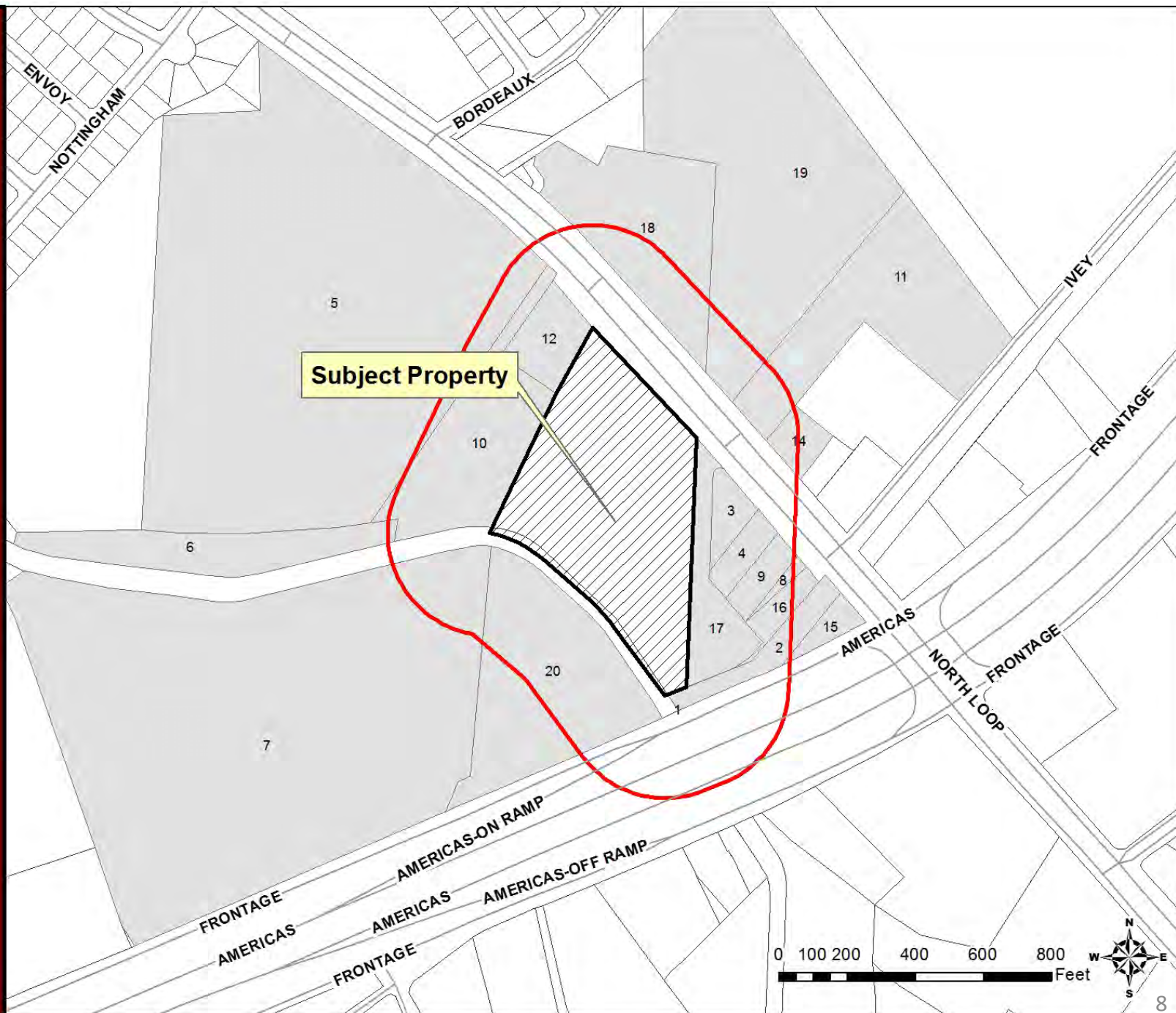
PZRZ15-00025

7



PZRZ15-00025

8







Subject Property & South



North



East



West

PZRZ15-00025

14

