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

DEPARTMENT: **Planning, Research & Development**

AGENDA DATE: **Introduction – December 21, 2004**
Public Hearing – January 11, 2005

CONTACT PERSON/PHONE: **Jorge E. Rousselin, 541-4723**

DISTRICT(S) AFFECTED: **1**

SUBJECT:
An Ordinance changing the zoning of A Portion of Lots 11 and 12 and all of lots 13 through 20, Fractional Block 28, Alexander Addition, El Paso, El Paso County, Texas from R-4 (Residential) to A-O (Apartment/Office). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: Dr. Nicholas Rich. ZON04-00103 (District 1)

BACKGROUND / DISCUSSION:
See attached staff report.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

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

LEGAL: (if required) N/A **FINANCE:** (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 11 AND 12 AND ALL OF LOTS 13 THROUGH 20, FRACTIONAL BLOCK 28, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *A Portion of Lots 11 and 12 and all of lots 13 through 20, Fractional Block 28, Alexander Addition, El Paso, El Paso County, Texas*, *as more particularly described by metes and bounds in the attached and incorporated Exhibit "A";* be changed from **R-4 (Residential) to A-O (Apartment/Office)** within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of **January 2005**

THE CITY OF EL PASO

_____
Joe Wardy, Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

_____
Jorge E. Rousselin, Urban Planner
Planning, Research & Development

_____
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

_____
Matt Watson, Assistant City Attorney

Being a portion of Lots 11 and 12 and all
Of Lots 13 through 20, Fractional
Block 28, Alexander Addition
City of El Paso, El Paso County, Texas
November 23, 2004

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lots 11 and 12 and all of lots 13 through 20, Fractional Block 28, Alexander Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing bolt found at the centerline intersection of Gregory Way and Stanton Street Thence South 06°01'29" East a distance of 546.69 feet to a point on the northerly line of lot 11, fractional block 28, Alexander Addition for THE "TRUE POINT OF BEGINNING"

Thence along the northerly line of said lot 11, North 52°23'00" East a distance of 99.03 feet to a point on the southerly right of way line of Coffin Ave.;

Thence along said right of way line South 90°00'00" East a distance of 15.84 feet to a point on the line between fractional block 28 and a 16 feet alley

Thence along said line South 37°37'00" East a distance of 250.33 feet to a point on the northerly right of way line of Mississippi Avenue;

Thence along said right of way line South 52°23'00" West a distance of 122.00 feet to a point on the easterly right of way line of N. Stanton Street;

Thence along said right of way line North 37°37'00" West a distance of 208.00 feet to a point;

Thence 53.38 feet along the arc of a curve to the right whose radius is 135.00 feet whose interior angle is 22°39'19" whose chord bears North 26°17'21" West a distance of 53.03 feet to the "TRUE POINT OF BEGINNING" and containing 31,482 Square Feet or 0.7227 acres of land more or less.

NOTE: Bearings based on first supplemental map of Kern Place Addition recorded in volume 3, Page 65, Plat Records, of El Paso County, Texas

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

Ron R. Conde
R.P.L.S. No. 5152

LGL-040604100

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Exhibit "A"

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR

PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

December 13, 2004

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

FROM: Jorge E. Rousselin

SUBJECT: ZON04-00103

The City Plan Commission (CPC), on September 2, 2004, voted **6- 0** to recommend **APPROVAL** of the proposed rezoning from **R-4 (Residential) to A-O (Apartment/Office)**, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

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

STAFF REPORT

Rezoning Case:	ZON04-00103
Property Owner(s):	Nicholas Rich
Applicant(s):	Same
Representative(s):	Momentum Design & Construction
Legal Description:	Lots 11-20, Block 28, of Alexander Addition & Part of Savage St. bounded by Kansas St., Coffin Ave., and Lot 11, Block 28-F, as vacated
Location:	2930 N. Stanton
Representative District:	**#** 1
Area:	0.804 Acres (35,022.24 sq. ft.)
Present Zoning:	R-4 (Residential)
Present Use:	Offices
Proposed Zoning:	A-O (Apartment/Office)
Proposed Use:	Doctor's Office
Surrounding Land Uses:	
North -	A-O (Apartment/Office) / Offices
South -	R-5 (Residential) / Residences
East -	R-4 (Residential) / Residences
West-	R-4 (Residential) / Vacant
Year 2025 Designation:	**Residential** (Central Planning Area)

CITY PLAN COMMISSION HEARING, September 2, 2004
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL

ITEM #14

Zoning Case: ZON04-00103

General Information:
The applicant is requesting a rezoning from R-4 (Residential) to A-O (Apartment/Office) in order to permit a Doctor's office. The property is 0.804 Acres (35,022.24 sq. ft.) in size and is currently offices. The proposed site plan shows an existing 3,995 sq. ft. building to remain while adding a 3,800 sq. ft. building on the site. Access is proposed via N. Kansas St. and Coffin Ave. with 48 parking spaces proposed. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received no calls or letters in support or opposition to this application.

Staff Recommendation:
The Development Coordinating Committee (DCC) recommends **APPROVAL** of this request for rezoning from R-4 (Residential) to A-O (Apartment/Office).

The recommendation is based on the following:

> **The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso "provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development."
>
> The Year 2025 Projected General Land Use Map for the **Central** Planning Area designates this property for **Residential** land uses.
>
> A-O (Apartment/Office) zoning permits a **Doctor's Office** and **is compatible** with adjacent development.

The Commission must determine the following:

A. Will the A-O (Apartment/Office) zoning protect the best interest, health, safety and welfare of the public in general?

B. Will a Doctor's Office be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department, Zoning Division Notes:

- BP&I does not object to the zone change and use, doctors office permitted in A-O. Parking, set backs, screening walls, etc., will be addressed during the plan review process.

Engineering, Construction Division Notes:

- See attachment 1

Engineering, Traffic Division Notes:

- See attachment 2

Fire Department Notes:

- Proposed site plan does not adversely affect Fire Department.

El Paso Water Utilities Notes:

- See attachment 3

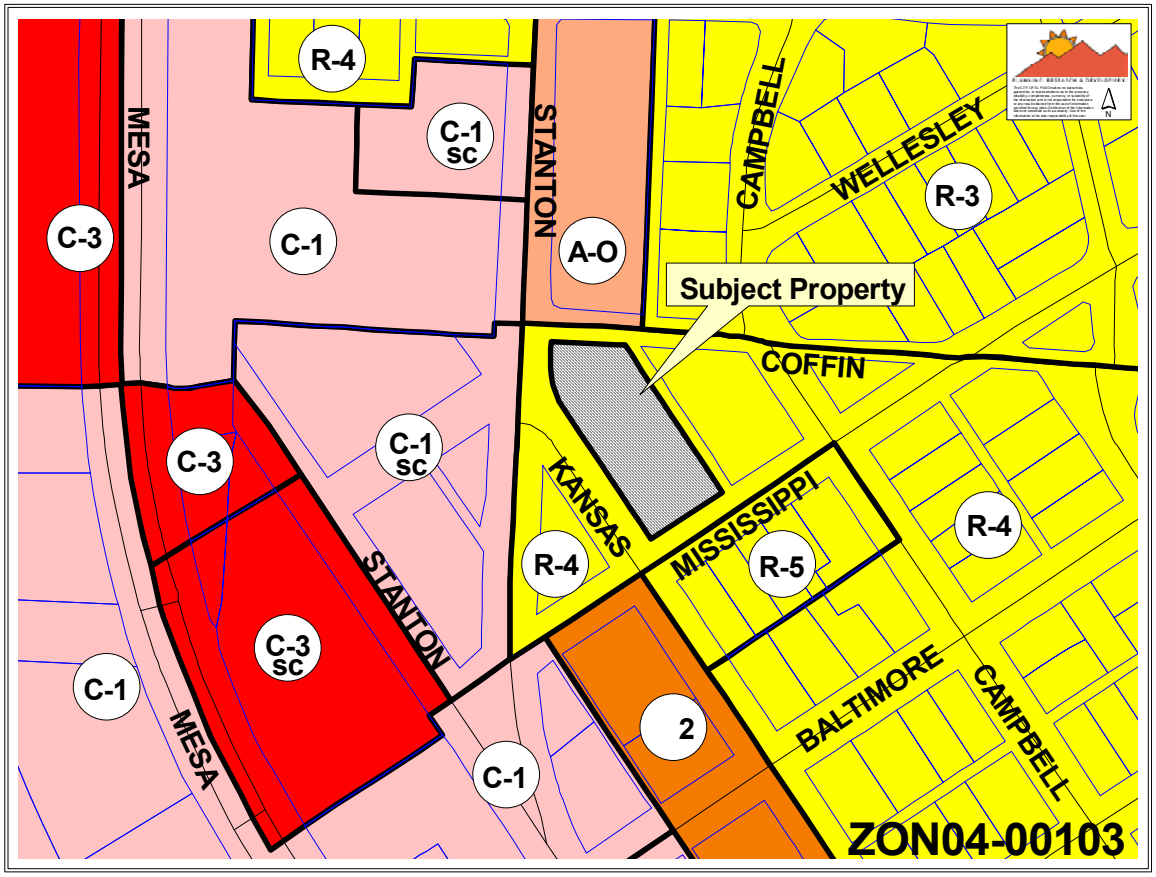
Planning, Research and Development Department Notes:

- Recommendation for approval of detailed site development plan subject to department comments.

ATTACHMENT: Location Map; Site Plan; Department comments.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE DEPARTMENT OF PLANNING AT (915) 541-4056.

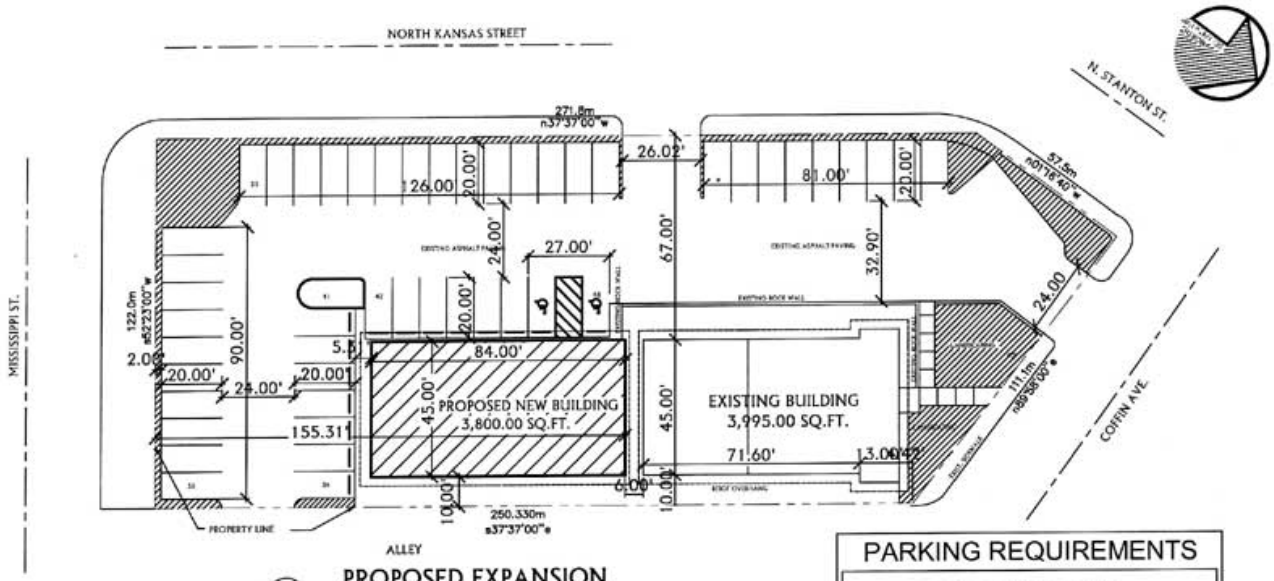
LOCATION MAP



AERIAL

Subject Property
MESA
STANTON
CAMPBELL
WELLESLEY
COFFIN
KANSAS
MISSISSIPPI
BALTIMORE
CAMPBELL
ZON04-00103

SITE PLAN



PROPOSED EXPANSION

(2)

LEGAL DESCRIPTION:

BEING A PROTION OF
LOTS 11 AND 12 AND ALL LOTS
13 THROUGH 20, FRACTIONAL BLOCK 28,
ALEXANDER ADDITION, CITY OF EL PASO,
EL PASO COUNTY TEXAS.

ZONING

EXISTING ZONING: R-4

SETBACK REQUIREMENTS:

FRONT	20 FEET
LEFT SIDE	5 FEET
RIGHT SIDE	5. FEET
REAR	25 FEET

(FROM CENTER OF ALLEY)

PARKING REQUIREMENTS

1 SPACE PER 200 SQ. FT. FOR OFFICES BUILDING

EXISTING BUILDING 3995 SQ. FT.
PROPOSED NEW BUILDING 3800 SQ. FT.
PROPOSED NEW BUILDING 7695 SQ. FT.

TOTAL SPACES REQUIRED - 39
TOTAL SPACES PROVIDED - 48
ALL PARKING SPACES 9'(W) x 20'(L) TYP.

HANDICAP SPACES REQUIRED - 2
HANDICAP SPACES PROVIDED - 2

ALL HANDICAP SPACES 9'(W) x 20'(L) TYP.
ALL HANDICAP AISLES 5'(W) x 20'(L) TYP.
ALL VAN ACCESSIBLE AISLES 9'(W) x 20'(L)
ALL COMPACT CAR SPACES 9'(W) x 20'(L)

Engineering Department
DEVELOPMENT DIVISION
COMMENTS

TO: **PLANNING DEPARTMENT**

DATE: **August 10, 2004**

FROM: **ENGINEERING DEPARTMENT**

ADDRESS: **2930 N. Stanton St.**

ATTN: **Kimberly Forsyth, Fred Lopez, or Jorge Rousselin, Urban Planners**

PROPOSED USE: **Doctor's office**

CASE NO.: ZON04-00103

PROPOSED ZONE: A-O

REQUEST: Rezoning from R-4 to A-O

LEGAL DESCRIPTION: Lots 11 – 20, inclusive, fractional Blk 28, Alexander Addn.

☐ 1. No comments

☐ 2. Must be submitted as a subdivision

☒ 3. Sidewalks & wheel chair ramps will be required,

☒ 4. Grading plan and permit required.

☐ 5. Storm Water Pollution Prevention details required.

☒ 6. Storm Water Pollution Prevention plan and permit required.

☒ 7. Drainage plans must be approved by the City Engineer

☐ 8. On site ponding will be required.

☐ 9. Private pond is required.

☐ 10. No water runoff allowed unto _____.

☐ 11. Additional R.O.W. required.

☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone **C**, Panel **39 B**.

Bashar Abugalyon, P. E.
Interim Assistant City Engineer

DISTRICT: **1**

HME

DHCC Action:

Approved _____/_____/_____

W/ modifications _____

Denied _____/_____/_____ Reason _____

Tabled _____/_____/_____ Until _____/_____/_____, _____ Weeks

Times Tabled _____, _____, _____, _____, _____, _____, _____, _____, _____.

ENGINEERING DEPARTMENT

Traffic Division

memorandum

TO: Fred Lopez, Planner II
Kimberly Forsyth, Planner I
Planning Department

FROM: Traffic Division

DATE: August 9, 2004

SUBJECT: ZON04 – 00103 2930 N. Stanton
Rezoning form R-4, to A-O Doctor's Office

Regarding the above referenced DCC item, the Traffic Division has the following comments:

- **No apparent traffic concerns with the proposed zoning change.**

NOTE: **Sidewalks shall be required**

Should your office or the applicant have any questions or comments regarding these issues, please contact Pilo Guevara or Margarita Molina, at 541-4223.

PUBLIC SERVICE BOARD **INTEROFFICE MEMORANDUM**

To: Fred Lopez, Planner II, Land Development
Jorge Rousselin, Planner II, Land Development

From: El Paso Water Utilities – Engineering

Date: August 26, 2004

Subject: **ZON04 – 000103 Rezoning Case**
Lots 11 through 20, inclusive, fractional Block 28, Alexander Addition
Location: 2930 N. Stanton
Present: R-4 (Residential), Offices
Proposed Use: A-O (Apartment/Office), Doctor's Office

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

The property at 2930 N. Stanton currently has water and sanitary sewer services. Additional services are available from the public mains described below.

Water:

1. There exists a 12-inch diameter water main along Stanton Street that is available to serve the property.

2. There exists a 6-inch diameter water main along Mississippi Avenue that is available to serve the property.

3. Previous pressure readings from a fire hydrant located at the northeast intersection of Stanton Street and Coffin Avenue have yielded a static pressure of 90 pounds per square inch, a pitot pressure of 85 pounds per square inch and a discharge of 1550 gallons per minute.

4. Backflow preventers will be required on the discharge side of the water meters.

Sanitary sewer:

5. An existing 10-inch diameter sanitary sewer main along Kansas Street and an existing 8-inch diameter sanitary sewer main along Mississippi Avenue are available to serve the property.

General:

6. EPWU does not object to this request. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a 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. The owner 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.