

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

AGENDA DATE: March 15, 2022

PUBLIC HEARING DATE: April 12, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
David Samaniego, (915) 212-1608

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance releasing all conditions placed on property by Ordinance No. 8786 which changed the zoning of a portion of Lots 2 and 3 and all of Lots 4, 5, 6, 7 and 8, and the east 10' of Lot 9, Block 7, Golden Hill Addition, 1519 and 1525 Golden Hill Terrace Street, City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed condition release 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: 1519 and 1525 Golden Hill Terrace Street
Applicant: ML Real Property LLC, PZCR21-00001

BACKGROUND / DISCUSSION:

The applicant is requesting to release all conditions imposed on the subject property by Ordinance No. 8786, dated September 23, 1986 to allow for a residential development. City Plan Commission recommended 7-0 to approve the proposed condition release on December 16, 2021. As of March 8, 2022, the Planning Division has received one (1) phone call of inquiry, but no communication in support or opposition to the condition release request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE RELEASING ALL CONDITIONS PLACED ON PROPERTY BY ORDINANCE NO. 8786 WHICH CHANGED THE ZONING OF A PORTION OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5, 6, 7 AND 8, AND THE EAST 10' OF LOT 9, BLOCK 7, GOLDEN HILL ADDITION, 1519 AND 1525 GOLDEN HILL TERRACE STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the zoning of the property described as *A PORTION OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5, 6, 7 AND 8, AND THE EAST 10' OF LOT 9, BLOCK 7, GOLDEN HILL ADDITION, 1519 AND 1525 GOLDEN HILL TERRACE STREET., City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 8786 approved by City Council on SEPTEMBER 23, 1986; and,

WHEREAS, the rezoning was subject to certain zoning conditions, and

WHEREAS, placement of such conditions were necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

WHEREAS, the owner (applicant) submitted an application requesting the removal all of the conditions because these conditions have been satisfied or are current requirement of the City Code; and,

WHEREAS, a public hearing regarding removal of the conditions was held before the City Plan Commission, and the Commission recommended approval of the release of all conditions; and,

WHEREAS, the City Council of the City of El Paso has determined that the release of certain conditions will protect the best interest, health, safety, and welfare of the public in general.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS:

That all of the zoning conditions imposed by Ordinance No. 8786 approved by City Council on *SEPTEMBER 23, 1986*, on the portion of land identified in Exhibit "A" be released because the conditions have been satisfied and are no longer necessary, or are current requirements of the City Code.

Conditions as follows:

- 1. THE PROPERTY SHALL ONLY BE USED FOR A RETIREMENT CENTER COMPLEX.*
- 2. FIRST PARTY MUST CONSTRUCT A PEDESTRIAN OVERPASS ACROSS ARIZONA STREET FROM GROUND LEVEL ON THE PROPOSED SITE TO GROUND LEVEL ON THE MEDICAL CENTER SIDE OF ARIZONA STREET. THE PEDESTRIAN OVERPASS IS TO BE CONSTRUCTED APPROXIMATELY SIXTY (60) FEET WEST OF GOLDEN HILL TERRACE ADDITION.*

ORDINANCE NO. _____

PZCR

3. A WALKWAY MUST BE CONSTRUCTED FROM THE NORTH END OF THE OVERPASS DOWN TO THE BUS STOP LOCATED AT THE NORTHWEST CORNER OF ARIZONA STREET AND GOLDEN HILL TERRACE ADDITION, AND A WALKWAY UP TO THE MEDICAL CENTER GROUND LEVEL.

4. FIRST PARTY MUST ARRANGE WITH THE PROPERTY OWNER(S) ON THE NORTH SIDE OF ARIZONA STREET FOR THE INSTALLATION OF THE PEDESTRIAN OVERPASS CONNECTING TO THE MEDICAL CENTER PROPERTY.

5. GOLDEN HILL TERRACE MUST BE PAVED TO CITY STANDARDS.

6. GUARDRAILS AND HANDRAILS ARE REQUIRED ALONG RIO GRANDE AVENUE.

7. THE CITY PLAN COMMISSION AND THE CITY COUNCIL SHALL HAVE THE RIGHT TO RESTRICT THE HEIGHT OF ANY BUILDING(S) CONSTRUCTED ON THE PROPERTY AT THE TIME THE DETAILED SITE DEVELOPMENT PLAN IS SUBMITTED TO THE CITY FOR APPROVAL.

8. CONDITIONS #2 THROUGH #6 MUST BE COMPLIED WITH PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY.

ADOPTED this _____ day of _____, 2022.

THE CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Wendi N. Vineyard

Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

PZCR

Exhibit "A"

PROPERTY DESCRIPTION 1519-1525 GOLDEN HILL TERRACE

Description of a parcel of land being a portion of Lots 2 and 3 and all of Lots 4, 5, 6, 7 and 8, and the east 10' of Lot 9, Block 7, Golden Hill Addition, City of El Paso, El Paso County, Texas, map of said Golden Hill Addition, recorded in volume 3, page 35, El Paso County plat records, and being those parcels recorded in Clerk's file #20210076480 and Clerk's file #20210076481, El Paso County deed records, and described as follows;

Beginning at a chiseled "X" found at the southeasterly corner of said Block 7, also an angle point of the northwesterly ROW line of Golden Hill Terrace (variable width), said "X" also marking the southeasterly corner of said parcel recorded in Clerk's file #20210076480, and being the "Point Of Beginning";

Thence, with said ROW line of Golden Hill Terrace, South 53°01'02" West a distance of 115.31' to a 5/8" rebar with cap found at the southwesterly corner of said parcel recorded in Clerk's file #20210076481;

Thence, with the southwesterly boundary of said parcel recorded in Clerk's file #20210076481, North 36°58'58" West a distance of 188.30' to the northwesterly corner of said parcel recorded in Clerk's file #20210076481 and lying on the southeasterly ROW line of Arizona Avenue (72' wide);

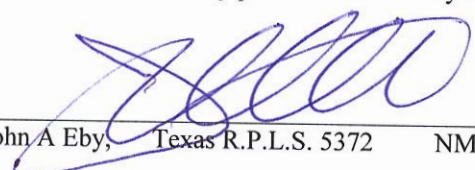
Thence, with said southeasterly ROW line of Arizona Avenue, North 53°01'02" East a distance of 135.00' to a nail found at the most northerly common lot corner of Lots 3 and 4 of said Block 7.

Thence, with the common lot line of said Lots 3 and 4, and with the easterly boundary line of said parcel recorded in Clerk's file #20210076480, South 36°58'58" East a distance of 90.67' to chiseled "V" found at an angle point of said easterly boundary line of said parcel recorded in Clerk's file #20210076480;

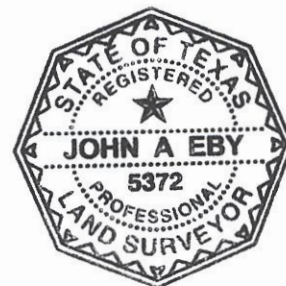
Thence, continuing with said easterly boundary line of said parcel recorded in Clerk's file #20210076480, North 53°01'02" East a distance of 40.37' to a chiseled "X" found on said ROW line of Golden Hill Terrace;

Thence, with said ROW line of Golden Hill Terrace, South 05°22'31" East a distance of 114.40' to the "Point Of Beginning" and containing 16,006 sq. ft. or 0.3674 acres.

Based on a field survey performed under my supervision and dated 7/21/2021.

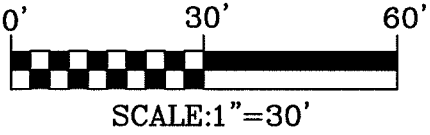
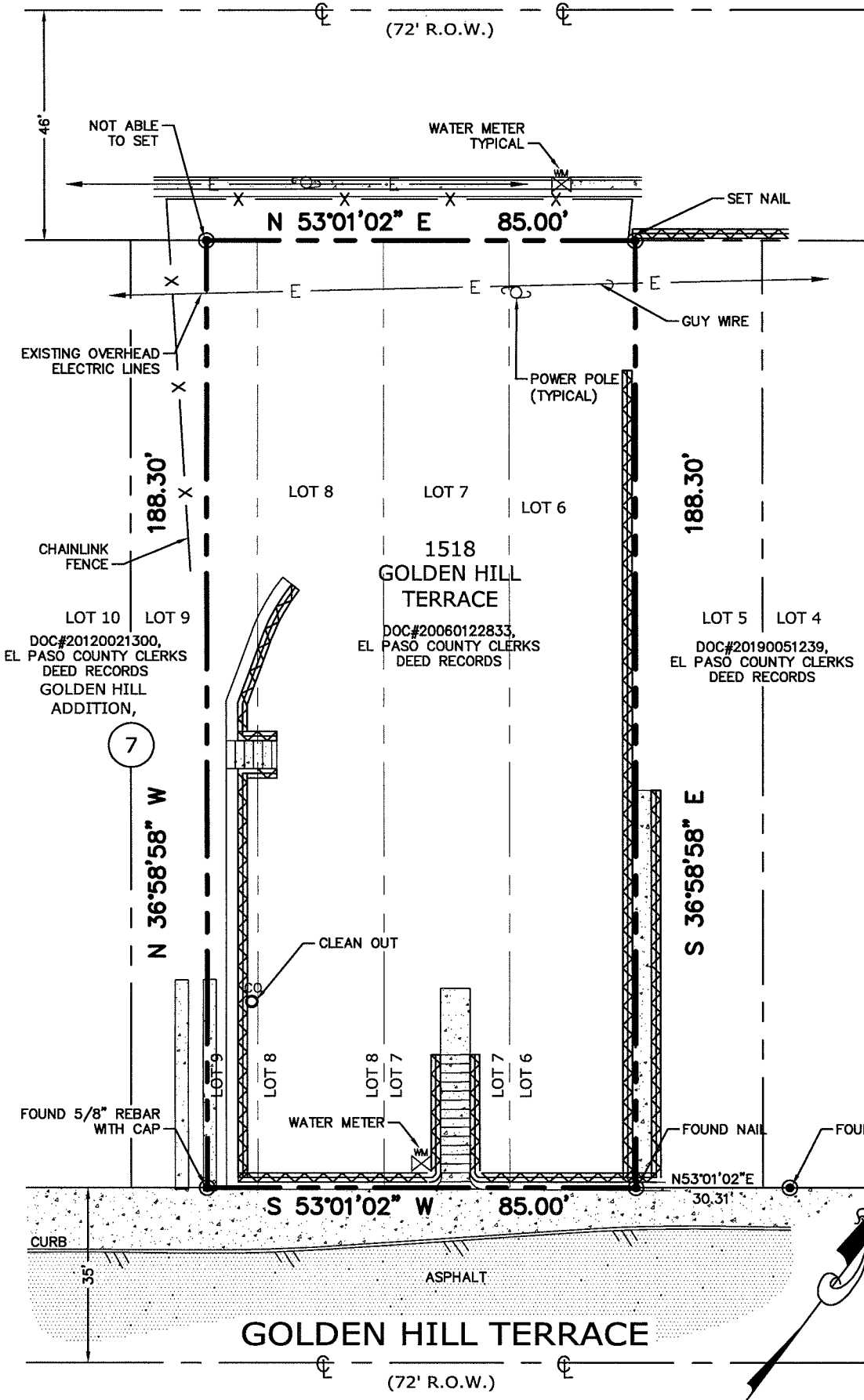

John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.
13998 Bradley Road
El Paso, TX. 79938
915-241-1841
TBPEPS FIRM #10001200



ARIZONA AVENUE

(72' R.O.W.)

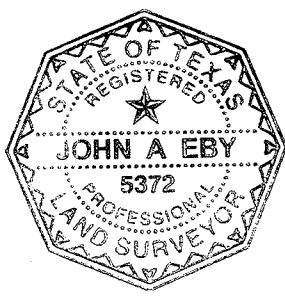


CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

[Signature]
 JOHN A EBY TX-5372 NM-17779

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.



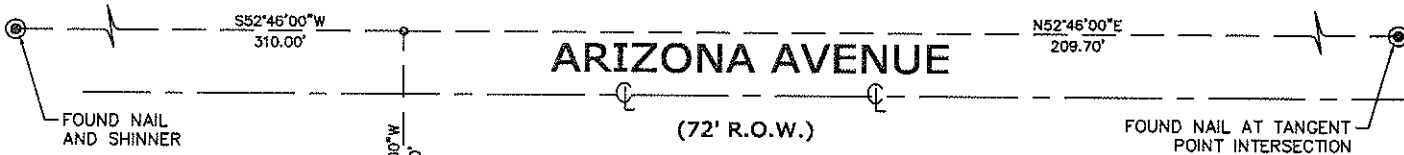
TBPELS FIRM #10001200

LOT 6, 7, 8, & THE EAST 10' OF LOT 9,
 BLOCK 7, GOLDEN HILL ADDITION,
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT RECORD:
 VOLUME: 3
 PAGE: 35

TITLE CO: WEST STAR TITLE FILE#: 210889 DATED: 05/28/2021
 FIRM ZONE: C PANEL#: 480214-0039-B DATED: 10/15/1982
 DATE OF SURVEY: 7/21/2021 OFFICE: EA FIELD: JAE, AG
PASO DEL NORTE SURVEYING INC. PH. 915-241-1841
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925
 © COPYRIGHT

ARIZONA AVENUE



(72' R.O.W.)

N 52°46'00" E
50.00'

.9' CONCRETE WALL
(TYPICAL)

CURB

LOT 7

LOT 6

LOT 5
LOT 4

LOT 3

LOT 2

LOT 1

1525
GOLDEN HILL
TERRACE

BOOK 2064, PAGE 0858,
EL PASO COUNTY CLERKS
DEED RECORDS

BOOK 1224, PAGE 1279,
EL PASO COUNTY CLERKS
DEED RECORDS

GOLDEN HILL
ADDITION,
INSTR#20060122833,
EL PASO COUNTY
CLERKS DEED RECORDS

7

188.10'

S 37°14'00" E
90.67'

N 52°46'00" E
40.37'

N 37°14'00" W

ROCKWALL
(TYPICAL)

BUILDING

GOLDEN HILLS TERRACE

(60' R.O.W.)

0.6'

30.41'

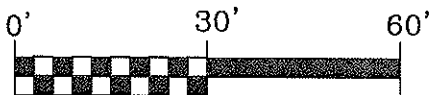
FOUND NAIL

S52°46'00"W

FOUND 'X'

GOLDEN HILLS TERRACE

(70' R.O.W.)



SCALE: 1" = 30'

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

JOHN A EBY TX-5372 NM-1779

NOTE:
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.



LOTS 4 & 5, & A PORTION OF LOTS 2 & 3,
BLOCK 7, GOLDEN HILL ADDITION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT RECORD:
VOLUME: 3
PAGE: 35

TITLE CO: WEST STAR TITLE FILE#: 190979-COM DATED: 6/24/2019

FIRM ZONE: C PANEL#: 480214-0033-B DATED: 10/15/1982

DATE OF SURVEY: 6/26/2019 OFFICE: EA FIELD: JAE, AG, JC

PASO DEL NORTE SURVEYING INC.

PH. 915-241-1841
FAX 915-855-6925
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TBPLS FIRM #10001200

13998 BRADLEY ROAD, EL PASO, TEXAS 79938

1519 and 1525 Golden Hill Terrace



City Plan Commission — December 16, 2021

CASE NUMBER:	PZCR21-00001
CASE MANAGER:	David Samaniego, (915) 212-1608, SamaniegoDC@elpasotexas.gov
PROPERTY OWNER:	ML Real Property LLC
REPRESENTATIVE:	ML Real Property LLC c/o Matt Lopez
LOCATION:	1519 and 1525 Golden Hill Terrace Street (District 8)
PROPERTY AREA:	0.60 acres
REQUEST:	To release conditions on the subject properties imposed by Ordinance No. 8786, dated September 23, 1986
RELATED APPLICATIONS:	None
PUBLIC INPUT:	One (1) phone call of inquiry received as of December 9, 2021

SUMMARY OF REQUEST: The applicant is requesting to release all conditions imposed on the subject property by Ordinance No. 8786, dated September 23, 1986. These conditions, among others, limit the use of the property to a "retirement center complex" and require certain public improvements that have since been constructed.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. Staff finds the conditions are no longer necessary or have been satisfied. The proposed residential uses are consistent with other apartment districts in the immediate area, and meet the established character of its surrounding neighborhood. Furthermore, the proposed development meets the intent of the G-2, Suburban Traditional Neighborhood (Walkable) land use designation of *Plan El Paso* in the Central Planning Area.

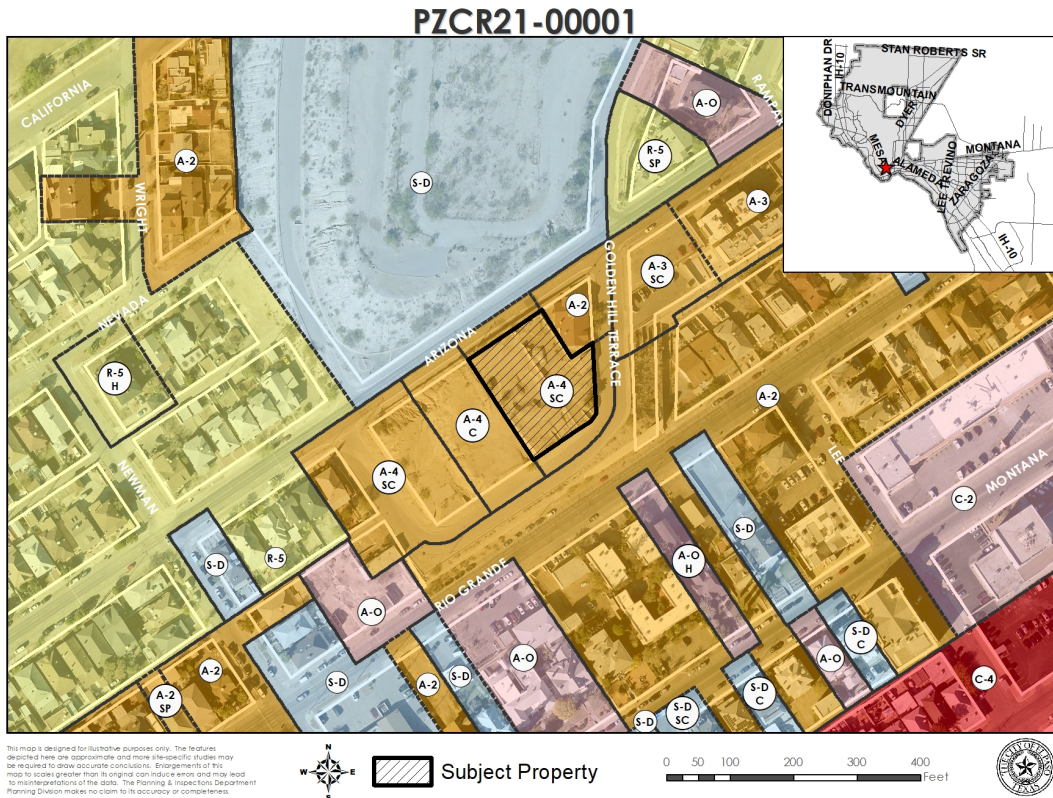


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant has submitted a Condition Release application requesting to release the conditions imposed on the subject property by Ordinance No. 8786, dated September 23, 1986. The subject property is located at 1519 and 1525 Golden Hill Terrace Street. The subject property is required to comply with the special contract provisions imposed by such Ordinance, which states in part:

1. The property shall only be used for a retirement center complex
2. First Party must construct a pedestrian overpass across Arizona Street from ground level on the proposed site to ground level on the Medical Center side of Arizona Street. The pedestrian overpass is to be constructed approximately sixty (60) feet west of Golden Hill Terrace Addition.
3. A walkway must be constructed from the north end of the overpass down to the bus stop located at the northwest corner of Arizona Street and Golden Hill Terrace Addition, and a walkway up to the Medical Center ground level.
4. First Party must arrange with the property owner(s) on the north side of Arizona Street for the installation of the pedestrian overpass connecting to the Medical Center property.
5. Golden Hill Terrace must be paved to City standards.
6. Guardrails and handrails are required along Rio Grande Avenue.
7. The City Plan Commission and the City Council shall have the right to restrict the height of any building(s) constructed on the property at the time the detailed site development plan is submitted to the City for approval.
8. Conditions #2 through #6 must be complied with prior to the issuance of any certificates of occupancy.

The conditions imposed by the rezoning special contract are no longer applicable, have been satisfied, or limit the use and future development of the subject property beyond what is needed to be compatible with its surrounding established neighborhood. The proposed residential uses shall demonstrate compliance with all El Paso City Code requirements prior to the issuance of a certificate of occupancy.

The applicant is proposing residential uses for the subject properties.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed residential use is consistent with the adjacent residential and apartment zone districts within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed use meets the intent of G-2, Suburban Traditional Neighborhood (Walkable) use designation of *Plan El Paso* in the Central Planning area. The nearest park is Houston Park (0.50 miles) and the nearest school is Wiggs Middle School (0.25 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: <u>G-2, Suburban Traditional Neighborhood (Walkable):</u> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of</p>	<p>Yes. The subject property, and the proposed residential use, meet the intent of the G-2, Suburban Traditional Neighborhood (Walkable) Future Land Use designation of <i>Plan El Paso</i>. The surrounded properties are zoned S-D (Special Development), A-2 (Apartment), and A-O/H (Apartment/Office/Historic). The surrounding area uses vary from vacant land, single-family residential, and apartment uses.</p>

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:	
the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-4 (Apartment) District: The purpose of the district is to promote and preserve a diversity of residential dwelling types at the highest densities within the city and to provide for the integration of compatible business and professional office uses to complement the areas. It is intended that the district regulations allow for concentrations of population through the use of multi-story facilities. The regulations of the districts will permit site diversification for high-density residential development in which adequate public facilities are available for present and future needs.</p>	Yes, the site is suitable for uses permitted in the A-4 (Apartment) district, and the proposed residential use is adjacent to other apartment and single-family residential uses. The surrounding uses consist of vacant land, single-family residential, and apartment uses.
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use, and/or land use.</p>	Yes, The development is located in proximity to various public transit facilities. In addition, the subject property is located along Arizona Avenue, which is classified as a minor arterial and is surrounded by existing development.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>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.</p>	No, the proposed development is not located within any historic districts or other special designation areas.
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	There are no adverse effects anticipated from the proposed condition release. The subject property is vacant and the existing infrastructure was originally designed for the proposed residential uses which are permitted in the A-4 (Apartment) zone district.
<p>Natural Environment: Anticipated effects on the natural environment.</p>	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
<p>Stability: Whether the area is stable or in transition.</p>	While the subject property is vacant, the area is stable and is within an established neighborhood.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:

<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The subject property is located within a stable, established neighborhood that has featured apartment and single-family residential uses for decades. The existing A-4 (Apartment) zoning is consistent with the existing conditions and uses.</p>
--	---

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is from Arizona Avenue, which is classified as a minor arterial, and from Golden Hill Terrace St. which is classified as a local street as per the City of El Paso Major Thoroughfare Plan (MTP). Both streets are adequate to serve the proposed residential uses.

PUBLIC COMMENT: The subject property lies within the Golden Hills Neighborhood Association and the Sunrise Civic Group. Notices were sent to property owners within 300 feet on November 30, 2021. As of December 9, 2021, Planning has not received any calls in support or opposition to the condition release request.

RELATED APPLICATIONS: N/A

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 (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

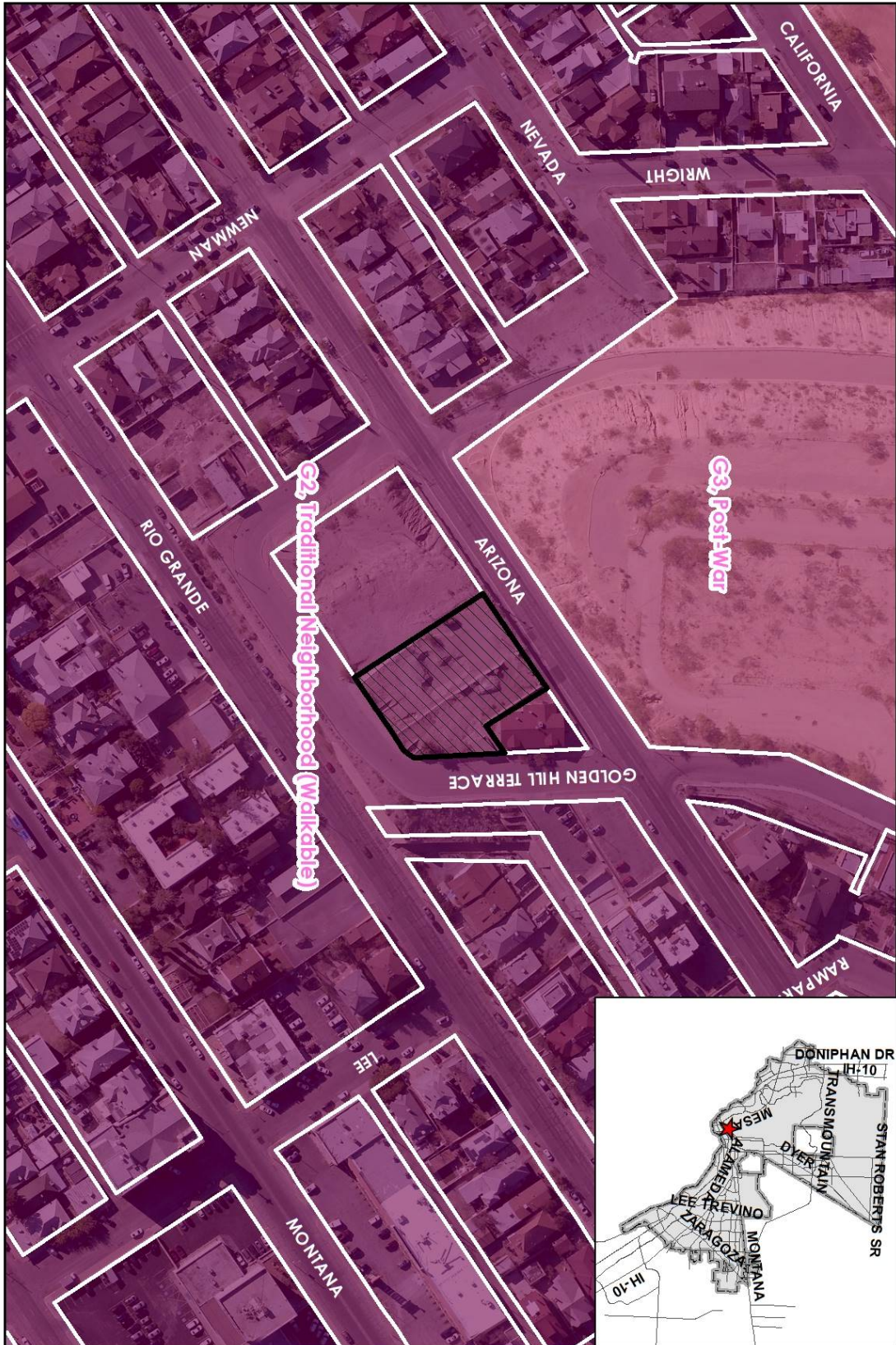
1. **Recommend Approval** of the condition release request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

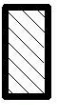
1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Department Comments
4. Ordinance No. 8786

ATTACHMENT 1

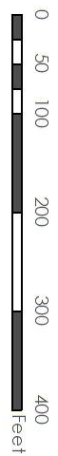
PZCR21-00001



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Errors of this kind may be made in the field or in the office and the Planning Division makes no claim to its accuracy or completeness.



Subject Property



ATTACHMENT 2

PZCR21-00001



ATTACHMENT 3

Planning and Inspections Department – Planning

Planning staff recommend approval. Please note we will require a stamped metes and bounds for both lots, as they both contain portions of a lot, prior to placing on the City Council agenda (after City Plan Commission).

Planning and Inspections Department – Plan Review and Landscaping Division

No objections to the proposed condition release. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

Planning and Inspections Department – Land Development

No objections to proposed condition release.

Fire Department

Recommend approval – no adverse comments.

El Paso Water

We have reviewed the rezoning referenced above and provide the following comments:

El Paso Water (EPWater) does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along the south side of Golden Hill Terrace approximately 16-feet north of and parallel to the southern right-of-way line of Golden Hill Terrace. This water main is available for service.

There is an existing 6-inch diameter water main that extends along the north side of Arizona Ave., approximately 18-feet south of and parallel to the northern right-of-way line of Golden Hill Terrace. This water main is available for service.

EPWater records indicate there is two 1-inch meters serving the subject properties, 1519 and 1525 Golden Hill Terrace, respectively.

Previous water pressure from fire hydrant #7418 located 390-feet south of the intersection of Golden Hill Terrace and Arizona Ave., has yielded a static pressure of 58 psi, a residual pressure of 56 psi, and a discharge of 1,061 gallons per minute. The owner should, for his own protection and at his own expense, 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that along the north side of Golden Hill Terrace approximately 20-feet south of parallel to the northern right-of-way line of Golden Hill Terrace. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along the north side of Arizona Ave., approximately 36-feet south of and parallel to the northern right-of-way line

of Arizona 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.

Streets and Maintenance Department

No TIA comments for this application.

Texas Department of Transportation

No comments - TxDOT

Sun Metro

No comments received

El Paso County Water Improvement District #1

Not within the boundaries of EPCWID1

911

The 911 District has no comments/concerns regarding this case

ATTACHMENT 4

8786
008783

AN ORDINANCE CHANGING THE ZONING OF THE SOUTHERN PORTIONS OF LOTS 2 AND 3, AND ALL OF LOTS 4 THROUGH 16, BLOCK 7, AND LOTS 9 AND 10, BLOCK 8, GOLDEN HILLS TERRACE ADDITION; AND THE NORTHERN PORTION OF LOTS 18, 19 AND 20, BLOCK 81, FRANKLIN HEIGHTS ADDITION, THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE

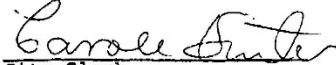
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of the southern portions of Lots 2 and 3, Block 7, Golden Hills Terrace Addition, as more particularly described by metes and bounds attached hereto as Exhibit "A", and all of Lots 4 through 16, Block 7, and Lots 9 and 10, Block 8, Golden Hills Terrace Addition; and the northern portion of Lots 18, 19, and 20, Block 81, Franklin Addition, as more particularly described by metes and bounds attached hereto as Exhibit "B," be changed from A-2 (Apartment) and R-5 (Residential) to A-4 (Apartment) within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 25 day of September, 1986.


Mayor


ATTEST:

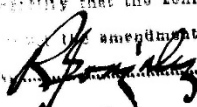

City Clerk

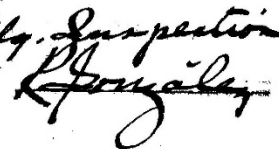
APPROVED AS TO FORM:


Assistant City Attorney

APPROVED AS TO CONTENT:


Planning Department

I certify that the zoning map has been revised by the amendment of ordinance #8786 Date 2-26-87

8786
008783

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: L.D.
2-26-87 CONTROL
2-26-87 CONTROL
2-26-87 CONTROL
2-26-87 CONTROL


CONTRACT (7-23-86)

Code No 86-5182
347 143

THE STATE OF TEXAS)
COUNTY OF EL PASO)

CONTRACT

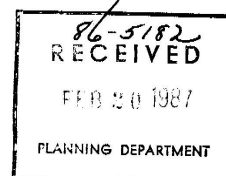
THIS CONTRACT, made this 23rd day of September, 1986, by and between LEONARD A. HALL, First Party, CORONADO BANK, ANN BRAND, MR. and MRS. ROBERT TAPIA, KELLE^{YCN}M K. MCINTYRE, and EL PASO FEDERAL SAVINGS & LOAN, Second Parties, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning of the southern portion of Lots 2 and 3, Block 7, Golden Hills Terrace Addition, which is more particularly described by metes and bounds attached hereto as Exhibit "A," all of Lots 4 through 16, Block 7, Lots 9 and 10, Block 8, Golden Hills Terrace Addition, and the northern portion of Lots 18, 19, and 20, Block 81, Franklin Heights Addition, City and County of El Paso, Texas, which is more particularly described by metes and bounds in the attached Exhibit "B" which is made a part hereof by reference.

To remove certain objections to such rezoning, First Party covenants that if the property is rezoned from A-2 (Apartment) and R-5 (Residential) to A-4 (Apartment) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. The property shall only be used for a retirement center complex.
2. First Party must construct a pedestrian overpass across Arizona Street from ground level on the proposed site to ground level on the Medical Center side of Arizona Street. The pedestrian overpass is to be constructed approximately sixty (60) feet west of Golden Hill Terrace Addition.
3. A walkway must be constructed from the north end of the overpass down to the bus stop located at the northwest corner of Arizona Street and Golden Hill Terrace Addition, and a walkway up to the Medical Center ground level.
4. First Party must arrange with the property owner(s) on the north side of Arizona Street for the installation of the pedestrian overpass connecting to the Medical Center property.
5. Golden Hill Terrace must be paved to City standards.
6. Guardrails and handrails are required along Rio Grande Avenue.

Ord. # 8786 (9/23/86)



7. The City Plan Commission and the City Council shall have the right to restrict the height of any building(s) constructed on the property at the time the detailed site development plan is submitted to the City for approval.
8. Conditions #2 through #6 must be complied with prior to the issuance of any certificates of occupancy.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and his successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity, or necessitating the amendment of, the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

FIRST PARTY

Leonard A. Hall
LEONARD A. HALL

SECOND PARTIES
CORONADO BANK

By *Larry Sutton*
Title PRESIDENT

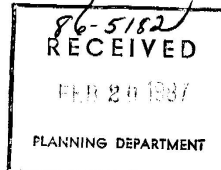
ATTEST: *[Signature]*
Secretary & Vice President

Ann Brand
ANN BRAND

Robert Tapia
MR. ROBERT TAPIA

Mrs. Robert Tapia
MRS. ROBERT TAPIA

Kellen K. McIntyre
KELLEN K. MCINTYRE
KEM



RESOLUTION

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

That the Mayor be authorized to sign a contract with LEONARD A. HALL, First Party, and CORONADO BANK, ANN BRAND, MR. and MRS. ROBERT TAPIA, KELLER K. MCINTYRE, EL PASO FEDERAL SAVINGS & LOAN, Second Parties, placing certain restrictions, conditions, and covenants on the property being rezoned by Ordinance No. 00878, more particularly described as the south portions of Lots 2 and 3, and all of Lots 4 through 16, Block 7; Lots 9 and 10, Block 8, Golden Hills, and the northern portion of Lots 18, 19 and 20, Block 81, Franklin Heights Addition (1500 Block of Arizona Avenue).

ADOPTED this 23rd day of September, 1986.

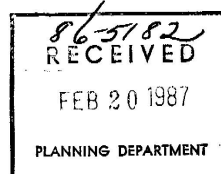
ATTEST:

Carole Hunter
City Clerk

Jonathan W. Rojas
Mayor

APPROVED AS TO FORM:

John H. [Signature]
Assistant City Attorney



EL PASO FEDERAL SAVINGS & LOAN

By *Richard D. Jager*
Title PRESIDENT

ATTEST:
James M. Galley
Secretary

THE CITY OF EL PASO

By *W. J. Lopez*
Mayor

ATTEST:
Carol A. Hunter
City Clerk

APPROVED AS TO CONTENT:
Ray Shepard
Planning Department

APPROVED AS TO FORM:
John H. Hall
Assistant City Attorney

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 7th day
of OCTOBER, 1986, by LEONARD A HALL.

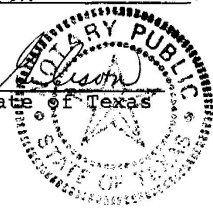
K. Quincy Martin
Notary Public, State of Texas

My Commission Expires:
8-26-89

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 9 day
of January, 1989, by LARRY L. PATTON
(Name)
President for CORONADO BANK.
(Title)

Paula A. Gibson
Notary Public, State of Texas



My Commission Expires:
9-18-89

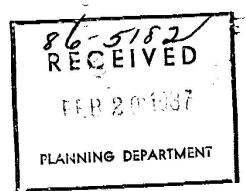
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

PAULA A. GIBSON, Notary Public
In and for the State of Texas
My Commission Expires: _____

This instrument was acknowledged before me on this 6th day
of January, 1987, by ANN BRAND.

Phillip D. Witt
Notary Public, State of Texas

My Commission Expires:
PHILLIP DE WITTE Notary Public
~~In and for The State of Texas~~
My Commission Expires Aug. 6, 1989



THE STATE OF ~~TEXAS~~ ^{HAWAII})
COUNTY OF ~~EL PASO~~ ^{HONOLULU})

This instrument was acknowledged before me on this 2nd day of February, 1986, by MR. ROBERT TAPIA, ⁸⁷

Laura Jay
Notary Public, State of Texas
^{Hawaii}

My Commission Expires:
9-29-87

THE STATE OF ~~TEXAS~~ ^{HAWAII})
COUNTY OF ~~EL PASO~~ ^{HONOLULU})

This instrument was acknowledged before me on this 2nd day of February, 1986, by MRS. ROBERT TAPIA, ⁸⁷

Laura Jay
Notary Public, State of Texas
^{Hawaii}

My Commission Expires:
9-29-87

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 17th day of January, 1987, by Robert M. Payne,
(Name)
President for EL PASO FEDERAL SAVINGS & LOAN.
(Title)

Betty Doyle
Notary Public, State of Texas

My Commission Expires:
BETTY DOYLE, Notary Public
in and for the State of Texas
My Commission Expires: June 26, 1989

THE STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 19th day of February, 1987, by KELLEN K. MCINTYRE,
^{with}
Laurie Carra
Notary Public, State of NEW MEXICO

Laurie Carra
Notary Public, State of NEW MEXICO

My Commission Expires:
August 1, 1987

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 23rd day of September, 1986, by JONATHAN W. ROGERS, as Mayor of the City of El Paso.

Sharon Rodgers
Notary Public, State of Texas

My Commission Expires:
4-30-88

RECEIVED
FEB 20 1987
86-5182
PLANNING DEPARTMENT

Description of portions of Lots 2 and 3, Block 7, Golden Hill Terrace Addition, City of El Paso, El Paso County, Texas.

Metes and bounds description more particularly described as follows:

A line from a monument on the centerline intersection of Arizona Street and Pill Hill Road bears Southwesterly 6.00 feet and Southeasterly 224.30 feet along the Easterly line of Golden Hill Terrace (passing at 36.00 feet of the Northwesterly corner of Lot 16, Block 7) and Northeasterly 305.25 feet along the Northerly line of Golden Hill Terrace and Northwesterly 37.40 feet along the Westerly line of Golden Hill Terrace to THE POINT OF BEGINNING;

THENCE, Northwesterly, 64.85 feet along the common line of Lots 3 and 4, Block 7;

THENCE, Northeasterly, 40.51 feet to a point on the Westerly line of Golden Hill Terrace;

THENCE, Southeasterly, 77.31 feet along the Westerly line of Golden Hill Terrace to THE POINT OF BEGINNING;

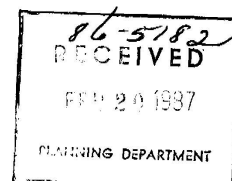
And said portions containing 1565.91 square feet of land, more or less.

Prepared by:

Perez & Associates
Consulting Engineers
El Paso, Texas
August 8, 1986
NP:rp

EXHIBIT "A"

86-5782



Description of portions of Lots 2 and 3, Block 7, Golden Hill Terrace Addition, City of El Paso, El Paso County, Texas.

Metes and bounds description more particularly described as follows:

A line from a monument on the centerline intersection of Arizona Street and Pill Hill Road bears Southwesterly 6.00 feet and Southeasterly 224.30 feet along the Easterly line of Golden Hill Terrace (passing at 36.00 feet of the Northwesterly corner of Lot 16, Block 7) and Northeasterly 305.25 feet along the Northerly line of Golden Hill Terrace and Northwesterly 37.40 feet along the Westerly line of Golden Hill Terrace to THE POINT OF BEGINNING;

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THENCE, Northeasterly, 40.51 feet to a point on the Westerly line of Golden Hill Terrace;

THENCE, Southeasterly, 77.31 feet along the Westerly line of Golden Hill Terrace to THE POINT OF BEGINNING;

And said portions containing 1565.91 square feet of land, more or less.

Prepared by:

Perez & Associates
Consulting Engineers
El Paso, Texas
August 8, 1986
NP:rp

EXHIBIT "A"

86-5782

008783

CONTRACT (9-26-86)

SLT 2 of 3
Case No. 86-5182

Description of portions of Lots 18, 19 and 20, Block 81, Franklin Heights Addition, City of El Paso, El Paso County, Texas.

Metes and bounds description more particularly described as follows:

A line from a monument on the centerline intersection of Arizona Street and Pill Hill Road bears Southwesterly 76.00 feet and Southeasterly 174.00 feet along the Westerly line of Golden Hill Terrace to a point on the Southerly line of an 18.00 foot alley and said point being the Northeasterly corner of Lot 20, Block 81 and THE POINT OF BEGINNING;

THENCE, Southeasterly, 64.00 feet along the Westerly line of Golden Hill Terrace;

THENCE, Southwesterly, 64.00 feet;

THENCE, Northwesterly, 64.00 feet to a point on the Southerly line of an 18.00 foot alley;

THENCE, Northeasterly, 64.00 feet along the Southerly line of an 18.00 foot alley to THE POINT OF BEGINNING;

And said portions containing 4096.00 square feet of land, more or less.

Prepared by:

Perez & Associates
Consulting Engineers
El Paso, Texas
August 8, 1986
NP:rp

EXHIBIT "B"

86-5182

005783

CONTRACT (9-23-86)

slit 3 of 3
Case No. 86-5182

Description of portions of Lots 18, 19 and 20, Block 81, Franklin Heights Addition, City of El Paso, El Paso County, Texas.

Metes and bounds description more particularly described as follows:

A line from a monument on the centerline intersection of Arizona Street and Pill Hill Road bears Southwesterly 76.00 feet and Southeasterly 174.00 feet along the Westerly line of Golden Hill Terrace to a point on the Southerly line of an 18.00 foot alley and said point being the Northeasterly corner of Lot 20, Block 81 and THE POINT OF BEGINNING;

THENCE, Southeasterly, 64.00 feet along the Westerly line of Golden Hill Terrace;

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THENCE, Northeasterly, 64.00 feet along the Southerly line of an 18.00 foot alley to THE POINT OF BEGINNING;

And said portions containing 4096.00 square feet of land, more or less.

Prepared by:

Perez & Associates
Consulting Engineers
El Paso, Texas
August 8, 1986
NP:rp

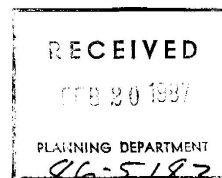


EXHIBIT 'B'



1519 & 1525 Golden Hill Terrace St. Condition Release

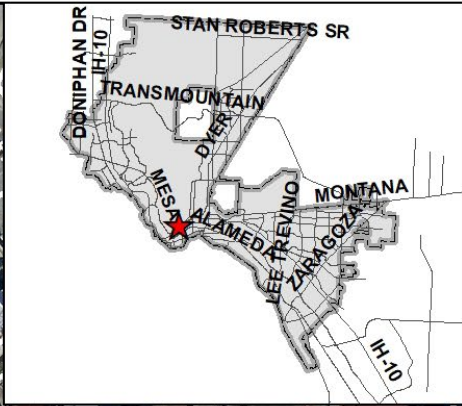
PZCR21-00001



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZCR21-00001

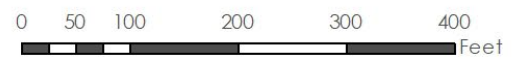


Aerial

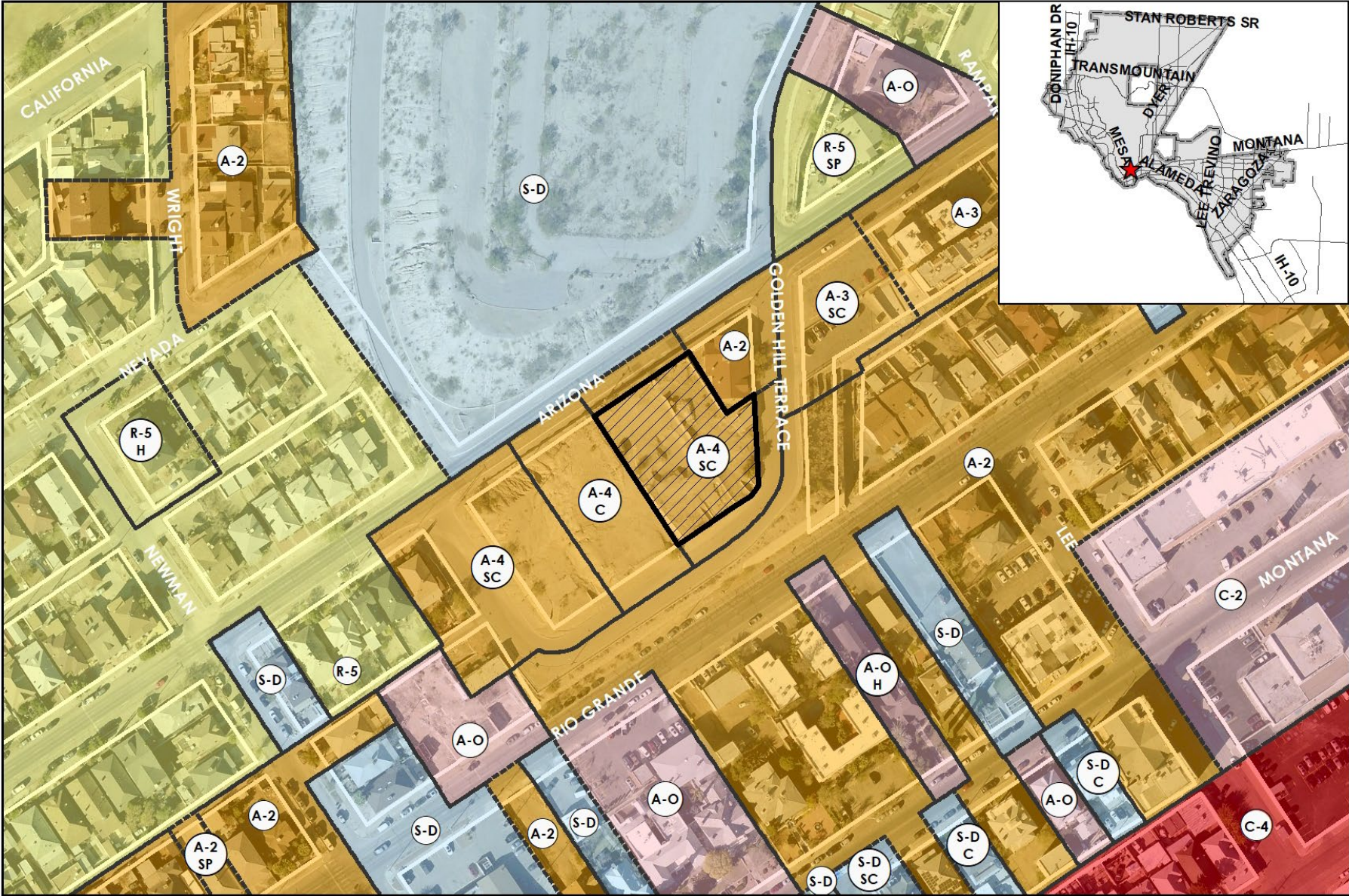
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



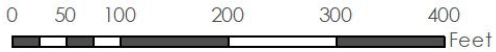
Existing Zoning



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 this 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.



Subject Property



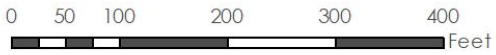
Future Land Use



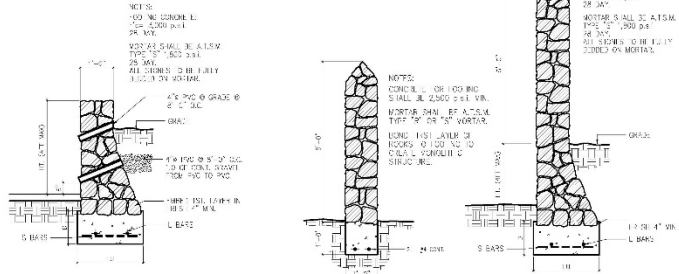
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



ARIZONA AVE.
(22' R.I.D. 10'-10'-44")



ROCKWALL RETAINING TYPICAL
SCALE: 3/32" = 1'-0"

ROCKWALL SECTIONS TYP.
SCALE: 3/32" = 1'-0"

ROCK RETAINING WALL SCHEDULE									
HT.	LU	P1	P2	SF O.T.	SF SL	D	L BARS	S BARS	
1'-0"	1'-0"	882	882	-	-	1'-0"	2 #4	2 #4	#4 @24" O.C.
2'-0"	1'-0"	780	780	3.83	2.62	1'-0"	2 #4	2 #4	#4 @24" O.C.
3'-0"	2'-0"	828	188	3.26	2.30	1'-0"	2 #4	2 #4	#4 @24" O.C.
4'-0"	2'-0"	873	335	2.89	1.98	1'-0"	3 #4	2 #4	#4 @24" O.C.

NOTES:
NO. 4 EXTERIOR WALLS SHALL BE EIGHT (8) IN. AT ANY POINT OF WALL.
ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

PROPOSED SITE PLAN
SCALE: 1"=10'

LEGAL DESCRIPTION
LOT 4, 5, 6 & A PORTION OF LOTS 2 & 3,
BLOCK 7, GOLDEN HILLS TERRACE
CITY OF EL PASO, EL PASO COUNTY, TEXAS
LOT 6, 7, 8 & THE EAST 1/4 OF LOT 9,
BLOCK 7, GOLDEN HILLS TERRACE
CITY OF EL PASO, EL PASO COUNTY, TEXAS

REVISIONS <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	DESCRIPTION												
NO.	DATE	DESCRIPTION														
PROJECT'S NAME PROPOSED NEW TOWNHOME UNITS FOR: GOLDEN HILLS TERRACE EL PASO, TEXAS 79902 1519 & 1525 GOLDEN HILLS TERRACE																
ARCHITECT'S SEAL  PROJECT NO. 2024-001 DATE: 08/20/24																
SHEET NUMBER PROPOSED SITE PLAN A-1 SHT. 1 OF 3																

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Conceptual Site Plan



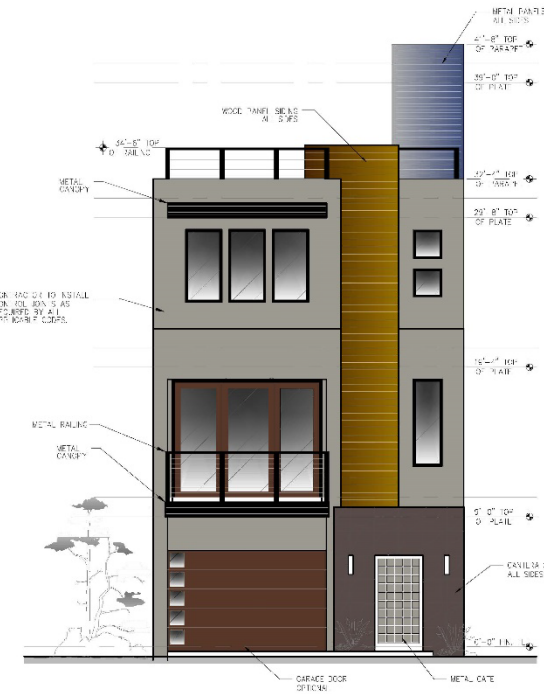
Conceptual Elevations



PROPOSED BUILDING FRONT ELEVATION-SCHEME A
SCALE: 1/8"=1'-0"



PROPOSED BUILDING FRONT ELEVATION-SCHEME B
SCALE: 1/8"=1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											
PROJECT NAME PROJECT NUMBER DRAWING NO.	DATE												
PROJECT'S NAME PROPOSED NEW TOWNHOME UNITS FOR: GOLDEN HILLS TERRACE 1519 & 1525 GOLDEN HILLS TERRACE EL PASO, TEXAS 79902													
ARCHITECT'S SEAL EMILIO MORALES, ARCHITECT 1501 W. 15TH STREET, SUITE 100 EL PASO, TEXAS 79902													
SHEET NUMBER PROPOSED ELEVATION A-3													
SHT. 3 OF 3													

THIS DOCUMENT IS THE PROPERTY OF EMC ARCHITECTS, L.L.C. AND IS NOT TO BE USED BY ANY OTHER PARTY OR ORGANIZATION WITHOUT THE WRITTEN CONSENT OF EMC ARCHITECTS, L.L.C. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DOCUMENT IS STRICTLY PROHIBITED. ANY UNAUTHORIZED REUSE OR MODIFICATION OF THIS DOCUMENT IS A VIOLATION OF FEDERAL COPYRIGHT LAWS AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES.

Current conditions per Ordinance No. 8786, dated September 23, 1986:

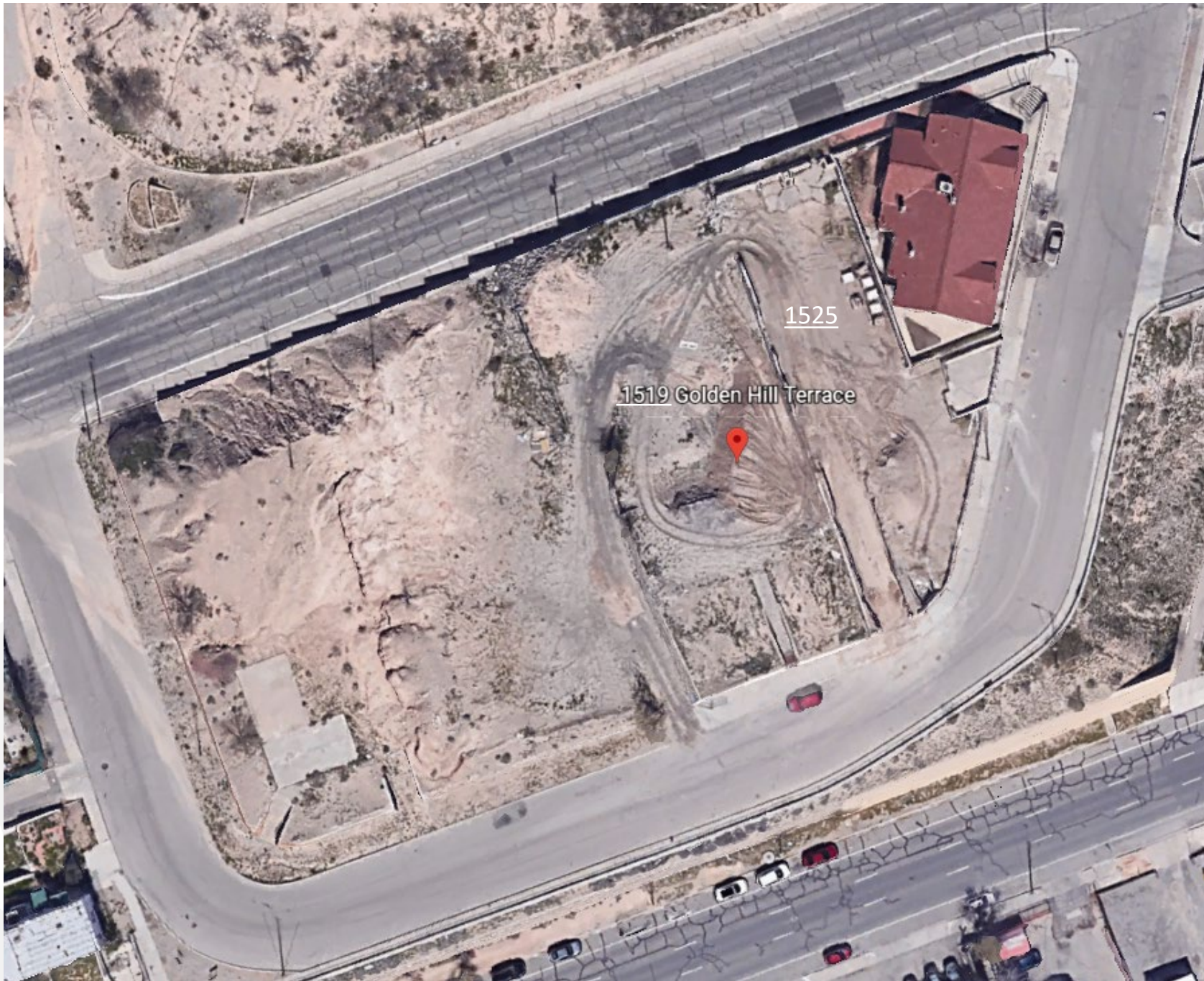


1. *The property shall only be used for a retirement center complex.*
2. *First Party must construct a pedestrian overpass across Arizona Street from ground level on the proposed site to ground level on the Medical Center side of Arizona Street. The pedestrian overpass is to be constructed approximately sixty (60) feet west of Golden Hill Terrace Addition.*
3. *A walkway must be constructed from the north end of the overpass down to the bus stop located at the northwest corner of Arizona Street and Golden Hill Terrace Addition, and a walkway up to the Medical Center ground level.*
4. *First Party must arrange with the property owner(s) on the north side of Arizona Street for the installation of the pedestrian overpass connecting to the Medical Center property.*
5. *Golden Hill Terrace must be paved to City standards.*
6. *Guardrails and handrails are required along Rio Grande Avenue.*
7. *The City Plan Commission and the City Council shall have the right to restrict the height of any building(s) constructed on the property at the time the detailed site development plan is submitted to the City for approval.*
8. *Conditions #2 through #6 must be complied with prior to the issuance of any certificates of occupancy.*

Condition Release

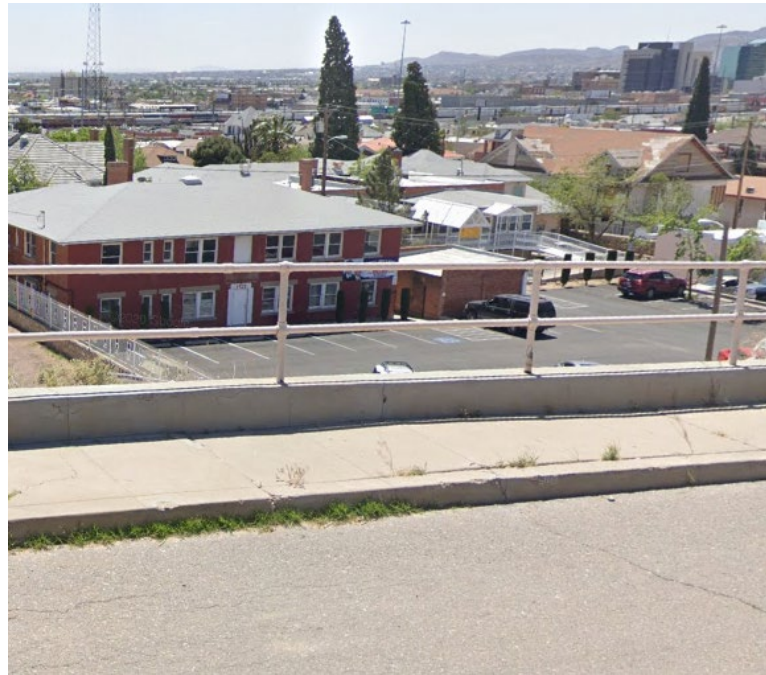
Evaluation of Condition Release Request

- The applicant is proposing to develop the subject property to be used as apartments, which is a permitted use in the A-4 (Apartment) zone district
- The subject property is surrounded by similar uses, apartment zone districts, most of the conditions have been met or are no longer applicable, or are no longer necessary to protect the health, safety, and welfare of the established neighborhood.
- The proposed residential uses shall demonstrate compliance with all El Paso City Code requirements prior to the issuance of a certificate of occupancy.



Subject Properties

Surrounding Development



N



W

S

E
10

Public Input

- Notices were mailed to property owners within 300 feet on November 30, 2021.
- The Planning Division has received one (1) phone call of inquiry, but no communications in support nor opposition to the request.





Recommendation

- Staff recommends approval of the condition release 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