

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

AGENDA DATE: April 26, 2022

PUBLIC HEARING DATE: May 24, 2022

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

DISTRICT(S) AFFECTED: District 3

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of being all of Tract 1D, U.S. Government Parcel #6, and a portion of Tract 14-A, and Tract 15-B, Block 27, Ysleta Grant, 175 Midway Drive, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) and C-4 (Commercial) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 175 Midway Drive

Applicant: Ysleta Independent School District, PZRZ21-00027

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and C-4 (Commercial) to C-1 (Commercial) and imposing conditions to allow for the continued use of a school. City Plan Commission recommended 8-0 to approve the proposed rezoning on February 10, 2022. As of April 19, 2022 the Planning Division has received no communication in support or opposition to the rezoning 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? X 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 CHANGING THE ZONING OF BEING ALL OF TRACT 1D, U.S. GOVERNMENT PARCEL #6, AND A PORTION OF TRACT 14-A, AND TRACT 15-B, BLOCK 27, YSLETA GRANT, 175 MIDWAY DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND C-4 (COMMERCIAL) TO C-1 (COMMERCIAL), AND IMPOSING CONDITIONS. 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 *being a portion of Tract 1D, U.S. Government Parcel #6, and a portion of Tracts 14-A, 14-A-1, 14-C-4 and Tract 15-B, Block 27, Ysleta Grant, 175 Midway 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 and Farm) and C-4 (Commercial)** to **C-1 (Commercial)**, as defined in Section 20.06.020, 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 conditions which are necessitated by and attributable to the increased intensity 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:

1. *Prior to issuance of certificates of occupancy, the existing fence along Midway Drive shall be relocated to the property line.*
2. *Prior to the issuance of certificates of occupancy, street trees shall be installed along Student Place, Vocational Drive, and Midway Drive, in accordance with El Paso City Code Section 18.46.210 Street tree standards.*

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 _____, 2022.

THE CITY OF EL PASO:

ATTEST:

Oscar Leaser
Mayor

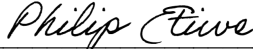
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ21-00027

Exhibit "A"

A portion of Tract 1, U.S. Government
Parcel #6 and a Portion of Tracts 14-A
14-A-1, 14-C-4 and Tract 15-B,
Block 27, Ysleta Grant
City of El Paso, El Paso County, Texas
June 30, 2021

METES AND BOUNDS DESCRIPTION

175 Midway Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of a portion of Tract 1D, U.S. Government Parcel #6 and a portion of Tracts 14-A, 14-A-1, 14-C-4 and Tract 15-B, Block 27, 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 cotton spindle at the intersection of Midway Drive (120' R.O.W.) and Student Place (60' R.O.W.); **THENCE**, along center right-of-way line of Student Place, North $14^{\circ}04'31''$ West, a distance of 80.00 feet to a point along the said center right-of-way line; **THENCE**, leaving said center right-of-way line, North $75^{\circ}55'29''$ East, a distance of 30.00 feet to a point for corner at the easterly right-of-way line of Student Place and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, along said easterly right-of-way line of Student Place and Tract 1D, U.S. Government Parcel #6 and Tracts 14-A and 15-B, Ysleta Grant Surveys, North $14^{\circ}04'31''$ West, a distance of 501.16 feet to a point for corner;

THENCE, leaving said easterly right-of-way line of Student Place, 37.75 feet along the arc of a curve to the right whose radius is 20.00 feet, whose interior angle is $108^{\circ}08'00''$, whose chord bears North $39^{\circ}59'29''$ East, a distance of 32.39 feet to a found Chiseled "X" for corner at the southerly right-of-way line of Vocational Drive (R.O.W. Varies);

THENCE, along said southerly right-of-way line of Vocational Drive, South $85^{\circ}56'31''$ East, a distance of 113.33 feet to a point for corner along said southerly right-of-way line;

THENCE, continuing along said southerly right-of-way line of Vocational Drive, 47.80 feet along the arc of a curve to the right whose radius is 127.84 feet, whose interior angle is $21^{\circ}25'30''$, whose chord bears North $83^{\circ}20'44''$ East, a distance of 47.53 feet to a point for corner at the common boundary line of Tracts 14-A and 14-C-1 and the southerly right-of-way line of Vocational Drive;

THENCE, leaving said southerly right-of-way line and along the common boundary line of Tracts 14-A, 14-C-1, 14-C-2, 14-C-3, 15-B, South $14^{\circ}04'31''$ East, a distance of 156.80 feet to a point for corner;

THENCE, South $46^{\circ}56'31''$ East, a distance of 321.38 feet to a point for corner at the common boundary line and Tract 14-A-1 and the northerly right-of-way line of Midway Drive;

THENCE, along said northerly right-of-way of Midway Drive, 258.22 feet along the arc of a curve to the right whose radius is 450.00 feet, whose interior angle is $32^{\circ}52'38''$, whose chord bears South $59^{\circ}30'21''$ West, a distance of 254.69 feet to a point for corner at the common boundary line of Tracts 14-A and 14-C-1 and the northerly right-of-way line of Midway Drive;

THENCE, along said northerly right-of-way line of Midway Drive and Tract 1, U.S. Government Parcel #6, South $75^{\circ}55'44''$ West, a distance of 91.18 feet to a point for corner;

THENCE, leaving said northerly right-of-way line, 31.41 feet along the arc of a curve to the right whose radius is 20.00 feet, whose interior angle is $89^{\circ}59'46''$, whose chord bears North $59^{\circ}04'23''$ West, a distance of 28.28 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 124,318.51 square feet or 2.8539 acres of land more or less.

Carlos M. Jimenez
R.P.L.S.# 3950

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2021\175 Midway (A).wpb



IMPROVEMENT SURVEY

PORTION OF TRACT 1, US GOVERNMENT PARCEL #6,
AND A PORTION OF TRACTS 14-A, 14-A-1, 14-C-4
AND TRACT 15-B, BLOCK 27
YSELETA GRANT SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 124,318.51 SQ.FT. OR 2.8539 ACRES±

METES AND BOUNDS DESCRIPTION

175 Midway Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of a Portion of Tract 1, U.S. Government Parcel #6 and a portion of Tract 14-A, 14-A-1, 14-C-4 and Tract 15-B, Block 27, Ysleta Grant Surveys, 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 cotton spindle at the intersection of Midway Drive (120' R.O.W.) and Student Place (60' R.O.W.); THENCE, along center right-of-way line of Student Place, North 14°04'31" West, a distance of 80.00 feet to a point along the said center right-of-way line; THENCE, leaving said center right-of-way line, North 75°55'29" East, a distance of 30.00 feet to a point for corner at the easterly right-of-way line of Student Place and the POINT OF BEGINNING of the herein described parcel;

THENCE, along said easterly right-of-way line of Student Place and Tract 1 U.S. Government Parcel #6 and Tracts 14-A and 15-B, Ysleta Grant Surveys, North 14°04'31" West, a distance of 501.16 feet to a point for corner;

THENCE, leaving said easterly right-of-way line of Student Place, 37.75 feet along the arc of a curve to the right whose radius is 20.00 feet, whose interior angle is 108°08'00", whose chord bears North 39°59'29" East, a distance of 32.39 feet to a found Chiseled "X" for corner at the southerly right-of-way line of Vocational Drive (R.O.W. Varies);

THENCE, along said southerly right-of-way line of Vocational Drive, South 85°56'31" East, a distance of 113.33 feet to a point for corner along said southerly right-of-way line;

THENCE, continuing along said southerly right-of-way line of Vocational Drive, 47.80 feet along the arc of a curve to the right whose radius is 127.84 feet, whose interior angle is 21°25'30", whose chord bears North 83°20'44" East, a distance of 47.53 feet to a point for corner at the common boundary line of Tracts 14-A and 14-C-1 and the southerly right-of-way line of Vocational Drive;

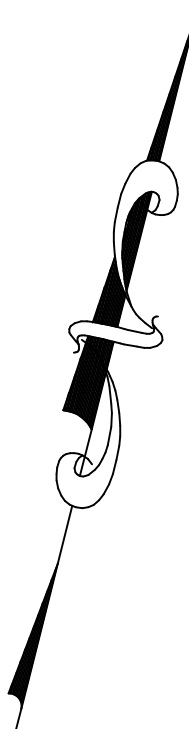
THENCE, leaving said southerly right-of-way line and along the common boundary line of Tracts 14-A, 14-C-1, 14-C-2, 14-C-3, 15-B, South 14°04'31" East, a distance of 156.80 feet to a point for corner;

THENCE, South 46°56'31" East, a distance of 321.38 feet to a point for corner at the common boundary line of and Tracts 14-A-1 and the northerly right-of-way line of Midway Drive;

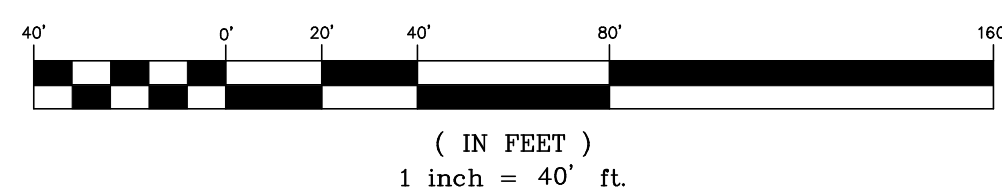
THENCE, along said northerly right-of-way of Midway Drive, 258.22 feet along the arc of a curve to the right whose radius is 450.00 feet, whose interior angle is 32°52'38", whose chord bears South 59°30'21" West, a distance of 254.69 feet to a point for corner at the common boundary line of Tracts 14-A and 14-C-1 and the northerly right-of-way line of Midway Drive;

THENCE, along said northerly right-of-way line of Midway Drive and Tract 1 U.S. Government Parcel #6, South 75°55'44" West, a distance of 91.18 feet to a point for corner;

THENCE, leaving said northerly right-of-way line, 31.41 feet along the arc of a curve to the right whose radius is 20.00 feet, whose interior angle is 89°59'46", whose chord bears North 59°04'23" West, a distance of 28.28 feet to the POINT OF BEGINNING of the herein described parcel and containing 124,318.51 square feet or 2.8539 acres of land more or less.

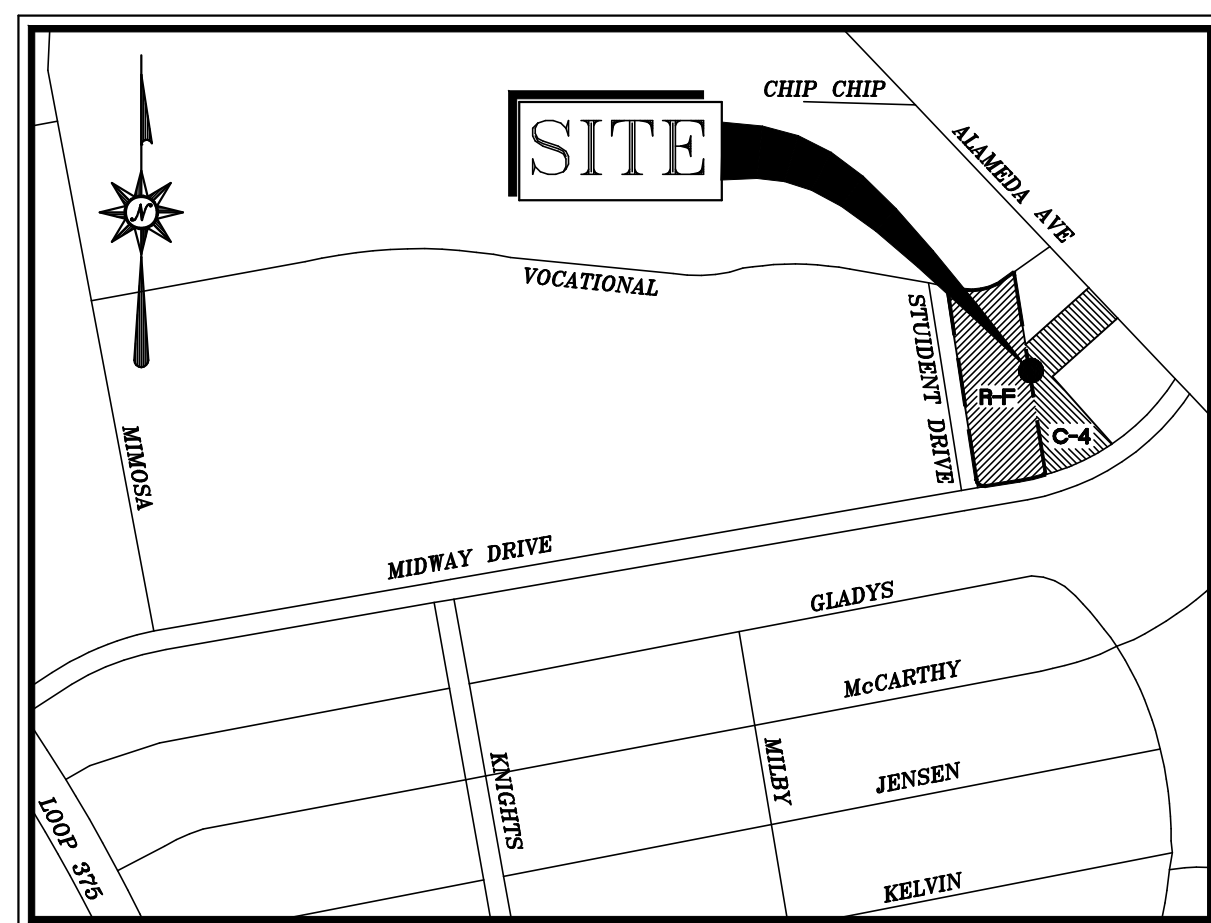


GRAPHIC SCALE



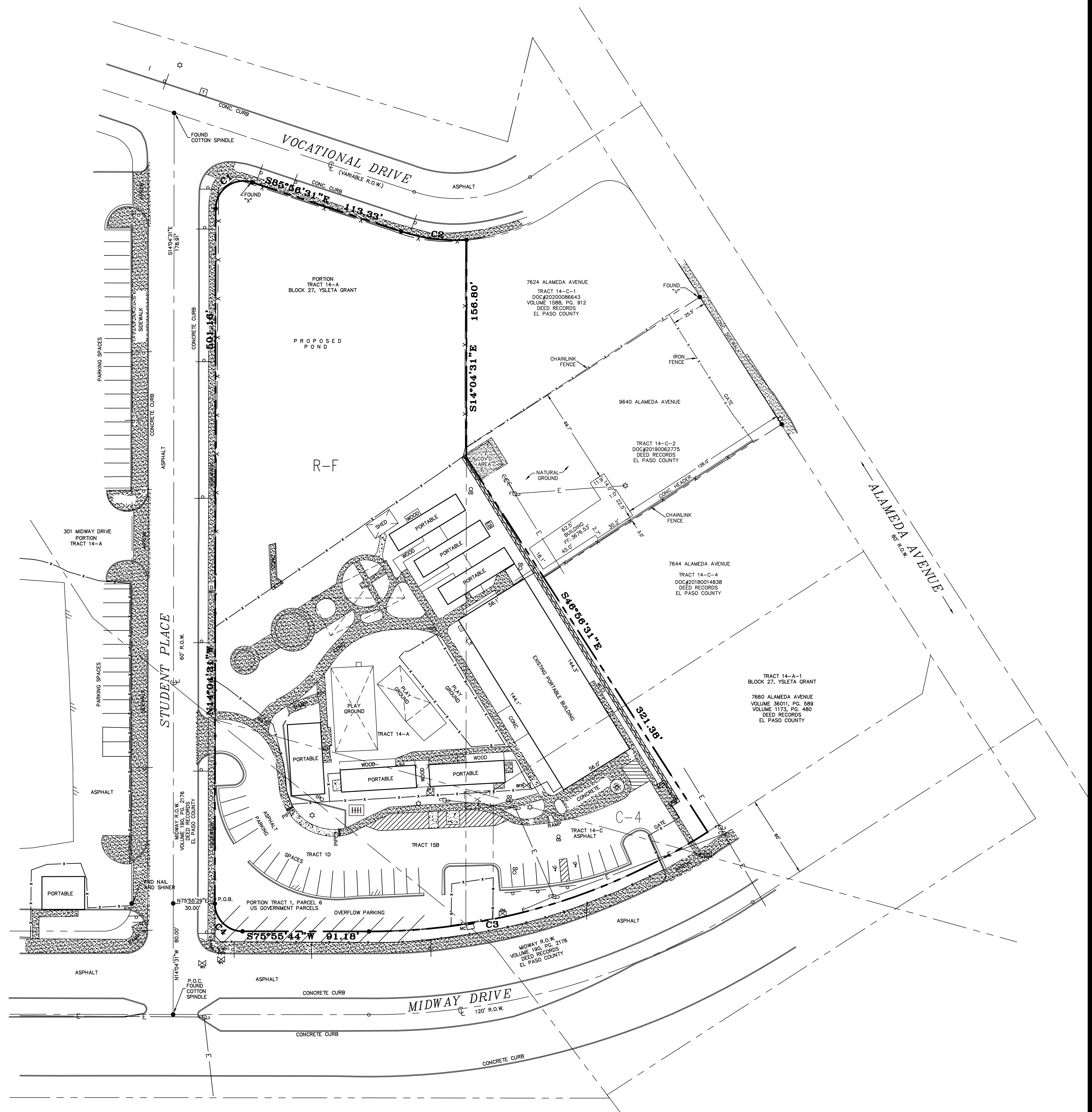
LOCATION MAP

SCALE 1"= 600'



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	37.75	20.00	108°08'00"	N39°59'29"E	32.39
C2	47.80	127.84	21°25'30"	N83°20'44"E	47.53
C3	258.22	450.00	32°52'38"	S59°30'21"W	254.69
C4	31.41	20.00	89°59'46"	N59°04'23"W	28.28

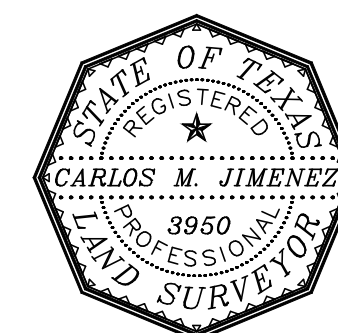
LEGEND	
☆ LP	= LIGHT POLE
⊙ WM	= WATER METER
⊙ MH	= MANHOLE
⊙ MC	= METAL COVER
⊙ CO	= CLEAN OUT
⊙ WB	= WATER BOX
⊙ FH	= FIRE HYDRANT
⊙ S	= SIGN
⊙ T	= TELEPHONE BOX
⊙ P	= POWER POLE
⊙ B	= BACKFLOW PREVENTER
⊙ G	= GUY WIRE
⊙	= GUARD POST
⊙	= OVERHEAD ELECTRIC
⊙	= HANDICAP PARKING
⊙	= ROCKWALL
⊙	= CHAINLINK FENCE



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CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

NOTE(S):
1) ACCORDING TO THE FLOOD INSURANCE RATE MAP
HEREON DESCRIBED TRACT LIES IN ZONE X
COMMUNITY PANEL NO. 480214-0045-C, DATED 02-18-06



CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND
IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME
OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CARLOS M. JIMENEZ R.P.L.S. No. 3950

175 Midway Drive

City Plan Commission — February 10, 2022

REZONING



CASE NUMBER: PZRZ21-00027
CASE MANAGER: David Samaniego, (915) 212-1608, SamaniegoDC@elpasotexas.gov
PROPERTY OWNER: Ysleta Independent School District
REPRESENTATIVE: CAD Consulting Co.
LOCATION: 175 Midway Dr. (District 3)
PROPERTY AREA: 2.15 acres
REQUEST: Rezone from R-F (Ranch and Farm) and C-4 (Commercial) to C-1 (Commercial)
RELATED APPLICATIONS: SUSU21-00097 - Major Combination application
PUBLIC INPUT: One (1) call of inquiry as of February 3, 2022

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and C-4 (Commercial) to C-1 (Commercial) to consolidate the school property into one zone district.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request subject to the following conditions:

1. Prior to issuance of certificates of occupancy, the existing fence along Midway Drive shall be relocated to the property line.
2. Prior to the issuance of certificates of occupancy, street trees shall be installed along Student Place, Vocational Drive, and Midway Drive, in accordance with El Paso City Code Section 18.46.210 Street tree standards.

The C-1 zoning recommendation is compatible with the surrounding residential and commercial zone districts.. Further, the proposed use and future development meets the intent of the G3, Post-War land use designation of Plan El Paso, the City's adopted Comprehensive Plan in the Mission Valley Planning area.

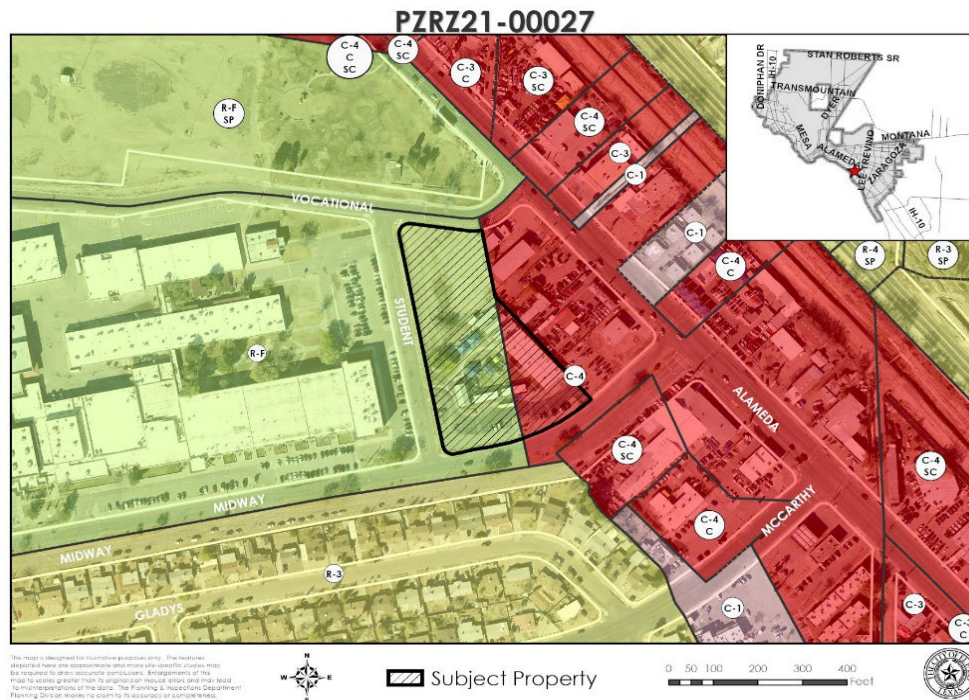


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant proposes to rezone approximately 2.15 acres of land from R-F (Ranch and Farm) and C-4 (Commercial) to C-1 (Commercial) to allow for the continued use of a school. The property is located at 175 Midway Drive within the Mission Valley Planning area. The existing school site consists of multiple parcels that are currently split-zoned R-F (Ranch and Farm) and C-4 (Commercial). The detailed site plan for the subject property shows a school site containing six (6) existing portable buildings, ranging from 771 to 1,266 square-feet, playgrounds, and an existing private pond site. To assure that the development features a pedestrian-friendly, complete street, staff is recommending a condition requiring that street trees be installed along Student Place, Vocational Drive, and Midway Drive in accordance with El Paso City Code Section 18.46.210 Street tree standards. Access to the subject property is from Midway Drive and Student Place.

PREVIOUS CASE HISTORY: N/A

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed use and future development meets the intent of the G-3, Post-War land use designation of *Plan El Paso* within the Mission Valley Planning area. The nearest park is Riverside Park (0.08 miles) and the subject property is a school: Ysleta Head Start Center. Surrounding properties consist of: to the west is Riverside High School, zoned R-F (Ranch and Farm). To the north is zoned R-F (Ranch and Farm) and consists of vacant land. To the east is zoned C-4 (Commercial) and consists of the remainder of the split-zoned school site – further east is zoned C-4 (Commercial) and features automotive sales and a restaurant. To the south is zoned C-4/sc (Commercial/special contract) and R-3 (Residential) and consists of automotive repair and single-family dwelling uses.

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:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the G-3, Post-War land use designation is compatible with the proposed C-1 (Commercial) zone district and the abutting C-4 (Commercial) district. The existing use of a school is a permitted use in every zoning district; however, this will allow the school site to be consolidated under one zoning district and remain as built and allow future expansion.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: The purpose of the district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p>	<p>Yes, the proposed zoning district is compatible with the surrounding zoning districts. The property to the west is Riverside High School, zoned R-F (Ranch and Farm), to the north is zoned R-F (Ranch and Farm) and consists of vacant land, to the east is zoned C-4 (Commercial) and consists of the remainder of the split-zoned school site – further east is zoned C-4 (Commercial) and features automotive sales and restaurant uses. To the south is zoned C-4/sc (Commercial/special contract) and R-3 (Residential) and consists of automotive repair and single-family residential uses.</p>
<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</p>	<p>Yes. The development is located in proximity to various public transit facilities. The property has access to Midway Drive, which is classified as a major arterial on the City of El Paso's Major Thoroughfare Plan (MTP).</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:	
property on the block with an alternative zoning district, density, use, and/or land use.	
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	No, the proposed development is not located within any historic districts or other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no adverse effects anticipated from the proposed rezoning. The existing infrastructure was originally designed for the proposed use and is permitted in the C-1 (Commercial) zone district.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable and there has not been any rezonings in the immediate area within the last ten years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing zoning of R-F (Ranch and Farm) requires large setbacks that prohibit future development of the school site. The proposed rezoning to C-1 (Commercial) consolidates the school site under one zone district.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property has access from Midway Drive, which is classified as a major arterial and from Student Place, which is classified as a local street on the City of El Paso's Major Thoroughfare Plan (MTP). Both roads are adequate to serve the school site. In addition, water and sanitary sewer service to the school are existing, via a 12-inch diameter water main extending along Student Place, and an existing 8-inch diameter water main extending along Midway Drive, located approximately 25-feet south of the north right-of-way line. There are existing five-foot sidewalks around the perimeter of the school site.

PUBLIC COMMENT: The subject property lies within the Mission Valley Planning area. Notices were mailed to property owners within 300 feet of the subject property on November 30, 2021. As of February 3, 2022, Planning has received one (1) phone call of inquiry, but no communication in support or opposition to the rezoning request.

RELATED APPLICATIONS: SUSU21-00097 - Major Combination application, was approved by the City Plan Commission on December 2, 2021 on a Major Combination basis.

CITY PLAN COMMISSION OPTIONS:

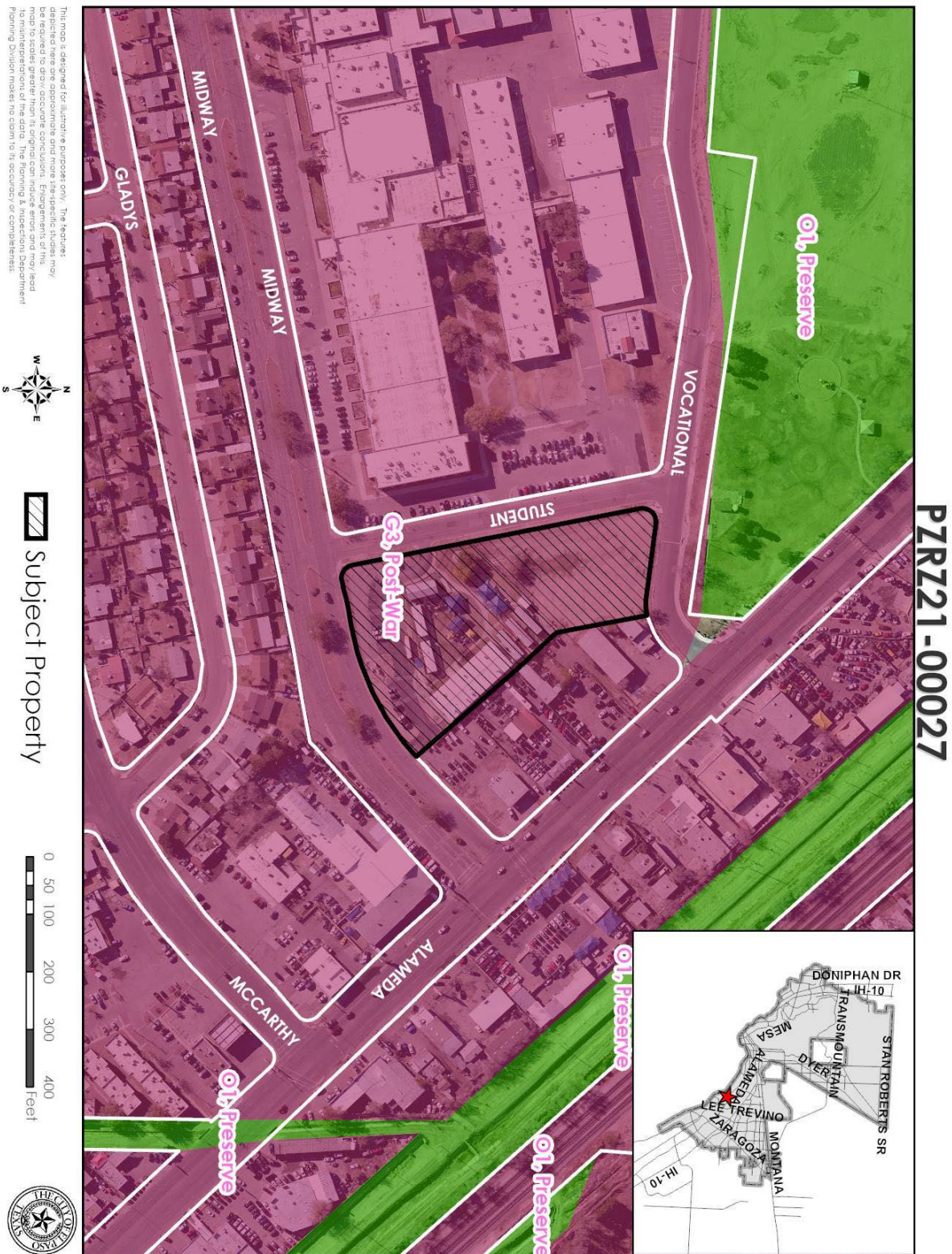
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

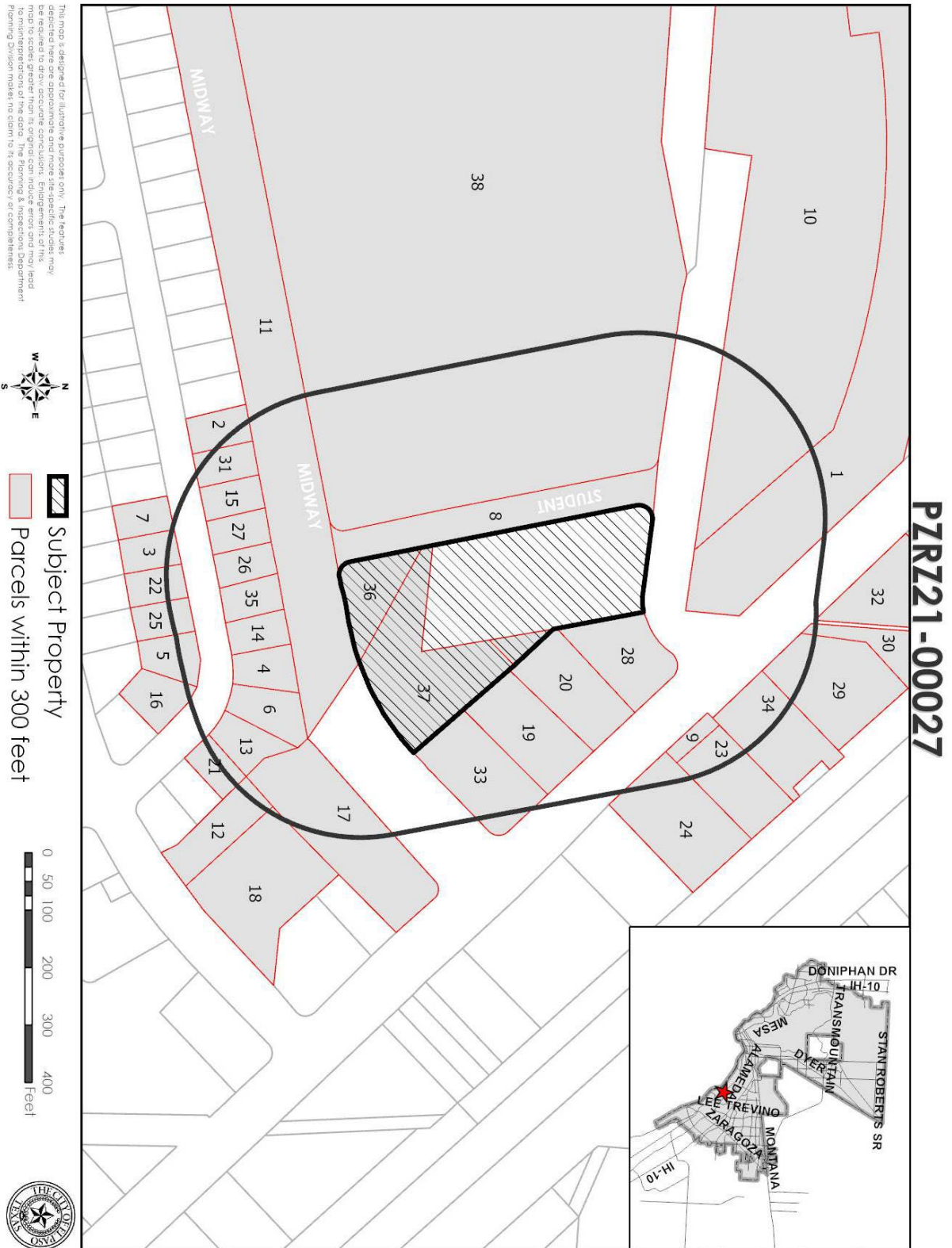
ATTACHMENTS:

1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Detailed Site Plan
4. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4

Planning and Inspections Department – Planning

Planning recommends approval of the proposed rezoning with the following conditions:

1. *Prior to issuance of certificates of occupancy, the existing fence along Midway Drive shall be relocated to the property line.*
2. *Prior to the issuance of certificates of occupancy, street trees shall be installed along Student Place, Vocational Drive, and Midway Drive, in accordance with El Paso City Code Section 18.46.210 Street tree standards.*

Planning and Inspections Department – Plan Review and Landscaping Division

No objections to proposed rezoning. 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 rezoning.

Fire Department

Recommend approval - no adverse comments.

Sun Metro

Recommend approval – no objections.

El Paso Water

We have reviewed the subdivision and provide the following comments:

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

Alameda Ave. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Ave. right-of-way requires written permission from TxDOT.

Water:

There is an existing 12-inch diameter water main extending along Student Pl., located approximately 9-feet west of the east right-of-way line. This main is available for service.

There is an existing 8-inch diameter water main extending along Midway Dr., located approximately 25-feet south of the north right-of-way line. This main is available for service.

There is an existing 12-inch diameter water main extending along Alameda Ave., located approximately 9.5-feet east of the west right-of-way line. This main is available for service.

EPWater records indicate an active 3/4-inch domestic water meter serving the subject property. The service address for this meter is 7640 Alameda Ave.

EPWater records indicate an active 1.5-inch domestic water meter serving the subject property. The service address for this meter is 175 Midway Dr.

Previous water pressure from fire hydrant #2901 located on the northeast corner of the intersection of Midway Dr. and Student Pl. has yield a static pressure of 120 (psi), a residual pressure of 110 (psi), and a discharge of 1,363 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Midway Dr., located approximately 10-feet north of the south right-of-way line. This main dead-ends approximately 235-feet east of Student Pl. This main is available for service.

There is an existing 18-inch diameter sanitary sewer main extending along Alameda Ave., located approximately 20.5-feet west of the east right-of-way line. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

General:

EPWater 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 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.

Stormwater:

EP Water-SW reviewed the property described above and provide the following comments:

1. We have done a 5-Day review on the above site under the subdivision name: Ysleta Head Start Center.
2. The existing ponding area shown, shall remain and have the capacity for a 100-yr. storm event.

El Paso County Water Improvement District #1

EPCWID1 has no comments on the rezoning.

911

The 911 District has no comments/concerns regarding this rezoning.

El Paso Police Dept.

No comments.

Streets and Maintenance Department

No comments received.

Environment Services

No comments received.

Texas Department of Transportation

No comments received.



175 Midway Dr. Rezoning

PZRZ21-00027

Strategic Goal 3.

Promote the Visual Image of
El Paso

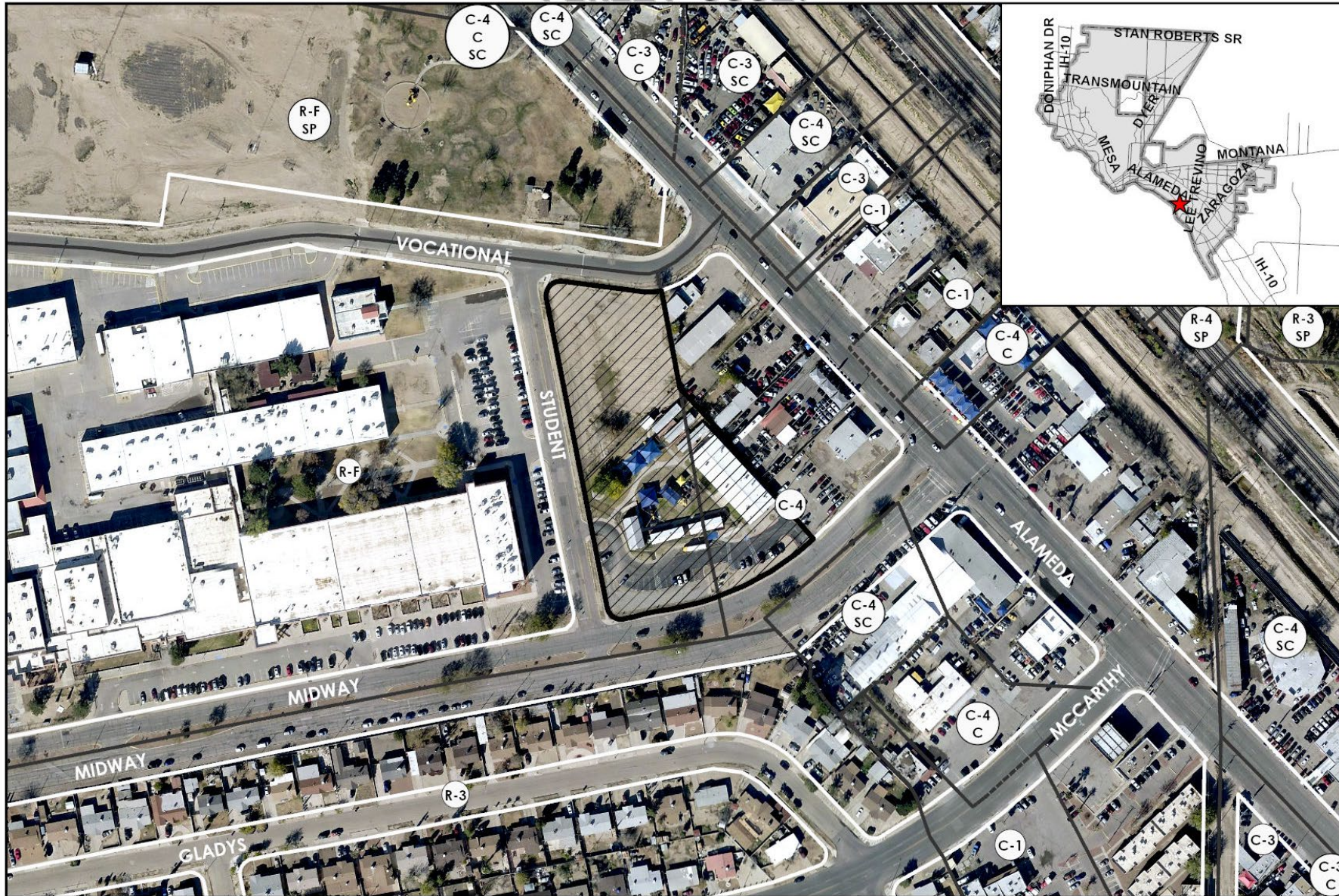




Recommendation

- Staff recommends approval of the rezoning request with conditions;
- City Plan Commission recommends approval (8-0) of the rezoning request, subject to the following conditions:
 1. *Prior to issuance of certificates of occupancy, the existing fence along Midway Drive shall be relocated to the property line.*
 2. *Prior to the issuance of certificates of occupancy, street trees shall be installed along Student Place, Vocational Drive, and Midway Drive, in accordance with Section 18.46.210 Street tree standards.*

PZRZ21-00027



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.

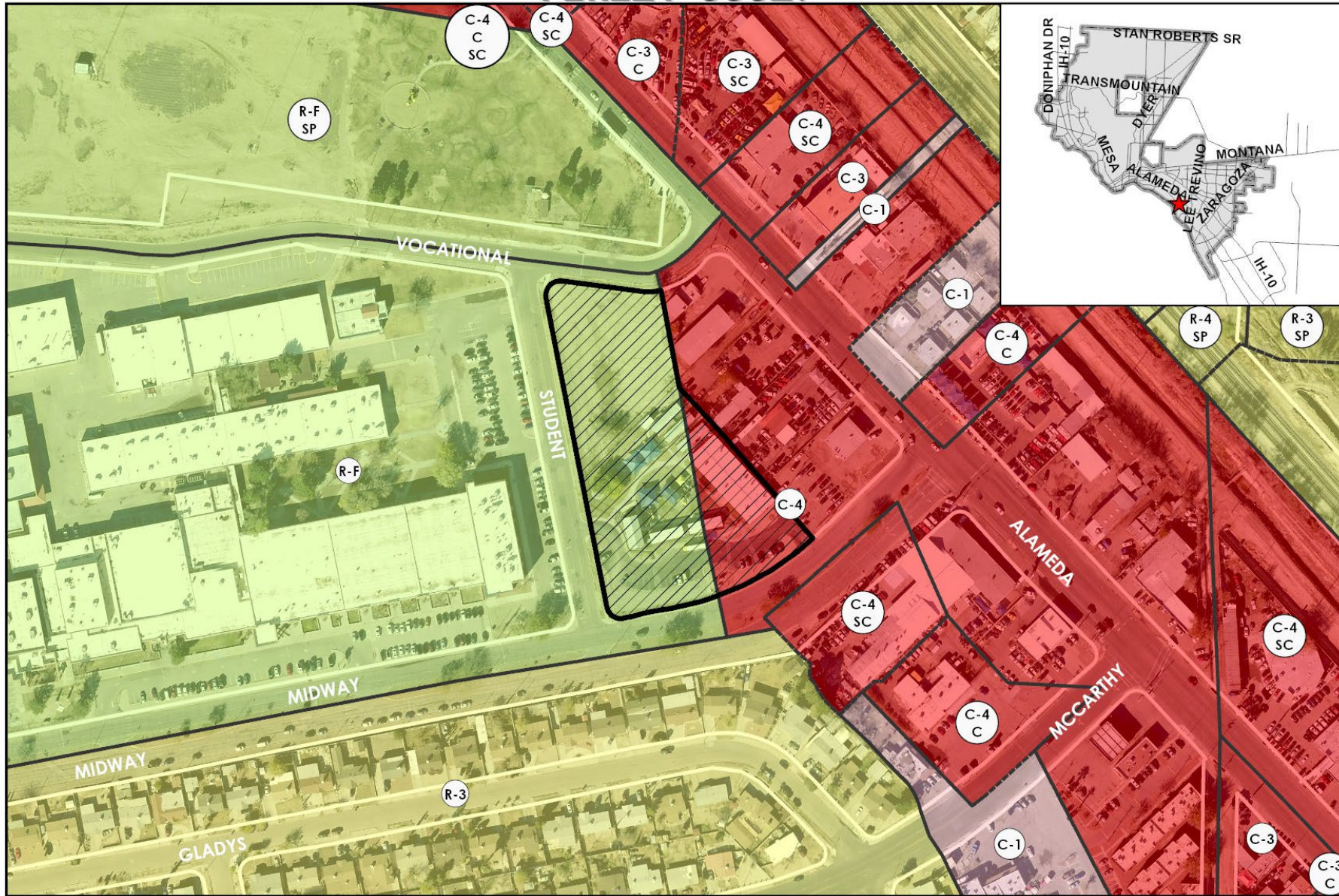


 Subject Property

0 50 100 200 300 400
Feet



PZRZ21-00027



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.



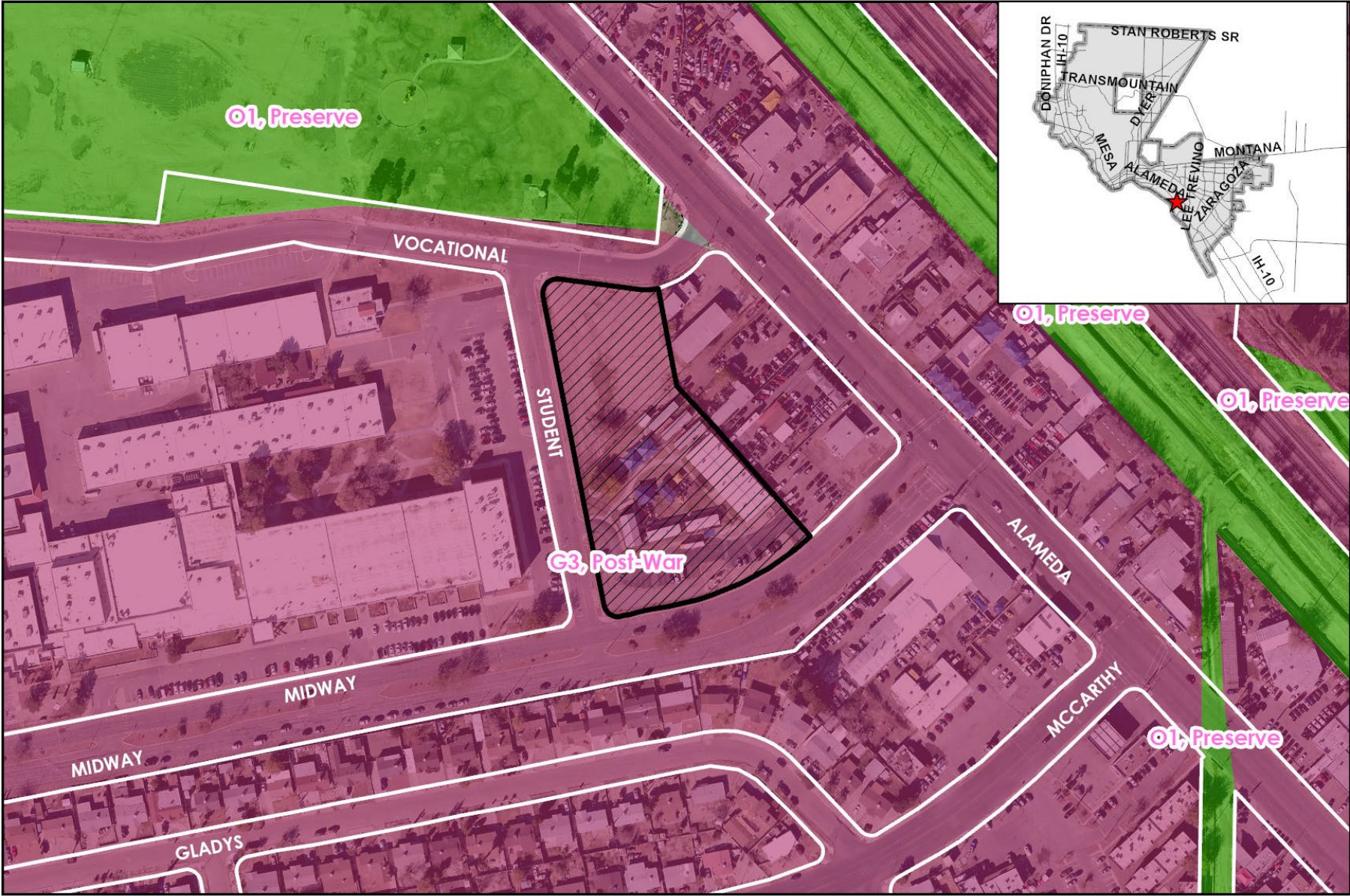
 Subject Property

0 50 100 200 300 400 Feet



Existing Zoning





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 Subject Property

0 50 100 200 300 400 Feet

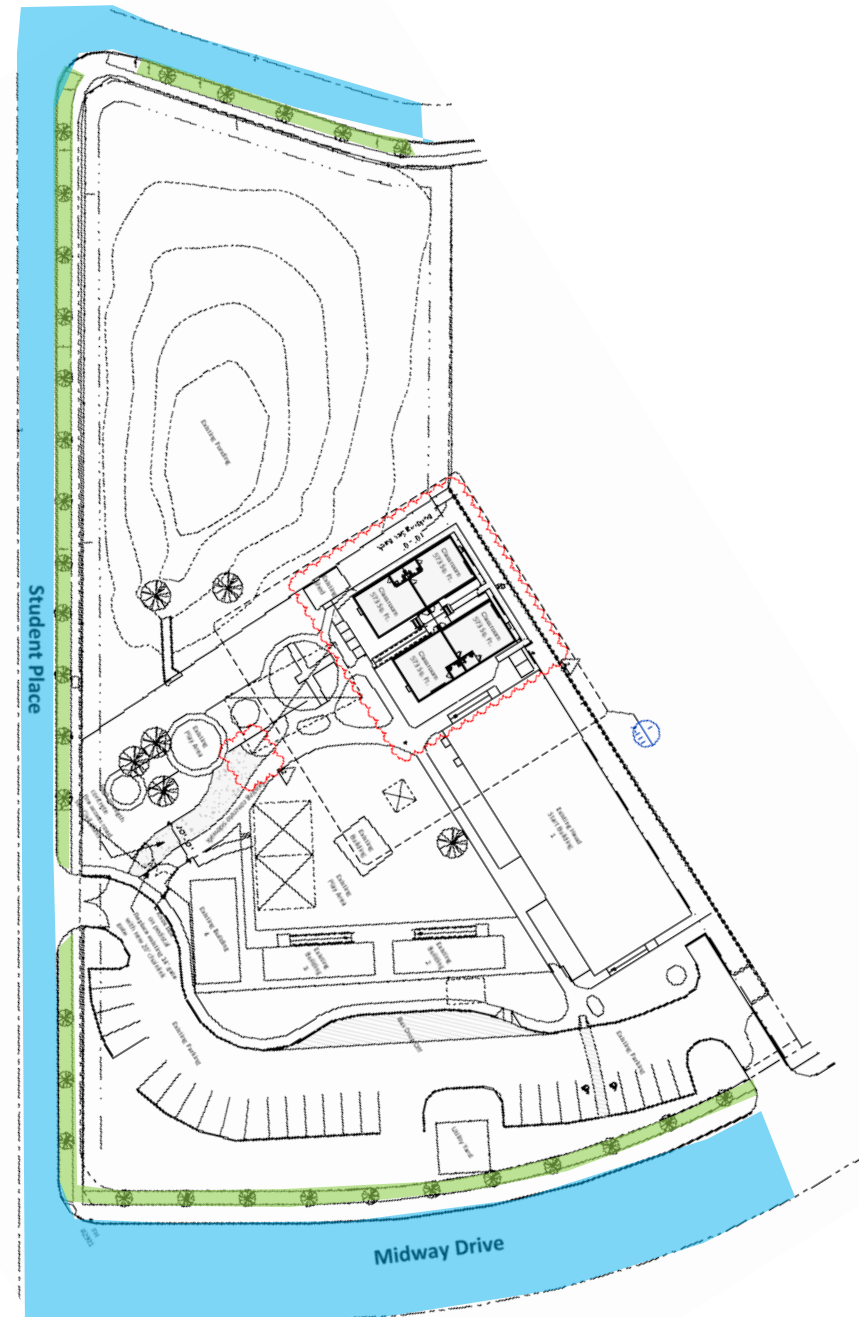


Proposed Conditions

1. *Prior to issuance of certificates of occupancy, the existing fence along Midway Drive shall be relocated to the property line.*
2. *Prior to the issuance of certificates of occupancy, street trees shall be installed along Student Place, Vocational Drive, and Midway Drive, in accordance with Section 18.46.210 Street tree standards.*

Street Tree Plan

- *Thirty-one (31) trees spaced at 30' apart*



Subject Property



Midway Dive & Student Place



Student Place

Surrounding Development



N



W

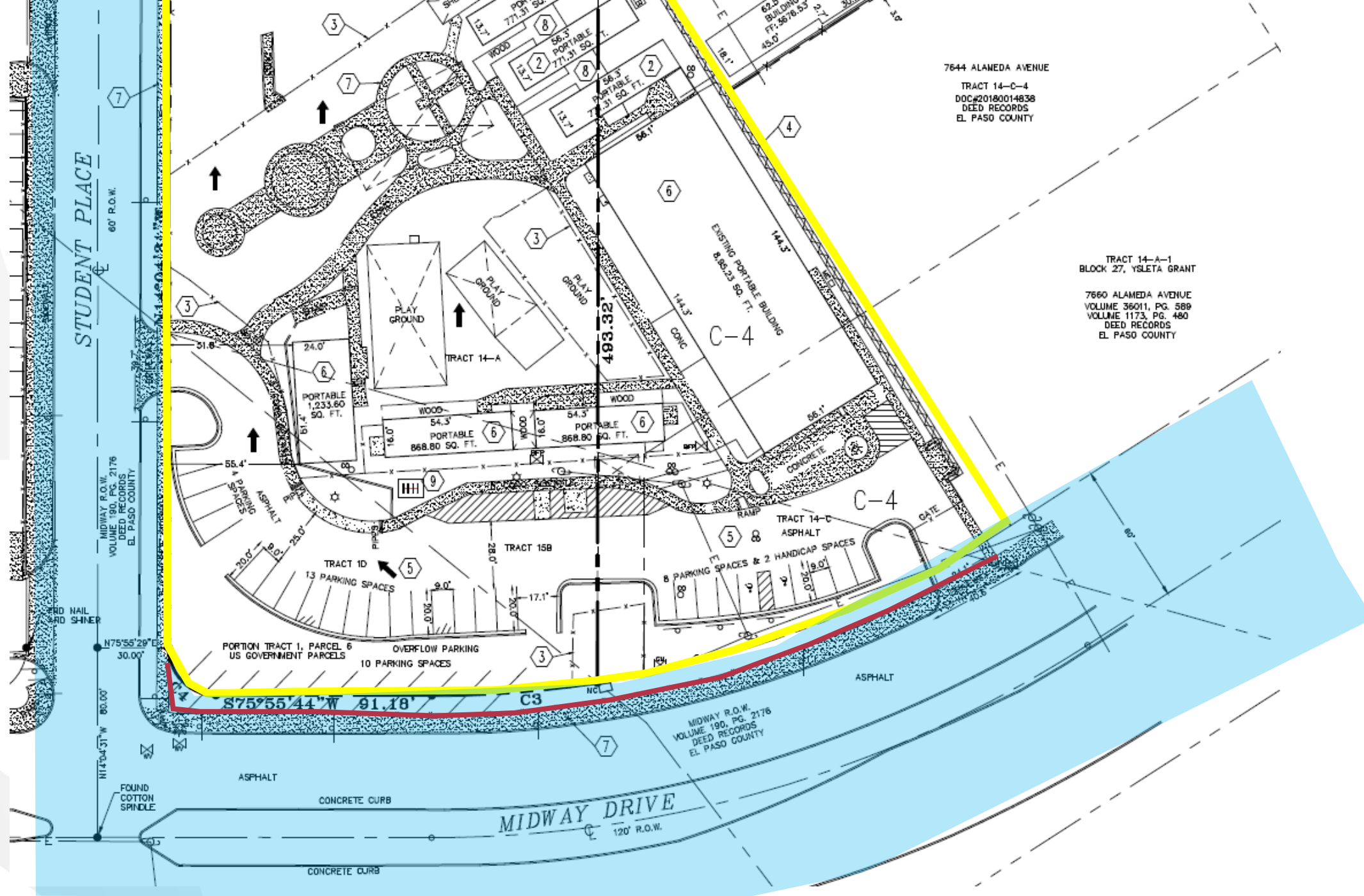
S



Public Input

- Notices were mailed to property owners within 300 feet on November 30, 2021.
- As of April 19, 2022, the Planning Division has received one (1) phone call of inquiry, but no communication in support nor opposition to the 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