

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

AGENDA DATE: March 28, 2023

PUBLIC HEARING DATE: April 25, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

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 changing the zoning of the property described as a portion of Blocks 7, 10, 11, 14, Alleys, Grandview Avenue and closed Streets Highland Park Addition, 1901 Grandview Avenue, City of El Paso, El Paso County, Texas from R-5 (Residential) and C-1/c (Commercial/condition) to S-D/c (Special Development/conditions), Pursuant to Section 20.04.360, imposing conditions, and approving a Detailed Site Development Plan pursuant to Section 20.04.150 and 20.10.360 of the El Paso City Code to allow for a medical office and front, rear, side, and side street yard setback reductions as permitted in the S-D (Special Development) zone district. 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: 1901 Grandview Avenue
Applicant: Physician Reliance, LLC. - PZRZ22-00032

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-5 (Residential) and C-1/c (Commercial/condition) to S-D/c (Special Development/conditions) to allow for a medical office expansion. City Plan Commission recommended 6-0 to approve the proposed rezoning on November 17, 2022. As of March 20, 2023, the Planning Division has not received communication in support or opposition to the 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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS A PORTION OF BLOCKS 7, 10, 11, 14, ALLEYS, GRANDVIEW AVENUE AND CLOSED STREETS HIGHLAND PARK ADDITION, 1901 GRANDVIEW AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) AND C-1/C (COMMERCIAL/CONDITION) TO S-D/C (SPECIAL DEVELOPMENT/CONDITIONS), PURSUANT TO SECTION 20.04.360, IMPOSING CONDITIONS, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR A MEDICAL OFFICE AND FRONT, REAR, SIDE, AND SIDE STREET YARD SETBACK REDUCTIONS AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Physician Reliance, LLC., (Owner) has applied for a rezoning of property from **R-5 (Residential) and C-1/c (Commercial/condition)** to **S-D/c (Special Development/conditions)** per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for front, rear, side, and side street yard setback reductions for an medical office, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.

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

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a portion of Blocks 7, 10, 11, 14, alleys, Grandview Avenue and closed streets Highland Park Addition, 1901 Grandview Avenue, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached **Exhibit "A"**, be changed from **R-5 (Residential) and C-1/c (Commercial/condition)** to **S-D/c (Special Development/conditions)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

ORDINANCE NO. _____

22-1007-3014 | 1220962
1901 Grandview – SD Rezoning/DSDP
JG

Zoning Case No: PZRZ22-00032

2. That the property described above be subject to the following condition which is necessitated by and attributable to the increased density 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. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.

2. That public access along the property adjacent to Laurel Street be dedicated for the provision of sidewalks either by additional right-of-way dedication or through the creation of a public access or right-of-way easement. In addition, owner is responsible for construction of all sidewalks in accordance with City standards..

3. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to request for front, rear, side, and side street yard setback reductions for a medical office as permitted under the **S-D (Special Development)** district regulations of 20.04.150 and 20.10.360.

4. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference for all purposes.

5. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.

6. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

7. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan **Exhibit "B"** within four (4) years from the date hereof.

8. The penalties for violating the standards imposed through this ordinance are found in Section 20.24 of the El Paso City Code.

(Signatures on the following pages)

ORDINANCE NO. _____

22-1007-3014 | 1220962
1901 Grandview – SD Rezoning/DSDP
JG

Zoning Case No: PZRZ22-00032

ADOPTED this _____ day of _____, 2023.

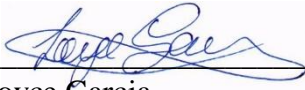
THE CITY OF EL PASO

ATTEST:

Oscar Leeson
Mayor

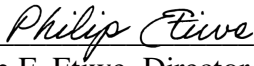
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

By execution hereof, Physician Relinance, LLC. ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D (Special Development)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 21 day of February, 2023

OWNER: Physician Relinance, LLC.

By: [Signature]
Francisco Cueva
(Print name & Title) VP, MRE

ACKNOWLEDGEMENT

New York
THE STATE OF TEXAS)

Ulster
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 21 day of February, 2023, by Francisco Cueva, in his legal capacity on behalf of Physician Relinance, LLC..

My Commission Expires:

February 26, 2027

[Signature]
Notary Public, State of ~~Texas~~ New York

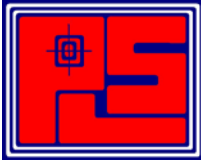
SUSAN J FALKE
Notary Public, State of New York
Reg. 01FAG161797
Qualified in Greene County
Commission Expires February 26, 20 27

Exhibits on the following page

ORDINANCE NO. _____

22-1007-3014 | 1220962
1901 Grandview – SD Rezoning/DSDP
JG

Zoning Case No: PZRZ22-00032



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

Being a portion of blocks 7, 10, 11, 14, alleys, Grandview Avenue and closed streets
Highland Park Addition,
City of El Paso, El Paso County, Texas
April 18, 2022

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Blocks 7, 10, 11, 14, alleys, Grandview Avenue and closed streets Highland Park Addition, 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 city monument disk at the monument line intersection with Cotton St. (70 foot right of way) (10 foot west of centerline) with the monument line of Grandview Avenue (70 foot right of way) (10 foot north of centerline), thence along the monument line of Grandview Avenue, North 90°00'00" West a distance of 838.23 feet to a point, thence leaving said line, North 00°00'48" West a distance of 17.00 feet to a point at the intersection of the northerly right of way of Grandview Avenue and the easterly right of way of Laurel Street (60 foot right of way) and the **"TRUE POINT OF BEGINNING"**.

Thence along said Laurel Street right of way, **North 00°00'00" East** a distance of **8.00 feet** to a found "X" on sidewalk;

Thence continuing along said right of way, **North 03°14'25" West** a distance of **475.24 feet** to a found "X" on sidewalk ;

Thence, 155.08 feet along the arc of a curve to the left which has a **radius** of **224.74 feet**, a **central angle** of **39°32'10"**, a tangent of 80.77 feet, and a **chord** which bears **North 23°00'30" West** a distance of **152.02 feet** to a point, from which a found city monument disk at the centerline p.c. of a curve on Curie Drive, opposite Lot 1, Block 4, Medical Center Plaza, bears South 75°50'40" West a distance of 113.44 feet;

Thence, **North 42°48'35" West** a distance of **18.68 feet** to a point, from which a found city monument disk at the centerline P.C. of a curve in Curie Dr. bears South 75°50'40" West a distance of 113.44 feet;

Thence leaving said right of way, **North 00°00'00" East** a distance of **25.73 feet** to a point at the east right of way of Curie Dr.;

Thence, 93.65 feet along the arc of a curve to the left which has a **radius** of **270.44 feet**, a **central angle** of **19°50'29"**, a tangent of 47.30 feet, and a **chord** which bears **North 26°54'33" East** a distance of **93.19 feet** to a point;

Thence, **South 00°00'00" West** a distance of **108.44 feet** to a point;

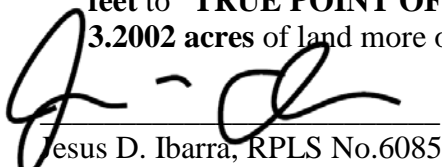
Thence, **North 90°00'00" East** a distance of **198.40 feet** to a point;

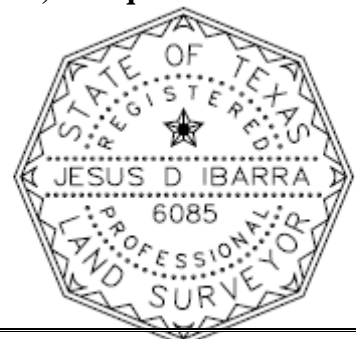
Thence, **South 00°00'00" East** a distance of **317.10 feet** to a point;

Thence, **North 90°00'00" East** a distance of **101.60 feet** to a found 5/8" rebar on rock wall at the westerly right of way of Atlanta Avenue (70 foot right of way);

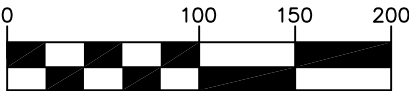
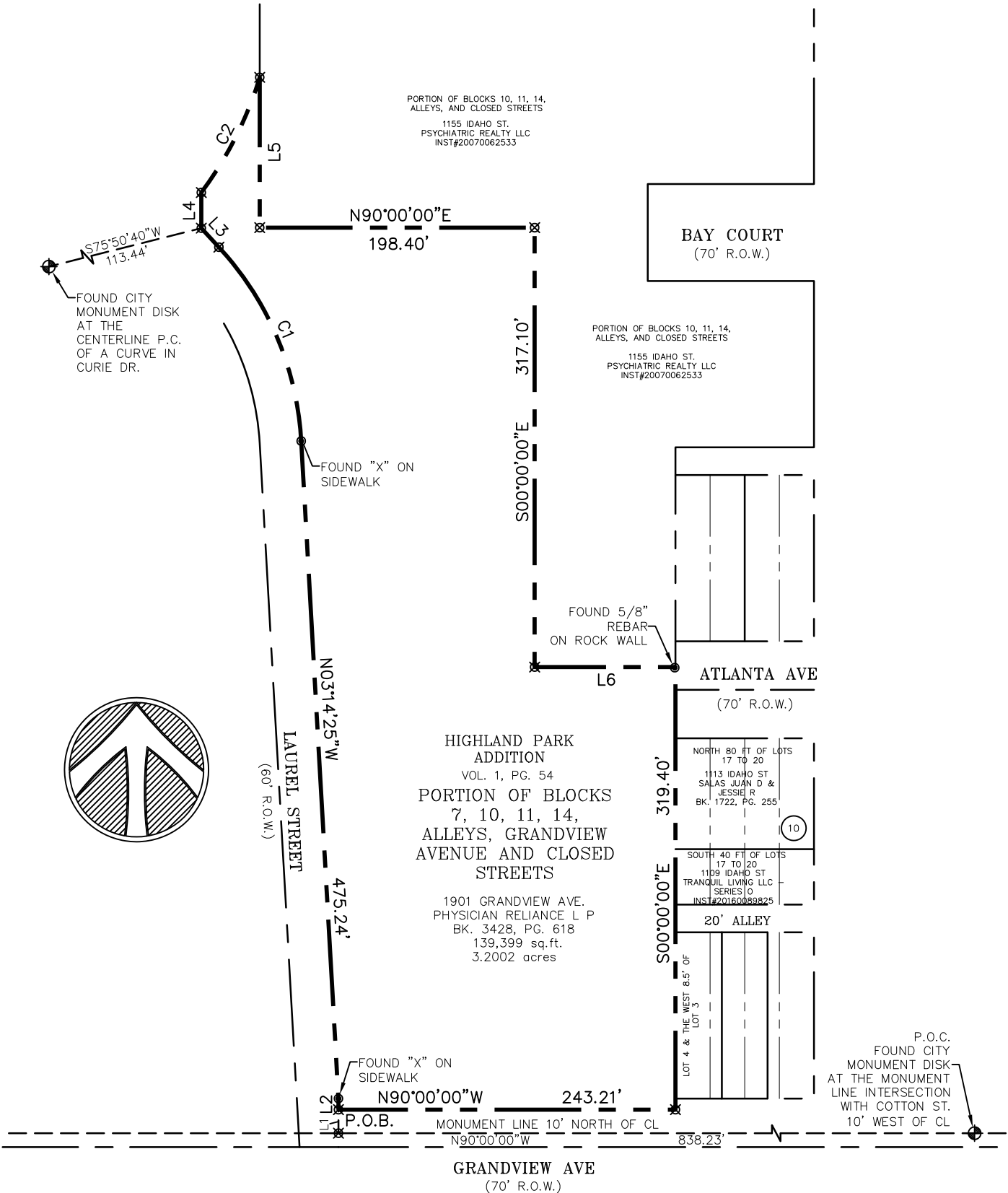
Thence, **South 00°00'00" East** a distance of **319.40 feet** to a point at the northerly right of way of Grandview Avenue;

Thence continuing along said right of way, **North 90°00'00" West** a distance of **243.21 feet** to **"TRUE POINT OF BEGINNING"** and containing in all **139,399 square feet** or **3.2002 acres** of land more or less.


Jesus D. Ibarra, RPLS No.6085
April 19, 2022



REZONING



NOTES:

1"= 100'

1. BEARING BASIS IS RECORD AS PER METES AND BOUNDS EXHIBIT MADE PART OF WARRANTY DEED RECORDED IN BOOK 3428, PAGE 618, EL PASO COUNTY DEED RECORDS AND REFERENCE BY FOUND CITY MONUMENTS SHOWN HEREIN
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.



CERTIFICATION

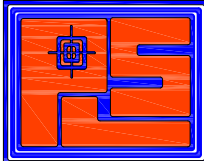
I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. A ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

4-18-2022

JESUS D. IBARRA RPLS#6085, FIRM#10194184

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	224.74	155.08	152.02	N23°00'30"W	39°32'10"
C2	270.44	93.65	93.19	N26°54'33"E	19°50'29"

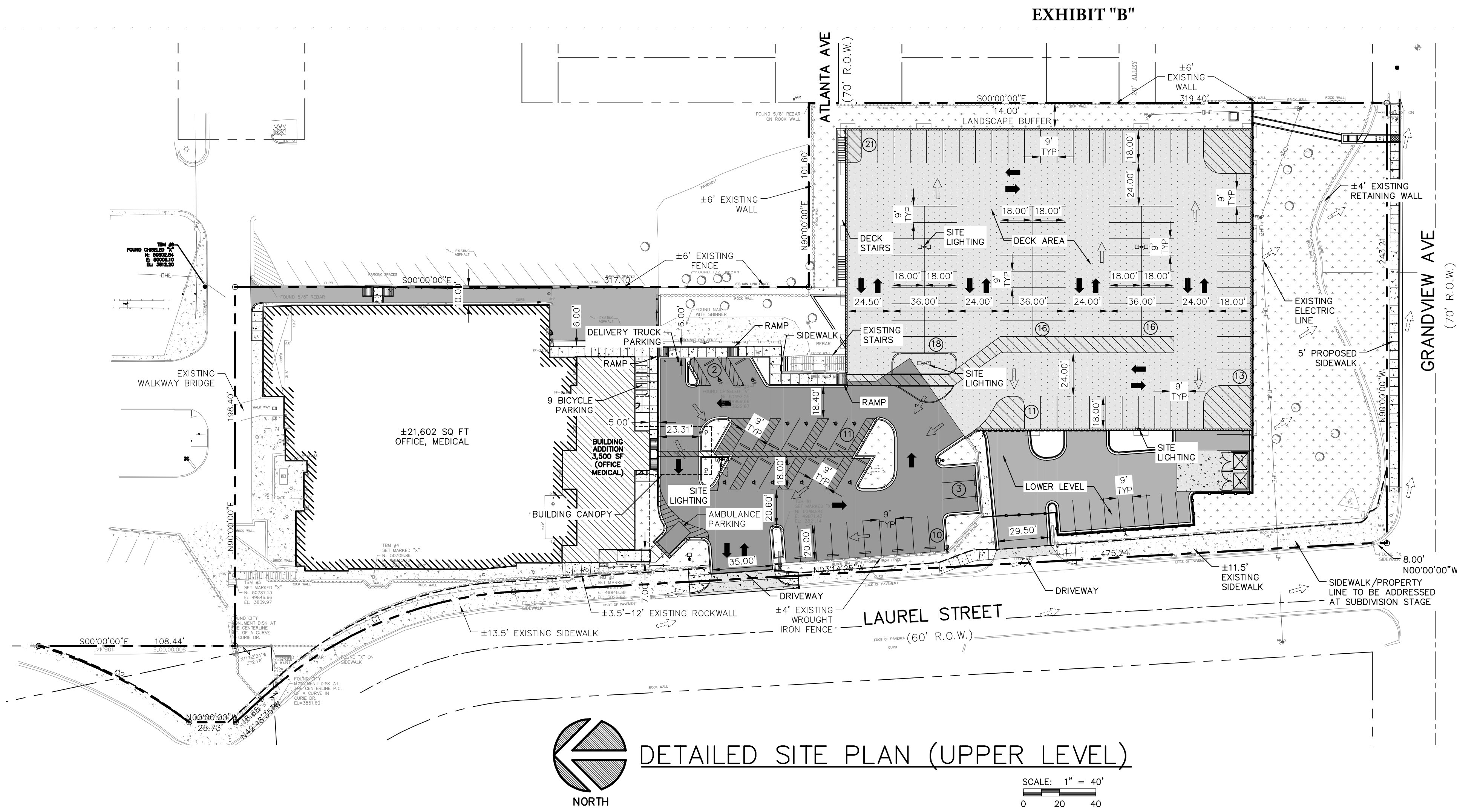
LINE TABLE		
LINE	LENGTH	BEARING
L1	17.00	N00°00'48"W
L2	8.00	N00°00'00"W
L3	18.68	N42°46'53"W
L4	25.73	N00°00'00"W
L5	108.44	S00°00'00"E
L6	101.60	N90°00'00"E



PRECISION LAND SURVEYORS
1041 VALLE DE ORO DR.
EL PASO, TEXAS 79927
(915)222-5227 - (575)640-0474

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Feb 28, 2023 4:37pm blucero C:\Users\blucero\OneDrive\Quantum\Documents\Quantum\Active Drawings\2019 USON TX Grandview Expansion\Civil\Resizing Exhibit\C-1 - DETAILED SITE PLAN (REV-22-10-18).dwg



SITE DATA TABLE		
BUILDING		
EXPANSION SQ. FT.	3,500 SQ. FT.	
TOTAL BUILDING SQ. FT.	41,175 SQ. FT.	
ZONING		
CURRENT ZONING	R5	
PROPOSED ZONING	SPECIAL DEVELOPMENT SD	
BUILDING SETBACKS (SD)	REQUIRED	REQUESTED
FRONT YARD (MIN)	20	0
REAR YARD (MIN)	10	0
SIDE YARD (MIN)	10	0
SIDE STREET YARD (MIN)	10	0
PARKING CALCULATIONS (OFFICE, MEDICAL)		
REQUIRED MIN - 1/288 SF GFA	143 PARKING SPACES	
REQUIRED MAX - 1/200 SF GFA	206 PARKING SPACES	
UPPER LEVEL (PATIENT PARKING)	121 PARKING SPACES	
LOWER LEVEL (EMPLOYEE PARKING)	92 PARKING SPACES	
ADA SPACES REQUIRED	7 PARKING SPACES	
ADA SPACES PROVIDED	13 PARKING SPACES	
TOTAL PARKING SPACES PROVIDED	213 PARKING SPACES	
PARKING SPACES DIMENSION	9' D X 18' W (TYP)	
BICYCLE PARKING SPACES REQUIRED	9 SPACES	
BICYCLE PARKING SPACES PROVIDED	9 SPACES	

LANDSCAPE ORDINANCE ADDITION REQUIREMENTS	
LANDSCAPEABLE AREA REQUIRED: 3950*15	593 SQ. FT.
TOTAL LANDSCAPE AREA PROPOSED IN	27,109 SQ. FT.
LANDSCAPEABLE AREA:	
LANDSCAPE UNITS REQUIRED: 593SQ.FT./1000=6	1
PARKING CANOPY TREES 61/10	7
FRONTAGE TREES:	N/A
STREET TREES	N/A
PROJECT TREES (REQUIRED 1)	4
FRONTAGE TREES	N/A
PARKING CANOPY TREES (REQUIRED 7)	7
STREET TREES	N/A
5 GALLON PLANTS (REQUIRED 45)	171
1 GALLON PLANTS (REQUIRED 0)	0

LEGAL DESCRIPTION:	
BEING A PORTION OF BLOCKS 7, 10, 11, 14, ALLEYS, GRANDVIEW AVENUE AND CLOSED STREETS, HIGHLAND PARK ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.	
TOTAL CONTAINING: 3.2002 ACRES	

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	224.74	155.08	152.02	N23°00'30"W
C2	270.44	93.65	93.19	N26°54'33"E

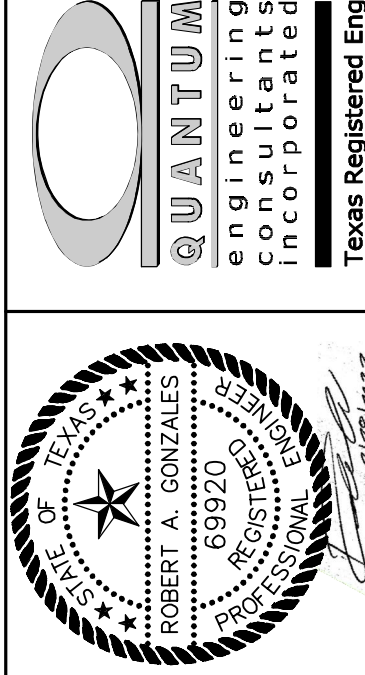
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
Feb-28-2023

DATE

APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

THE SEA, APPEARING ON THIS DOCUMENT WAS
ROBERT A. GONZALES, P.E. 68920
ATTENDING TO THE RESPONSIBILITY OF THE ENGINEER
PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER
THE TEXAS ENGINEERING PRACTICE ACT



QUANTUM
720 Arizona Avenue
El Paso, TX 79902
P 915.532.7272
F 915.532.7373
quantum-engineering.com
Texas Registered Engineering Firm F-005146

SCALE:
Horizontal: AS SHOWN
Vertical: Contour Interval:
DATE: NOVEMBER 2022
DESIGN BY: E.B.
CHECK BY: C.A.G.
APPROVED BY: R.A.G.
JOB NO.: 2749125

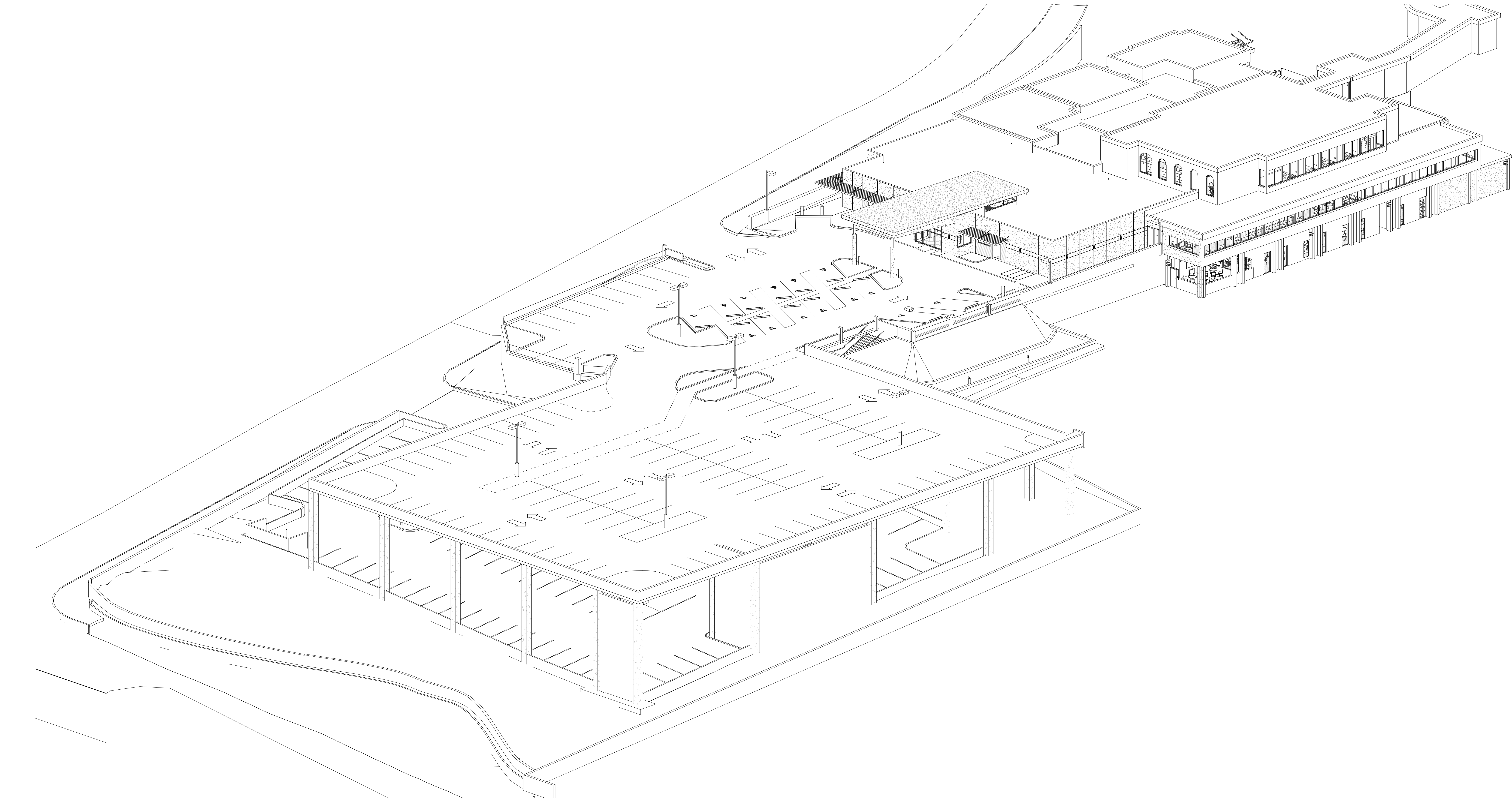
PROJECT TITLE
TEXAS ONCOLOGY
GRANDVIEW CANCER CENTER
1901 GRANDVIEW AVE
EL PASO, TEXAS

SHEET TITLE

DETAILED SITE PLAN

SHEET NO.

C-1



1
A002

EXTERIOR AXO - SOUTHEAST (FOR REFERENCE ONLY)

SCALE:

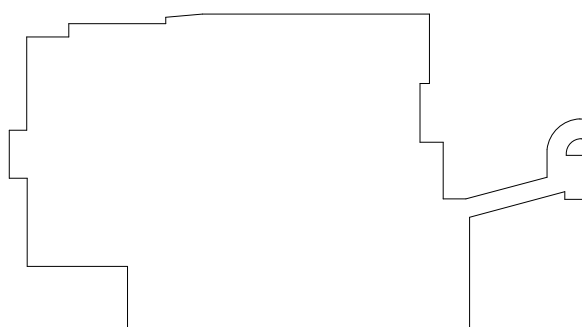


RS&H, Inc.
4835 LBJ Freeway Suite 800
Dallas, TX 75244
Phone:(469)857-7721 Fax:(214)292-8555
www.rsandh.com

**Texas Registration Nos. BR751 *
F-3401**

**TEXAS ONCOLOGY
GRANDVIEW CANCER
CENTER EXPANSION**

**1901 Grandview Ave.
El Paso, TX 79902**



THESE DRAWINGS ARE NOT APPROVED
UNLESS SIGNED AND SEALED BELOW.

03/22/2021		
REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDENDUM 01	03/31/2021

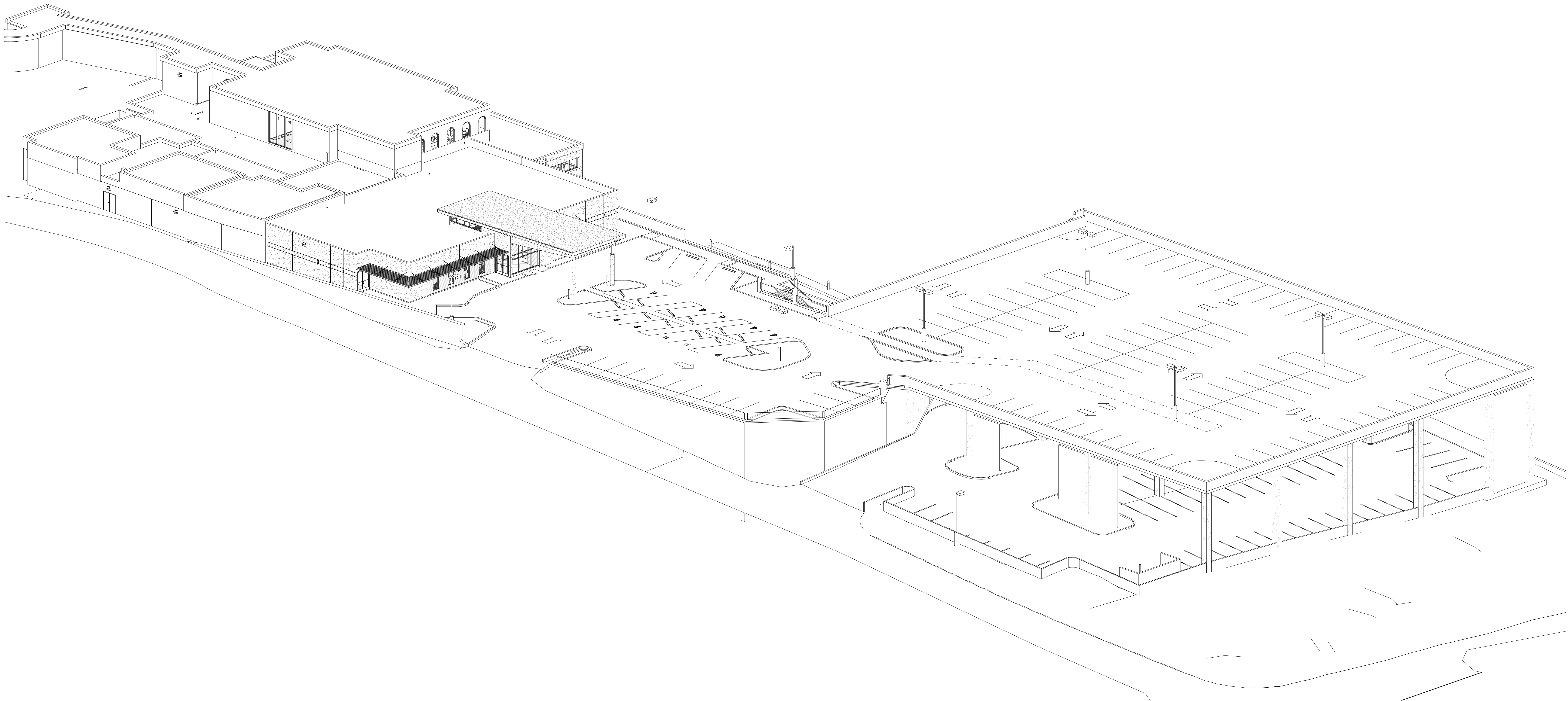
DATE ISSUED: 03/22/2021
REVIEWED BY: NE
DRAWN BY: BNP
DESIGNED BY: BNP

**AEP PROJECT NUMBER
527-0336-080**

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SHEET TITLE

**EXTERIOR SITE
PERSPECTIVE**

**SHEET NUMBER
A002**



1
A003
SCALE: EXTERIOR AXO - SOUTHWEST (FOR REFERENCE ONLY)

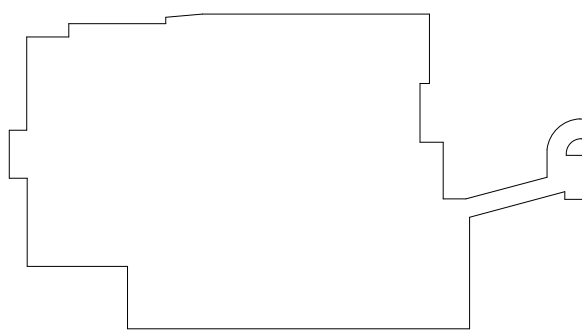


RS&H, Inc.
4835 LBJ Freeway Suite 800
Dallas, TX 75244
Phone:(469)857-7721 Fax:(214)292-8555
www.rsandh.com

**Texas Registration Nos. BR751 *
F-3401**

**TEXAS ONCOLOGY
GRANDVIEW CANCER
CENTER EXPANSION**

**1901 Grandview Ave.
El Paso, TX 79902**



THESE DRAWINGS ARE NOT APPROVED
UNLESS SIGNED AND SEALED BELOW.

03/22/2021		
REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDENDUM 01	03/31/2021

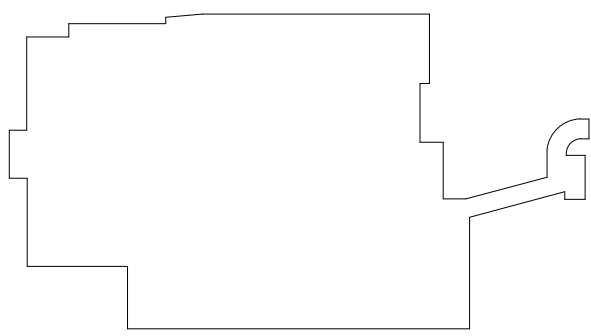
DATE ISSUED: 03/22/2021
REVIEWED BY: NE
DRAWN BY: BNP
DESIGNED BY: BNP

**AEP PROJECT NUMBER
527-0336-080**

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SHEET TITLE

**EXTERIOR SITE
PERSPECTIVE**

**SHEET NUMBER
A003**



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03/22/2021

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDENDUM 01	03/31/2021
6	RFP 002	12/06/2021
7	CITY COMMENTS	11/09/2022

DATE ISSUED: 03/22/2021
REVIEWED BY: NE
DRAWN BY: CH
DESIGNED BY: CH

**AEP PROJECT NUMBER
527-0336-080**

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SHEET TITLE

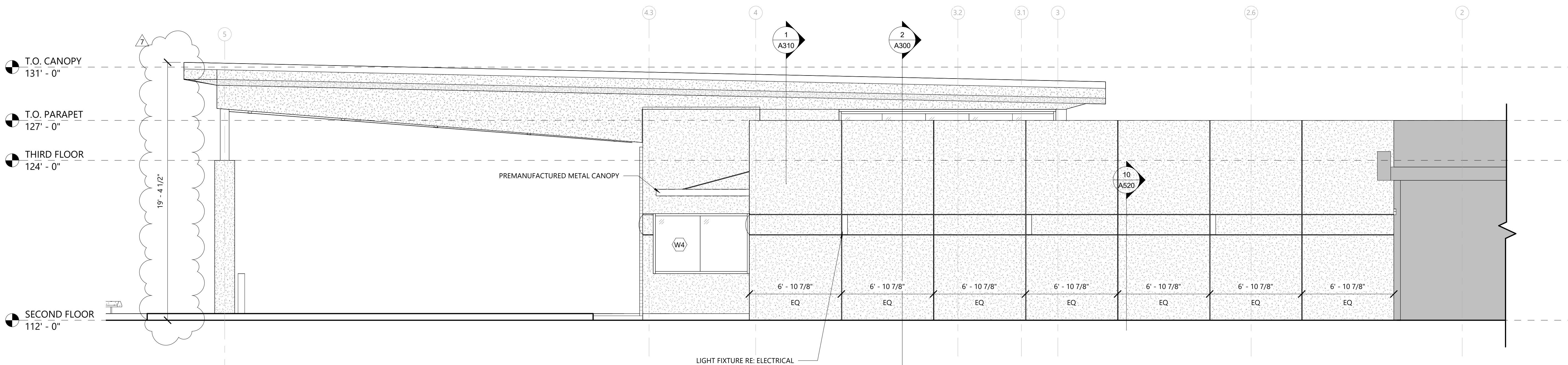
**EXTERIOR
ELEVATIONS**

**SHEET NUMBER
A200**



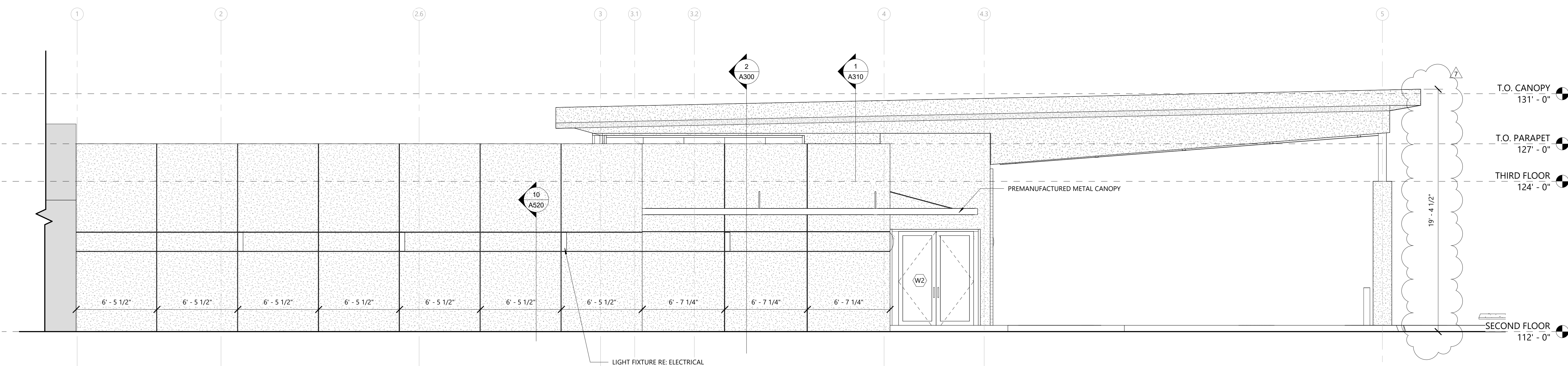
1 EXTERIOR ELEVATION - WEST

SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

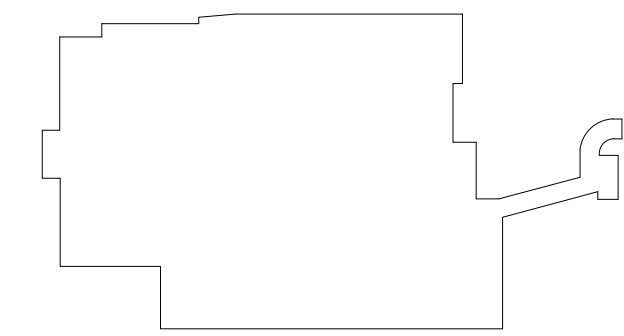


3 EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING:**
NO NEW CONSTRUCTION
NEW PAINT: T.B.S.
- STUCCO:**
MATERIAL: STUCCO
MANUFACTURER: TO MATCH EXISTING
FINISH: PAINT
COLOR: T.B.S.
- FIBER CEMENT:**
MATERIAL: FIBER CEMENT
MANUFACTURER: NICHHA
FINISH: PRE-FINISHED
COLOR: CEDAR
- GLAZING:**
MATERIAL: GLASS
MANUFACTURER: TO MATCH EXISTING
DOUBLE PANE LOW-E
- CEILING:**
MATERIAL: WOOD CEILING - EXTERIOR
MANUFACTURER: 9-WOOD
FINISH: 2316-2
COLOR: WALNUT



THESE DRAWINGS ARE NOT APPROVED
UNLESS SIGNED AND SEALED BELOW.

REVISIONS		
NO.	DESCRIPTION	DATE
2	PERMIT COMMENTS	05/05/2021
7	CITY COMMENTS	11/09/2022

DATE ISSUED: 03/22/2021
REVIEWED BY: NE
DRAWN BY: BNP
DESIGNED BY: NE

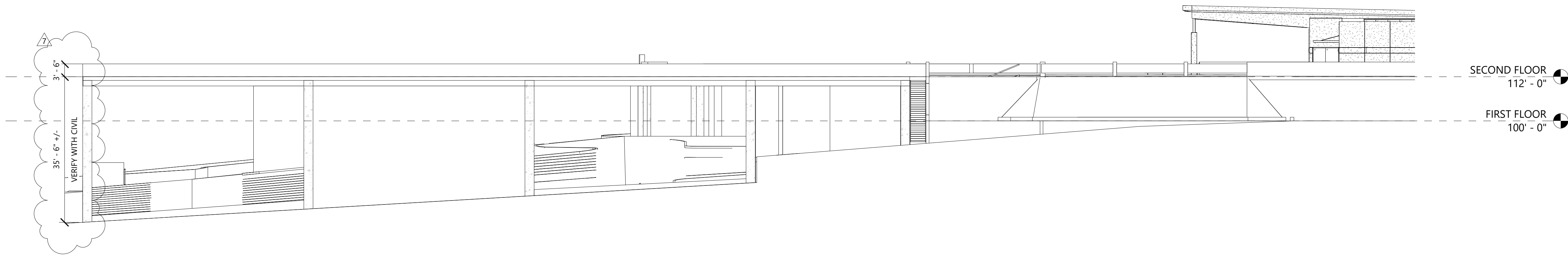
AEP PROJECT NUMBER
527-0336-080

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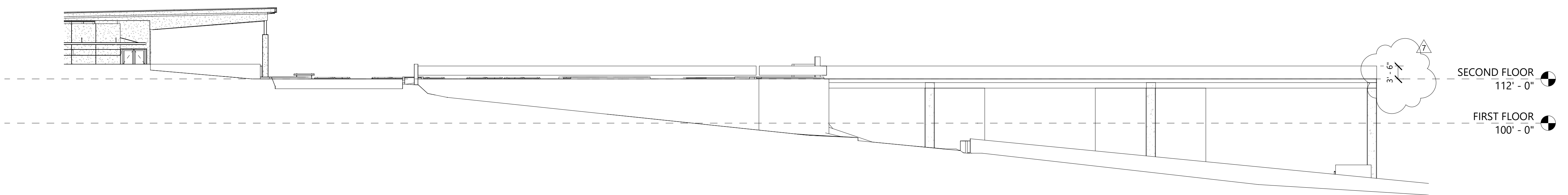
PARKING DECK
ELEVATIONS &
DUMPSTER
ENCLOSURE
DETAILS

SHEET NUMBER

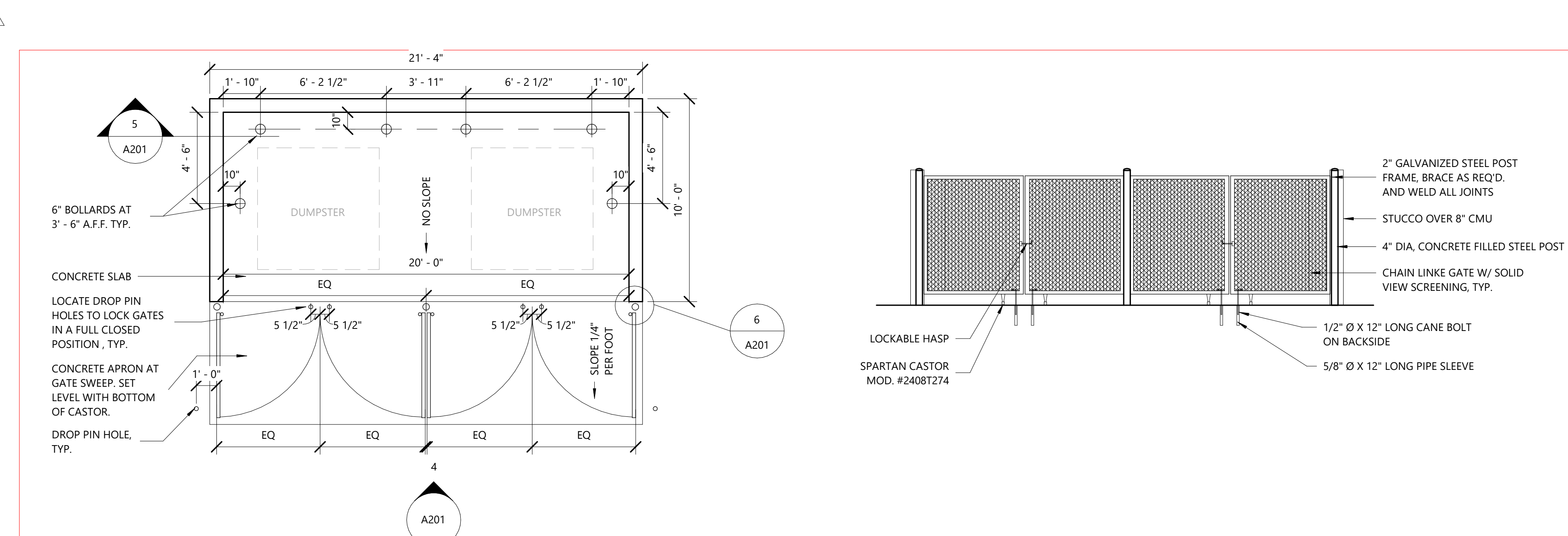
A201



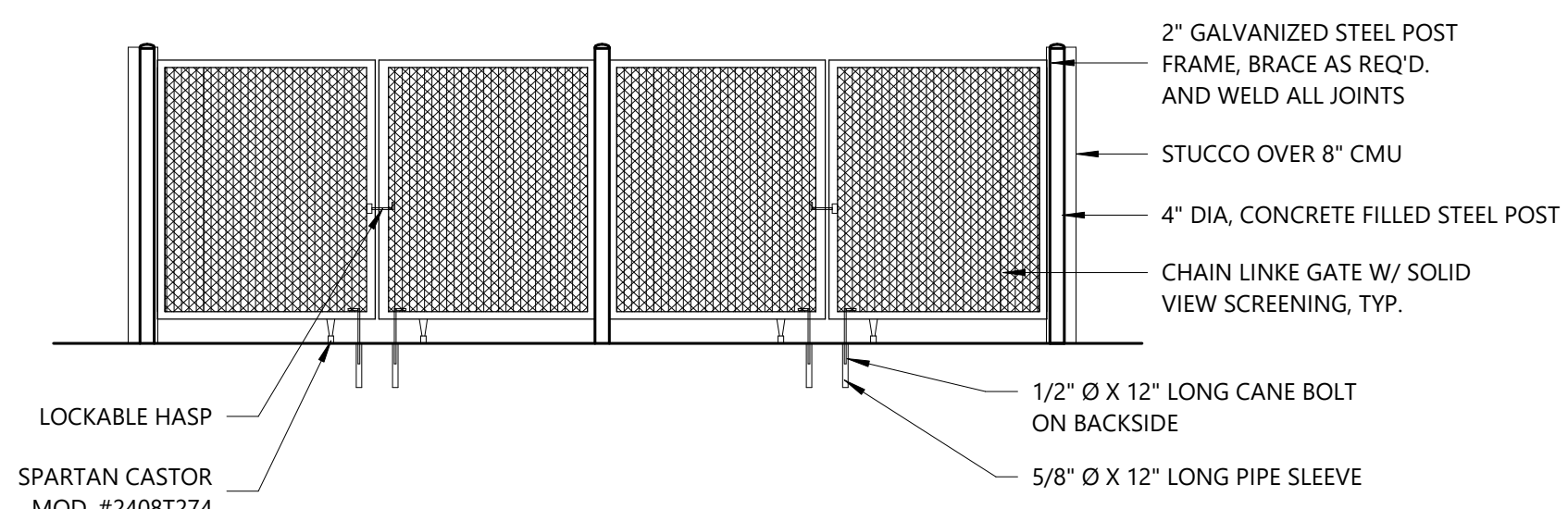
1 PARKING DECK ELEVATION - NORTH
A201 SCALE: 1/16" = 1'-0"



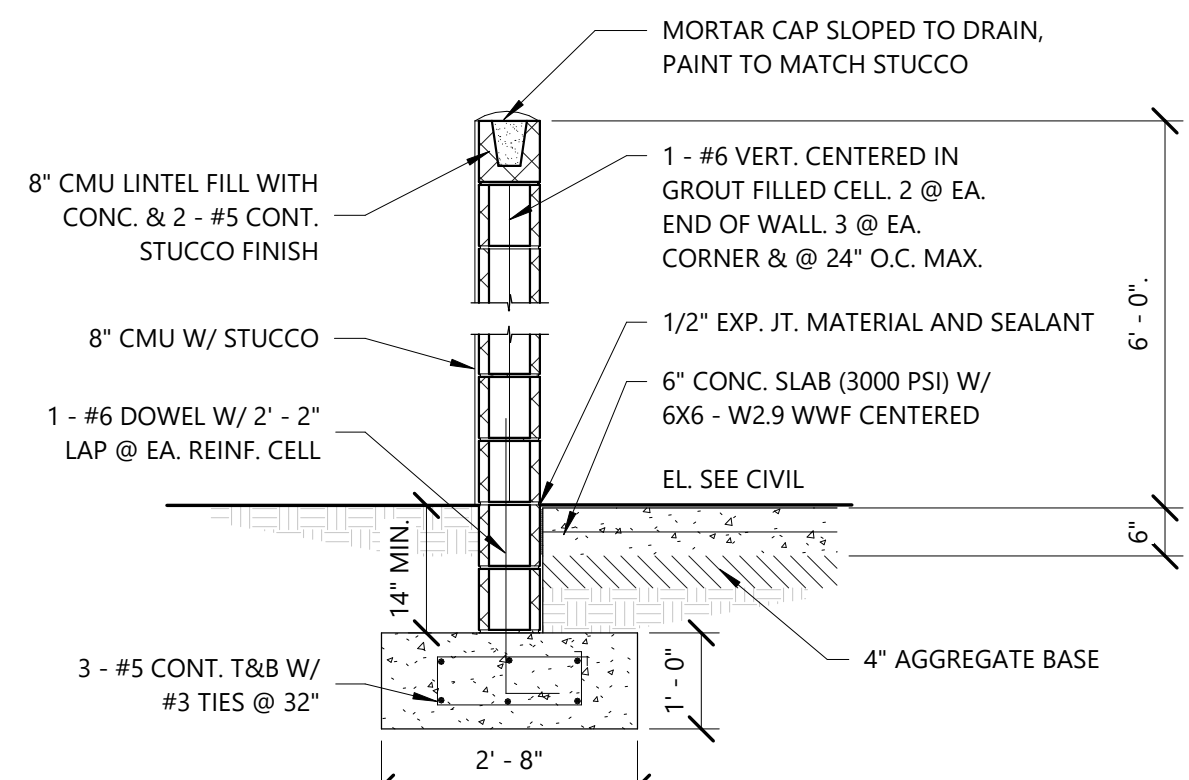
2 PARKING DECK ELEVATION - SOUTH
A201 SCALE: 1/16" = 1'-0"



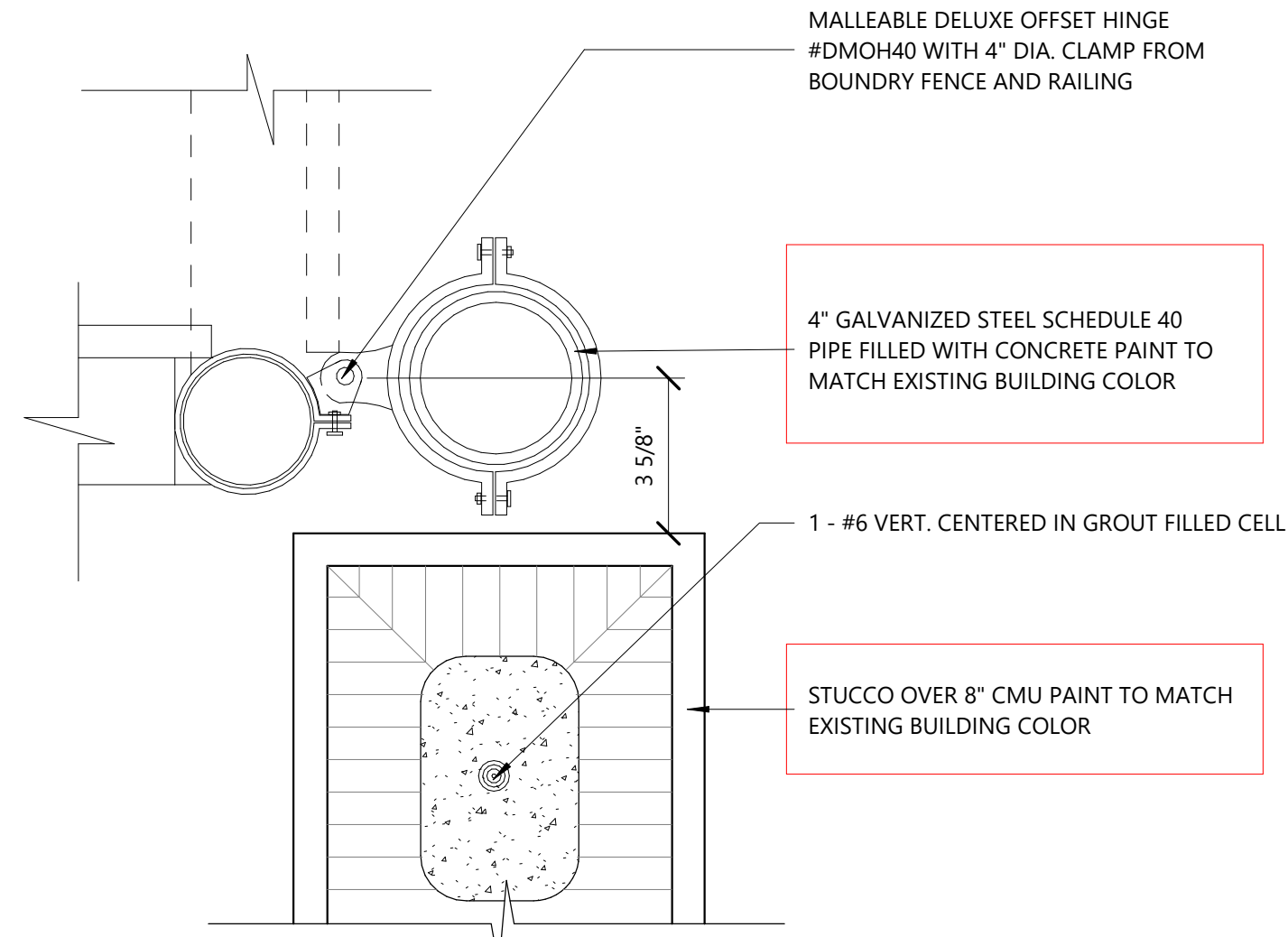
3 DUMPSTER ENCLOSURE - ENLARGED PLAN
A201 SCALE: 1/4" = 1'-0"



4 DUMPSTER ENCLOSURE - ELEVATION
A201 SCALE: 1/4" = 1'-0"



5 DUMPSTER ENCLOSURE - WALL SECTION
A201 SCALE: 1/2" = 1'-0"



6 DUMPSTER ENCLOSURE - GATE DETAIL
A201 SCALE: 3" = 1'-0"

1901 Grandview Avenue

City Plan Commission — November 17, 2022 **(REVISED)**



CASE NUMBER: PZRZ22-00032
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: Physician Reliance, LLC
REPRESENTATIVE: Robert Gonzalez
LOCATION: 1901 Grandview Ave. (District 8)
PROPERTY AREA: 3.20 acres
REQUEST: Rezone from R-5 (Residential) and C-1 (Commercial) to S-D (Special Development) and approval of a Detailed Site Development Plan with front, rear, side, and side street setback reductions
RELATED APPLICATIONS: SUSU22-00109 Highland Park Replat A
PUBLIC INPUT: None received as of November 10, 2022

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-5 (Residential) and C-1 (Commercial) to S-D (Special Development) and approval of a Detailed Site Development Plan with reductions to front, rear, side, and side street yard setbacks to allow a medical office expansion.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request and Detailed Site Development Plan with reduction to front, rear, side, and side street yard setbacks as the proposed rezoning is in keeping with the policies of the **G-2, Traditional Neighborhood (Walkable)** Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The conditions are the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
2. *That public access along the property adjacent to Laurel Street be dedicated for the provision of sidewalks either by additional right-of-way dedication or through the creation of a public access or right-of-way easement. In addition, owner is responsible for construction of all sidewalks in accordance with City standards.*

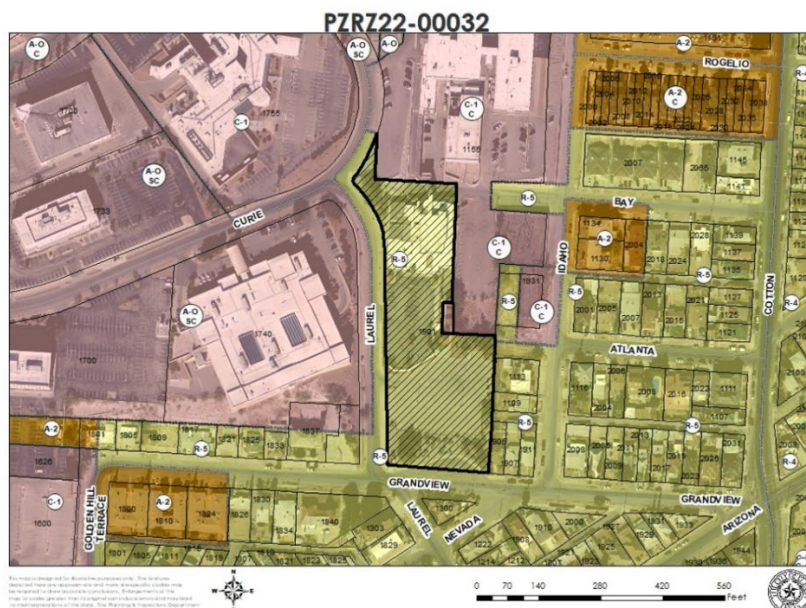


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from R-5 (Residential) and C-1 (Commercial) to S-D (Special Development) and approval of a Detailed Site Development Plan with reductions to front, rear, side, and side street yard setbacks to allow expansion of an existing medical office. The property consists of 3.20 acres. The detailed site development plan shows the existing 37,675 square-foot medical office building with a new 3,500 square-foot addition to the existing medical building and a new upper level parking structure addition. The applicant is also requesting the following reductions: from the minimum required 20-foot front yard setback to zero foot, from the minimum required 10-foot rear yard setback to 0 foot, from the minimum required 10-foot side yard setback to 0 foot, and from the minimum required 10-foot side street yard setback to 0 foot as shown in the table below. The required maximum parking for the existing medical office and new addition building is 206 parking spaces and the detailed site development plan shows 213 spaces. The minimum bicycle parking requirement for the new development is three (3) bicycle spaces – the applicant is providing nine (9) spaces. In addition, the proposed development demonstrates compliance with the minimum landscape requirements of El Paso City Code Title 18.46, which requires at least one (1) additional parking lot tree for every five (5) parking spaces in excess of the maximum parking requirements. Access to the subject property is provided from Grandview Avenue and Laurel Street.

Minimum Density/Setback: S-D zone district	Required	Proposed
District area	1 acre	No change
Lot Area	N/A	N/A
Lot Width	N/A	N/A
Lot Depth	N/A	N/A
Front yard setback	20 feet	0 feet
Rear yard setback	10 feet	0 feet
Side yard setback	10 feet between structures	0 feet
Side street yard setback	10 feet	0 feet
Cumulative front & rear yard setback	N/A	N/A

PREVIOUS CASE HISTORY: Ordinance No. 018977 approved by City Council September 3, 2019, a rezoned portion of the subject property from R-5 (Residential) to C-1 (Commercial) to allow for medical offices with the following condition:

That a 10' landscaped buffer with high-profile native of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.

Note: Condition is not applicable due to applicable property not adjacent to residential zoned property.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The subject property is proposed to be developed into a medical office development and meets the established character of the neighborhood surrounding the subject property. The proposed zoning district is consistent with the surrounding C-1 (Commercial) zone district to the north and east consisting of medical offices, A-O (Apartment/Office) zone district to the west consisting of a hospital, and R-5 (Residential) zone district to the east and south consisting of single-family dwellings. The closest school is Armendariz Middle School located 0.18 miles and the closest park is Tom Lea Lower Park located 0.78 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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</p>	<p>Yes. The subject property is proposed to be developed into office development, which is in character with the future land use designation of <i>Plan El Paso</i>.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
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>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>S-D (Special Development) District:</u> The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	Yes. The proposed S-D (Special Development) zone district will provide for the integration of medical offices and single-family dwellings with adjacent R-5 (Residential), A-O (Apartment/Office), and C-1 (Commercial) zoning districts in an older area.
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.	Yes. Proposed development will have access to the existing Grandview Avenue and Laurel Street which are designated as local streets, respectively as per El Paso's Major Thoroughfare Plan (MTP). The classification of these roads is appropriate for the proposed development.
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.	The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community. The proposed development will be compatible with development immediately surrounding the subject property.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Stability: Whether the area is stable or in transition.	The area is stable and the proposed development is compatible with R-5 (Residential), A-O (Apartment/Office), and C-1 (Commercial) zone districts and uses of the surrounding properties.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is within an older, stable area of the city. The established neighborhood is comprised of hospitals, medical offices, and single-family homes. Adjacent property to the north was rezoned to C-1 (Commercial) in 2019. Recently, there was a rezoning from R-5 (Residential) to A-O (Apartment/Office) at 1837 Grandview.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access to Laurel Street and Grandview Avenue which are designated as local streets, respectively, as per El Paso's MTP. Grandview Avenue connects to Arizona Avenue and Cotton Street to the east designated as minor and major arterials and located 0.12 miles. Additionally, Murchison Avenue to the north is major arterial located 0.14 miles. The classification of these roads is appropriate for the proposed development. The existing infrastructure and services are adequate to serve the proposed redevelopment. Sidewalks are consistently present near the subject property. The closest bus stop is Curie Drive located 0.04 miles.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property lies within the boundaries of El Paso Central Business Association, Sunrise Civic Group, Golden Hills Neighborhood Association, and Central El Paso Community Organization which were notified of the rezoning application. Public notices were mailed to property owners within 300 feet of the subject property on November 3, 2022. As of November 10, 2022, the Planning Division has not received any communication in support or opposition to the request from the public.

RELATED APPLICATIONS: SUSU22-00109 Highland Park Replat A - the applicant is proposing to resubdivide the subject property into a 3.2-acre site, to combine an abutting lot and to dedicate an access easement.

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. Detailed Site Development Plan
3. Elevations
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

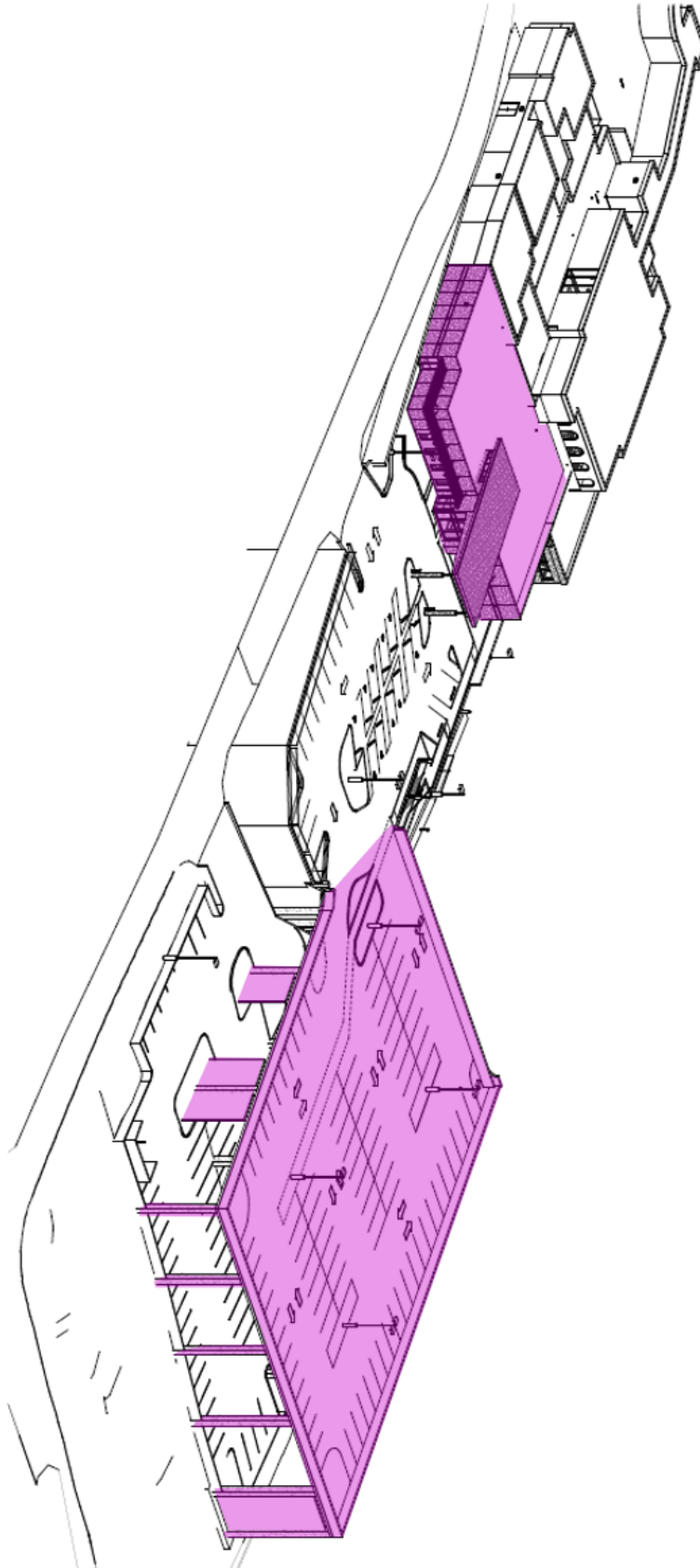


PZR22-00032

[illegible]

Pink – New Addition

[illegible]



Pink – New Addition

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request and Detailed Site Development Plan with reduction to front, rear, side, and side street yard setbacks as the proposed rezoning is in keeping with the policies of the G-3 Post-War Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The conditions are the following:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
2. That public access along the property adjacent to Laurel Street be dedicated for the provision of sidewalks either by additional right-of-way dedication or through the creation of a public access or right-of-way easement. In addition, owner is responsible for construction of all sidewalks in accordance with City standards.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed rezoning and detailed site development plan.

Note: At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

No objections to rezoning and detailed site development plan.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

No comments received.

Sun Metro

No comments received.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends along the northside of Grandview Ave. approximately 19 feet south of the northern right-of-way. This main is available for service.

There is an existing 12-inch diameter water main that extends along the northside of Curie Dr. approximately 20 feet south of the northern right-of-way. This main is available for service.

There is an existing 6-inch water main that extends a long Atlanta Ave. This main dead-ends approximately 95-feet west of Idaho St. This main is available for service.

EPWater records indicate a 1-inch active yard meter, 6-inch fire line connections and a 2-inch domestic service and a serving the subject property. The addresses for these services are 1901 Grandview Ave., 1900 Bay Ct. and

Previous water pressure from fire hydrant # 4380 located on Curie Dr., 350 west of Laurel St., has yielded a static pressure of 122 psi, a residual pressure of 110 psi, and a discharge of 919 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 sewer main that extends along the north side of Grandview Ave. approximately 29.5 feet south of the northern right-of-way. This main is available for service.

There is an existing 8-inch diameter sewer main that extends along the east side of Laurel St. approximately 25 feet west of the eastern right-of-way, that does bisect the northern part of the property. This main is available for service.

There is an existing 6-inch sanitary sewer main along the centerline of the alley between Atlanta Ave. and Grandview Ave. This main is available for service

General:

EPWater requires a new service application to provide additional 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 Engineering

Comments were provided for this property under Highland Park, Replat “A” and also under Texas Oncology.

The developer may be responsible for the additional stormwater runoff generated by this development, and must ensure that the historic runoff volume, peak and duration are maintained.

There are no other objections to their rezoning proposal.

El Paso County 911 District

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

El Paso County Water Improvement District #1

The item is not within the boundaries of EPCWID1.

ATTACHMENT 4

