

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

AGENDA DATE: February 27, 2024
PUBLIC HEARING DATE: March 26, 2024

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

DISTRICT(S) AFFECTED: District 7

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 Lot 55 Rangers Rest No. 2 and a portion of Tract 3L, Block 55, Ysleta Grant Survey, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) and R-4 (Residential) to A-O (Apartment/Office). 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: 1165 Ranger Street

Applicant: Elton John Valentin Colon and Cristina Flores Parada, PZRZ23-00027

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-F (Ranch and Farm) and R-4 (Residential) to A-O (Apartment/Office) to allow for a proposed martial arts studio. City Plan Commission recommended 8-0 to approve the proposed rezoning on November 30, 2023. As of February 12, 2024, the Planning Division has received a phone call in 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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 55 RANGERS REST NO. 2 AND A PORTION OF TRACT 3L, BLOCK 55, YSLETA GRANT SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND R-4 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE). 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, the zoning of Lot 55, Rangers Rest No. 2 and a portion of Tract 3L, Block 55, Ysleta Grant Survey, 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 R-4 (Residential) to A-O (Apartment/Office), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

ADOPTED this _____ day of _____, 2024.

THE CITY OF EL PASO

Oscar Leaser, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

HQ2023-1947-P&I | TRAN#508291
Rezoning Ordinance Full Lot No Conditions
RTA

CASE: PZRZ23-00027

EXHIBIT "A"

Prepared for: Elton Valentin
September 15, 2023

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Lot 55, Rangers Rest No. 2 and a portion of Tract 3L, Block 55, Ysleta Grant Survey, City of El Paso El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing brass disk monument at the point of intersection centerline of Castner Drive adjacent to Lot 3, Block 6, Valley Crest Commercial Park recorded in volume 58, Pages 9 & 9A, Plat Records of El Paso County, Texas, from which an existing brass disk monument at the centerline intersection of Castner Drive and Valley Crest Drive bears, North 42°17'23" West a distance of 352.14 feet; Thence South 64°33'08" East a distance of 167.29 feet to a set ½" rebar with cap marked TX 5152 on the southerly right of way line of Castner Drive for the "True Point of Beginning".

Thence along said right of way line, South 74°03'00" East a distance of 175.75 feet to point on the westerly right of way line of Ranger Trail;

Thence along said right of way line, South 15°57'00" West a distance of 75.00 feet to a point on the common line of Lot 54 and 55, Rangers Rest No. 2;

Thence along said line, North 74°03'00" West a distance of 175.75 feet to a point on the easterly line of Valley Crest Commercial Park;

Thence along said line, North 15°57'00" East a distance of 75.00 feet to the "TRUE POINT OF BEGINNING" and containing 13,181 Square Feet or 0.3026 acres of land more or less.

Note: A drawing of even date accompanies this description



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



1165 Ranger Street

City Plan Commission — November 30, 2023

REZONING



CASE NUMBER: PZRZ23-00027
CASE MANAGER: Nataly Nevarez, (915) 212-1644, NevarezKN@elpasotexas.gov
PROPERTY OWNER: Elton John Valentin Colon and Cristina Flores Parada
REPRESENTATIVE: Conde, Inc.
LOCATION: 1165 Ranger St. (District 7)
PROPERTY AREA: 0.30 acres
REQUEST: Rezone from R-F (Ranch and Farm) and R-4 (Residential) to A-O (Apartment/Office)
RELATED APPLICATIONS: SUSU23-00090 – Major Combination
PUBLIC INPUT: One (1) phone call in opposition as of November 22, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and R-4 (Residential) to A-O (Apartment/Office) to allow for a martial arts studio.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the commercial and residential districts in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-7, Industrial and/or Railyards for the future land use designation.

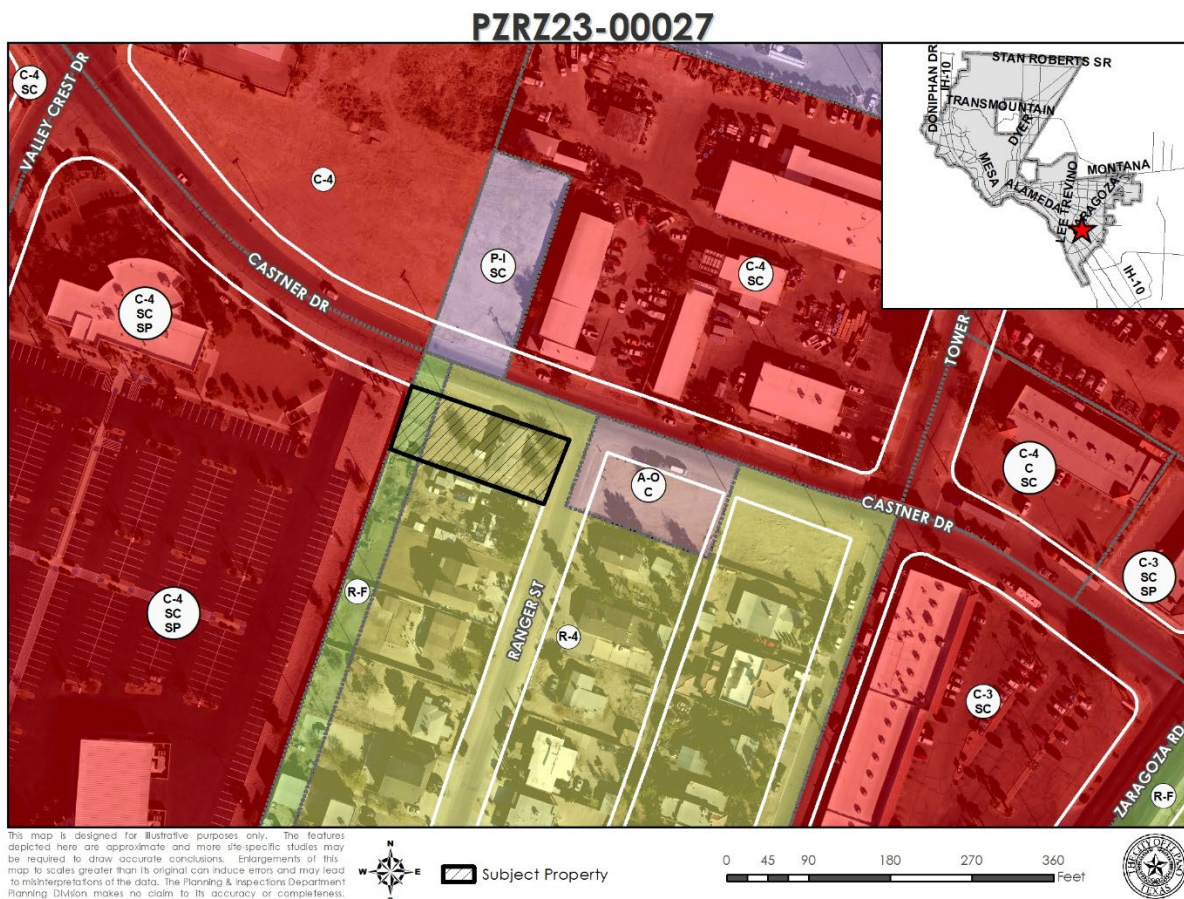


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) and R-4 (Residential) to A-O (apartment/Office) to allow for a martial arts studio. The size of the property is 0.30 acres. The conceptual site plan shows one (1) proposed building with main access to the property provided from Castner Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed martial arts studio and the A-O (Apartment/Office) district are compatible with the nearby automotive repair garage zoned C-4/sp (Commercial/special contract) and a vacant lot zoned P-I/sc (Planned Industrial/special contract) to the north, single-family dwellings zoned R-4 (Residential) to the south, a vacant lot zoned A-O/c (Apartment/Office/conditions) to the east, and a church zoned C-4/sc/sp (Commercial/special contract/special permit) to the west. The proposed martial arts studio and A-O (Apartment/Office) zoning district are compatible with the established character of the area surrounding the subject property. The nearest school is Del Valle Elementary School, which 0.73 miles away, and the nearest park is Blackie Chester Park which is 0.35 miles from the subject property.

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:	
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-7, Industrial/Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes. The subject property and the proposed development meet the intent of the G-7 Industrial and/or Railyards Future Land Use designation of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>A-O (Apartment/Office) District: The purpose of these districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes. The proposed A-O (Apartment/Office) zoning district is consistent with commercial and residential zoning district in the neighborhood. The proposed development is within close proximity of other medium density residential districts and regional commercial districts. The surrounding properties are zoned C-4/sp (Commercial/special contract), P-I/sc (Planned Industrial/ special contract), R-4 (Residential), A-O/c (Apartment/Office/conditions) and C-4/sc/sp (Commercial/special contract/special permit). The existing uses of the surrounding area range from an automotive repair garage, a church, single-family dwellings, and vacant lots.</p>
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>	<p>None. The subject property is not located within historic districts nor any other special designation areas.</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:	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable with no rezonings within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Castner Avenue, which is designated as a minor arterial per the City of El Paso’s Major Thoroughfare (MTP) and is appropriate to serve the proposed development. A sidewalk abutting the property will be required along Castner Drive and Ranger Street. The closest bus stop is 0.29 miles away along Zaragoza Road.

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

PUBLIC COMMENT: The subject property is located within the boundaries of the Corridor 20 Civic Association and the Mission Valley Civic Association, which were notified of the rezoning request by the applicant. Public notices were mailed to property owners within 300 feet on November 17, 2023. As of November 22, 2023, the Planning Division has received one (1) phone call in opposition to the request from a neighboring property owner opposing to commercial properties and citing traffic concerns.

RELATED APPLICATIONS: A Major Combination subdivision application (SUSU23-00090) is in review to create a residential subdivision comprising of one single-family residential lot.

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:

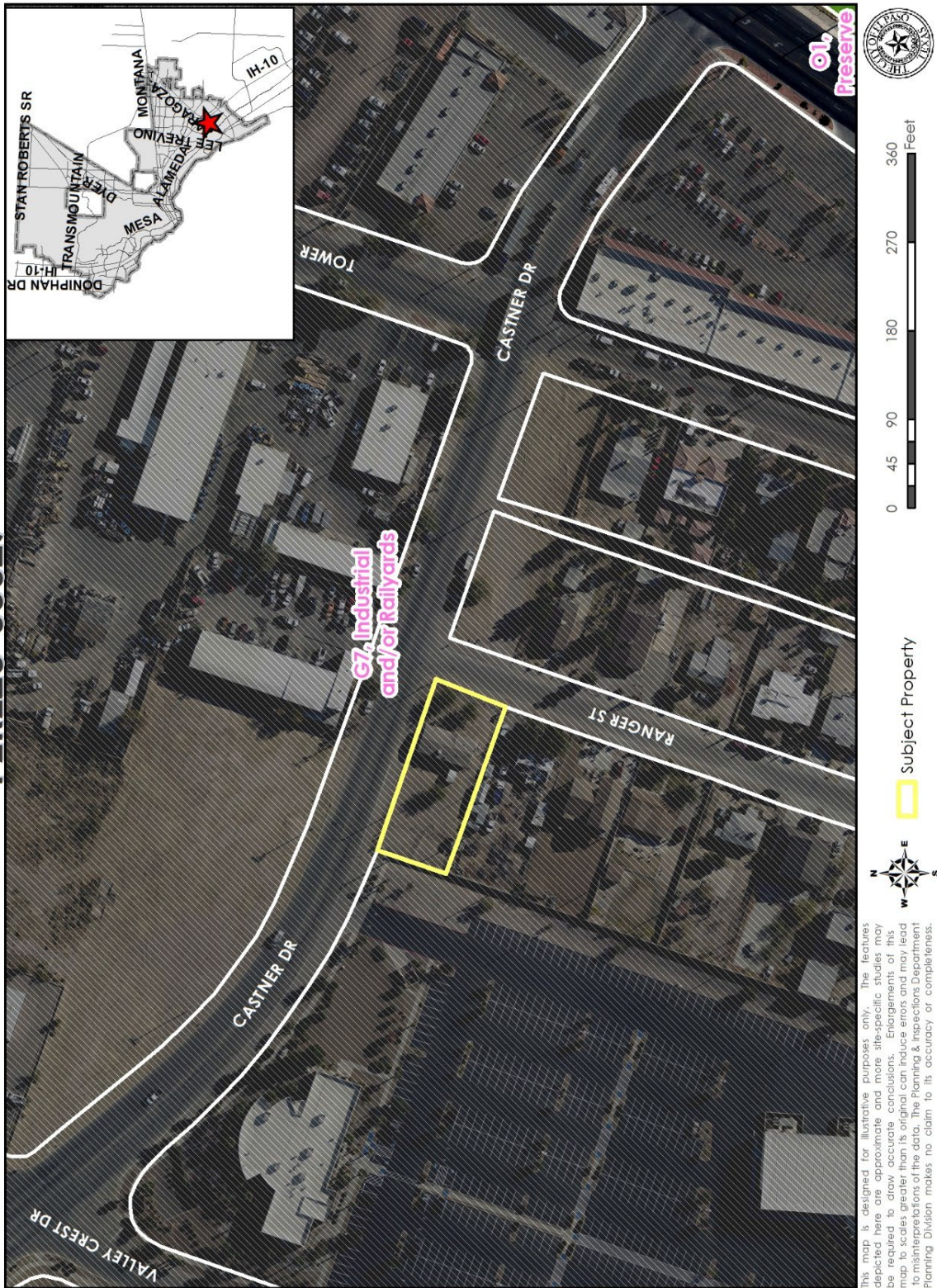
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

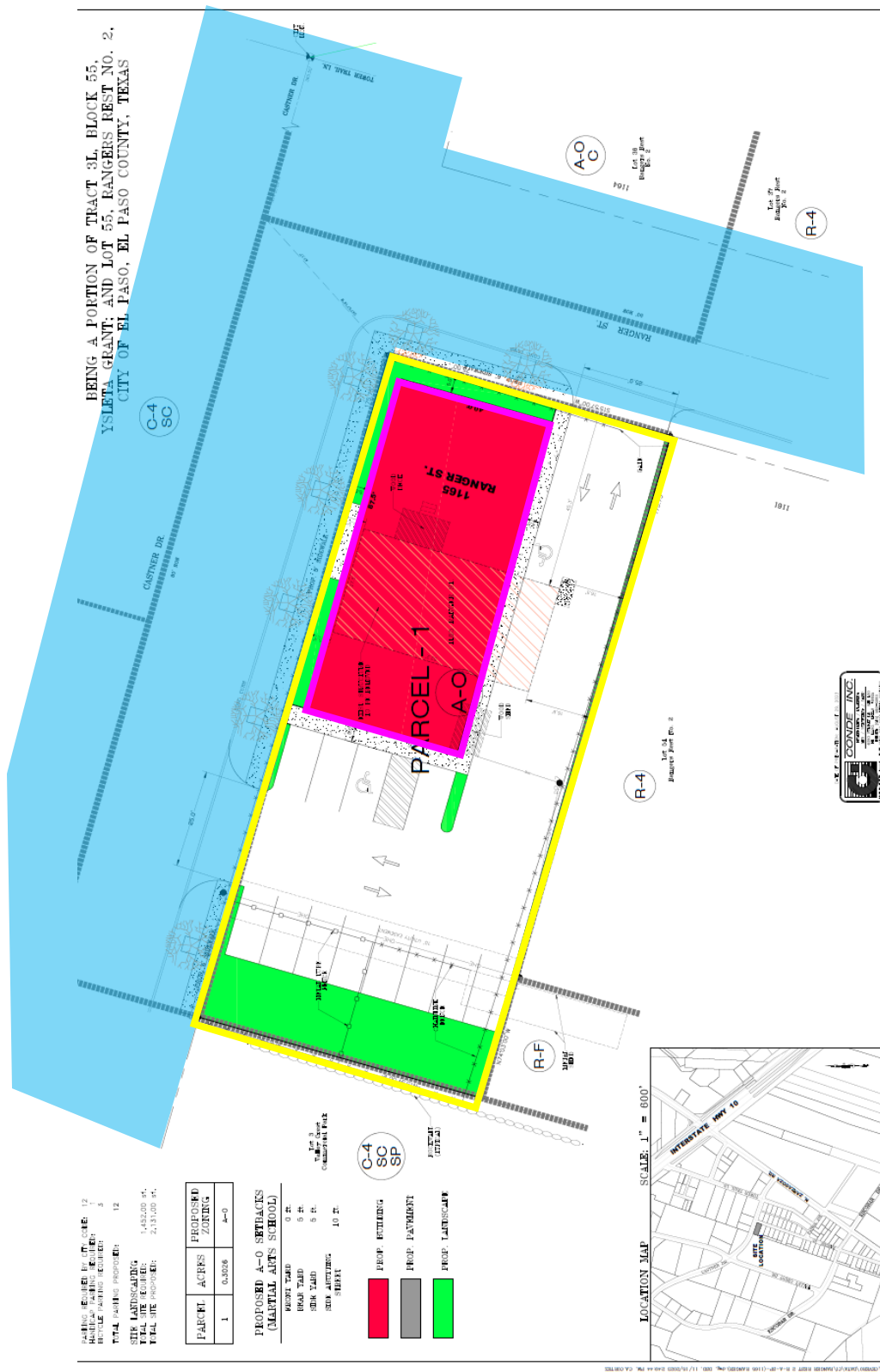
1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR23-00027



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the commercial and residential districts in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, and the G-7, Industrial and/or Railyards for the future land use designation.

Planning and Inspections Department – Plan Review & Landscaping Division

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. 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

1. Provide a 5' concrete sidewalk abutting the property line, including the slope of the proposed sidewalk toward the lot.
2. Driveway width shall comply with the city standards (25ft min to 35ft max).

Note: Comments to be addressed at permitting stage.

Fire Department

Recommend approval, no adverse comments.

Police Department

No comments received.

Environment Services

How will refuse be serviced? Will the site have a dumpster?

Note: Comments to be addressed at permitting stage.

Streets and Maintenance Department

No objections.

Sun Metro

No comments received.

El Paso Water

EPWater-PSB does not object to this request.

EPWU-PSB Comments

There is an existing 8-inch diameter water main that extends along Ranger St., located approximately 41-feet east of the west right-of-way line. This main is available for service.

There is an existing 12-inch/8-inch diameter water main that extends along Castner Dr., located approximately 35-feet north of the south right-of-way line. This main is available for service.

There is an existing 42-inch diameter water transmission main that extends along Castner Dr., located approximately 47-feet north of the south right-of-way line. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

EPWater-PSB records indicate a vacant ¾-inch water service connection (inactive meter) serving the subject property. The service address for this meter is 1165 Ranger St.

Previous water pressure reading from fire hydrant #4769, located on the southwest corner of Ranger St. and Castner Dr., has yielded a static pressure of 82 (psi), a residual pressure of 80 (psi), and a discharge of 919 (gpm). 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.

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Ranger St., located approximately 15-feet east of the west right-of-way line. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Castner Dr., located approximately 20-feet north of the south right-of-way line. This main dead-ends approximately 85-feet west of Ranger St. This main is available for service.

General

EPWater-PSB 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:

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

No comments received.

PZRZ23-00027

