



City of El Paso – City Plan Commission Staff Report
REVISED

Case No: PZRZ15-00030
Application Type: Rezoning
CPC Hearing Date: January 7, 2016
Staff Planner: Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location: 8125 Starr Ave.
Legal Description: West 89.8 ft. of Lot 44, Cinecue Park, City of El Paso, El Paso County, Texas
Acreage: 0.75
Rep District: 7
Existing Zoning: R-F (Ranch-Farm District)
Existing Use: Residential
C/SC/SP/ZBA/LNC: N/A
Request: From R-F (Ranch-Farm District) to R-3 (Residential)
Proposed Use: Residential
Property Owner: Michelle Gicelda Zumudio Martinez
Representative: Luis J. Lopez

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch-Farm District) / Single-family Dwelling
South: R-F (Ranch-Farm District) / Single-family Dwelling
East: R-F (Ranch-Farm District) / Single-family Dwelling
West: R-2 (Residential) / Single-family Dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)

NEAREST PARK: J.P. Shawver Park (3,970 feet)

NEAREST SCHOOL: Rio Bravo Middle School (2,197 feet)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley 21
Mission Valley Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 21, 2015. Planning has received 1 phone call, 1 email with petition (44 signatures), and while on-site approached by 3 neighbors which are in opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting to rezone the subject property from R-F (Ranch-Farm) to R-3 (Residential). The property is 0.75 acres in size and the current use is residential. The proposed use for the subject property is for a 3,791 sq. ft. single-family dwelling, a 679 sq. ft. accessory dwelling unit (ADU), and a 671 sq. ft. building storage. The request is being made to accommodate the required set-backs. Primary access is proposed from Starr Avenue.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch-Farm) to R-3 (Residential). The recommendation is based on the compatibility with the surrounding residentially zoned properties and in compliance with the proposed G-3, Post War land use designation in the Mission Valley Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

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.

The purpose of the R-3 (Residential) zoning district is to support a suburban urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

Applicant will need building permit application for all proposed construction.

Planning and Inspections Department - Landscaping

Landscape Review is not required.

Texas Department of Transportation (TxDOT)

Not a state roadway

Sun Metro

Sun Metro does not oppose this request.

Note:

Recommend constructions sidewalks.

El Paso Fire Department

Rezoning does not adversely affect the Fire Department.

El Paso Water Utilities

1. EPWU does not object to this request.

Water:

2. There is an existing 6-inch diameter water main that extends along Starr Ave., located approximately 5 feet north of the right-of-way centerline. This main is available for service.

3. Previous water pressure tests from fire hydrant #2313 located approximately 280 feet east of the intersection of Starr and Fresno has yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 76 (psi) pounds per square inch, and a discharge of 1256 (gpm) gallons per minute.
4. 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
5. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 8125 Starr Ave.

Sanitary Sewer:

6. There is an existing 24-inch diameter sanitary sewer main that extends along Starr Ave. located approximately 8 feet south of the right-of-way centerline. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General:

7. EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater Division

1. The above property was set up to retain its own storm sewer in addition to half of the street and should continue to do so.

Not required but recommended:

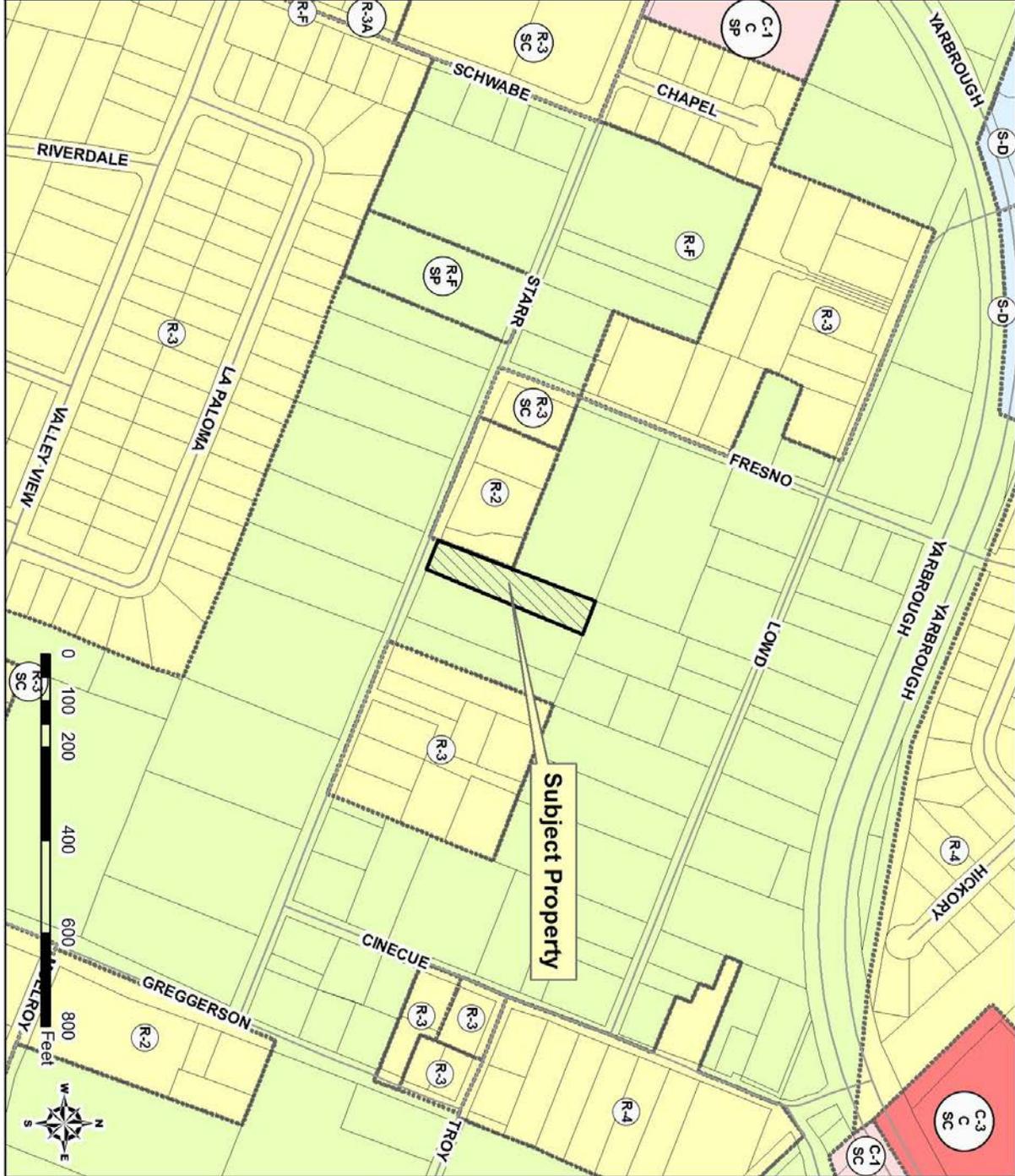
- Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed storm sewer runoff.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Opposition Letter

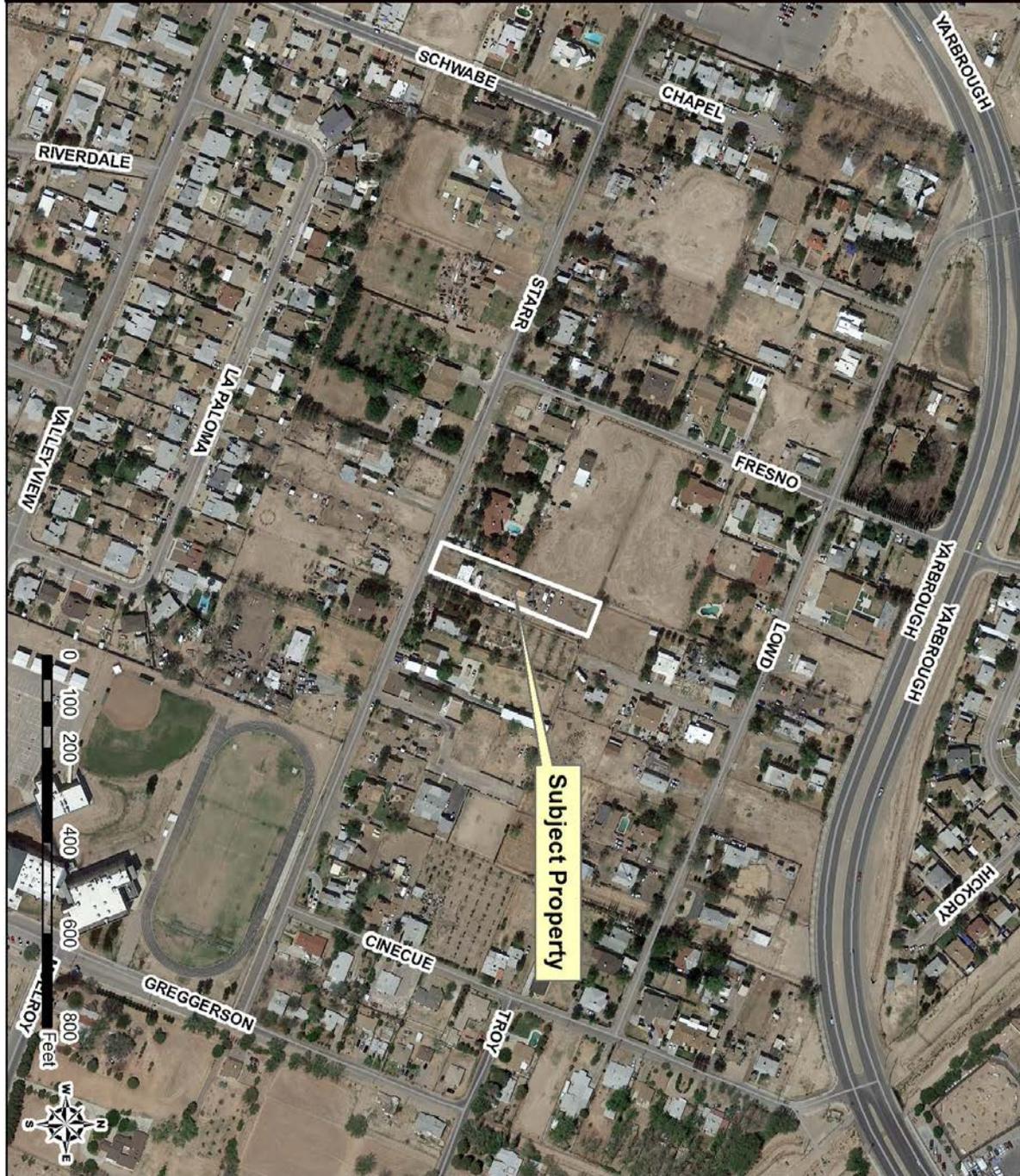
ATTACHMENT 1: ZONING MAP

PZRZ15-00030

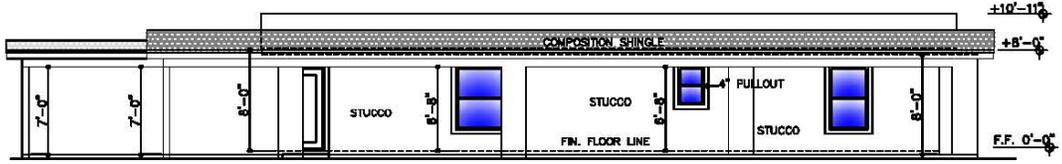


ATTACHMENT 2: AERIAL MAP

PZRZ15-00030

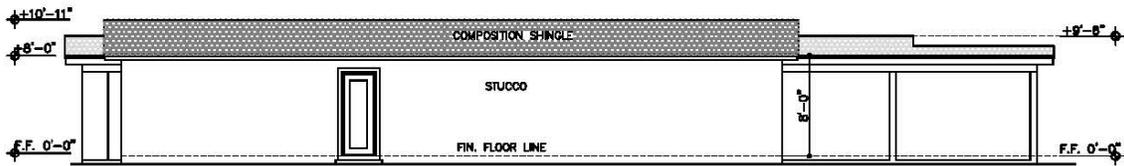


ATTACHMENT 4: ELEVATIONS



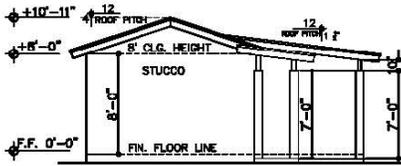
RIGHT ELEVATION

SCALE: 3/32"=1'-0"



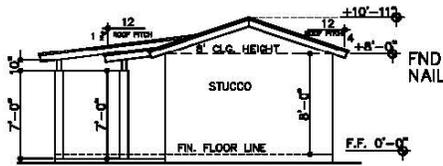
LEFT ELEVATION

SCALE: 3/32"=1'-0"



FRONT ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

S7110'00
322.75'

ATTACHMENT 5: OPPOSITION LETTER



Planning & Inspections Department

December 21, 2015

Mayor
Oscar Leeser

Dear Resident of El Paso:

City Council

District 1
Peter Svarzbein

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

The City Plan Commission (CPC) will consider a request by Michelle Gicela Zumudio Martinez to rezone their property located at 8125 Starr from R-F (Ranch-Farm) to R-3 (Residential). The property is legally described as West 89.8 ft. of Lot 44, Cinecue Park, City of El Paso, El Paso County, Texas. The property is 0.75 acres in size. The proposed use is for residential.

If you have questions or to voice your concern, you may attend the CPC meeting, address a letter to the CPC (c/o Planning Division, PO Box 1890, El Paso, TX 79950-1890) or send an email to MartinezAD@elpasotexas.gov. The letter or email must state the case number, your name and address, and your position, and/or questions.

21 de Diciembre 2015

Estimado Residente de El Paso:

La Comisión de Planeación Urbana (CPC) considerará una solicitud de Michelle Gicela Zumudio Martínez para la re zonificación de su propiedad ubicada en 8125 Starr de RF (Ranch-Farm) a R-3 (Residencial). La propiedad se describe legalmente como West 89.8 ft. of Lot 44, Cinecue Park, City of El Paso, El Paso County, Texas. La propiedad está a 0.75 acres de tamaño. El uso propuesto es para uso residencial.

Si tiene alguna pregunta o si desea expresar su preocupación, usted puede asistir a la reunión, escribir una carta dirigida a la Comisión de Planeación Urbana de la Ciudad (c/o DIVISIÓN DE PLANIFICACIÓN, PO Box 1890, El Paso, TX 79950-1890) o puede enviarme un correo electrónico a MartinezAD@elpasotexas.gov. Su carta o correo electrónico debe de contener el número de caso, su nombre y dirección, y un mensaje detallando cuál es su posición con respecto a la aplicación y cualquier pregunta que tenga acerca del caso.

CASE NO / NÚMERO DE CASO: PZRZ15-00030

DATE / FECHA: January 07, 2016 / 07 de Enero 2016
TIME / HORA: 1:30 p.m.
PLACE / LUGAR: City Council Chamber, 1st Floor, City Hall,
300 N. Campbell Street, El Paso, Texas

Cordially / Cordialmente,

Adriana Martinez, City Planner

PLANNING AND INSPECTIONS DEPARTMENT - PLANNING DIVISION

DEPARTAMENTO DE PLANIFICACIÓN E INSPECCIONES –DIVISIÓN DE PLANIFICACIÓN

Larry F. Nichols – Director Planning and Inspections
City 3 | 801 Texas | El Paso, Texas 79901 | (915) 212-0083

"Delivering Outstanding Services"

The following residents of Starr Ave. do not want to have a zoning change done at 8125 Starr ave, from Fram Land to R-3

| Name | Address | Phone Number |
|---------------------------|------------------------|-------------------------|
| Daniel Hernandez | 8127 Starr | 915-319-5094 |
| Angelo Delgado | 8139 Starr | 915-201-4957 |
| John Torres | 8147 Starr | |
| Hinda Gonzalez | 454 HAROLD | 915-858-5442 |
| GARY LOPEZ | 8148 STARR | 915-355-0575 |
| Miguel Lopez | 8148 Starr | 915-401-2678 |
| Sergio Lopez | 8148 STARR | 915 208 7043 |
| Benito Lopez | 8148 Starr | 915-251-0500 |
| Miguel Lopez | 8148 Starr | 915-229-9013 |
| Phillip Hoppe | 8105 STARR | 915-258-8808 |
| Phillip Hoppe | 8105 STARR | 915-258-8808 |
| Miguel Lopez | 488 Lincoln | 915-859-1579 |
| Cecilia Garcia | 438 LINECHE | 915-859-8539 |
| Miguel Lopez | 438 Lincoln | 915-859-8539 |
| Shila Ortega | 8205 Troy | 915-322-4806 |
| Jose C. Boniche | 8132 Starr | 915 731 8132 |
| UR Lopez, JEL | 520 RITA | 915-328-9682 |
| GEORGE RODRIGUEZ | 8109 STARR | 915 472-5750 |
| Miguel Lopez | 8109 STARR | 915-775-4400 |
| MARLY ANN RODRIGUEZ | 8109 STARR | 915 3733463 |
| Miguel Lopez | 8109 STARR | 915-811-9011 |
| Eduardo Valdez | 8106 Starr A | 915-256-7306 |
| Gabriel Milon | 4507 Compadre | 915 538-6490 |
| Elizabeth Caudy | 8106 Starr Ave. | 915-875-9295 |
| Paula Vazquez | 8104 Starr Ave | |
| Socorro Serrano | 8103 STARR AVE | 915-858-6292 |
| Frank Lopez | 8103 STARR | 915-854-8207 |
| Amethysta Root | 8108 STARR | 8598207 |
| Mary Lizardo | 8126 Starr Ave | |
| Patrick Valdez | 8404 STARR | 915-247-4373 |
| Diana Urbana | 475 Fresno | 915-503-0959 |
| ALFREDO GARCIA | 437 CINECHE | 915-790-7820 |
| Felix Garcia | 437 Cineche | 915-859-8539 |
| Felix Garcia | 438 LINECHE | 859-8539 |
| Carlo S. Soto | 8737 Vallen Vial | 915 790-3786 |
| Felix Garcia | 437 Cineche | 915 224-4687 |
| Bobby Bond | 434 CINECHE | 915 206-9202 |
| Felix Garcia | 8133 STARR | 915-474-3301 |
| JESUS VARGAS | 8153 STARR | 915-6916394 |

The following residents of Starr Ave. do not want to have a zoning change done at 8125 Starr ave, from Fram Land to R-3

| Name | Address | Phone Number |
|------------------------------|---------------------------|--------------------------|
| Hilbino Luera | 8124 STARR | 915/89215272 |
| Victor Dominguez | 485 Fresno Dr | 915-859-3041 |
| ROBERT ROMERO | 460 FRESNO | 915 803-9596 |
| LINDA ROMERO | 8098 STARR | 915 858 4966 |
| Linda Romero | 8098 Starr | 915-7906 |
| [Signature] | 9066 STARR | 915-860-2995 |
| Raul Alvarez | 436 FRESNO DR | 915-246-9119 |
| Basilio Villegas | 436 Fresno Dr | 915-246-9119 |
| Virginia Villegas | 436 Fresno Dr | 915-246-9119 |
| Andrea Minthall | 485 Fresno Dr | 915 859-3041 |
| Matthew Miyod (2) | 8106 Starr Ave | 915 241-7324 |
| Patricia Miyod | 8106 Starr Ave | 915-241-7324 |
| Luis Alvarez | 244 Tulane | 915-858-5310 |
| Suzanne Archuleta | 475 Fresno | 915-238-9545 |
| Victoria Lara | 481 Fresno | 915-858-3068 |
| Victoria Navarro | 485 FRESNO DR. | (915)497-1606 |
| Patricia Navarro | 485 Fresno Dr | (915)497-1606 |
| Victoria Vasquez | 8084 Starr Ave. | (915) 588-9662 |
| Gabriel Vasquez | 8155 Starr Ave | 915 588-9661 |
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