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. Code enforcement has taken action for demolition and building without a permit. 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.

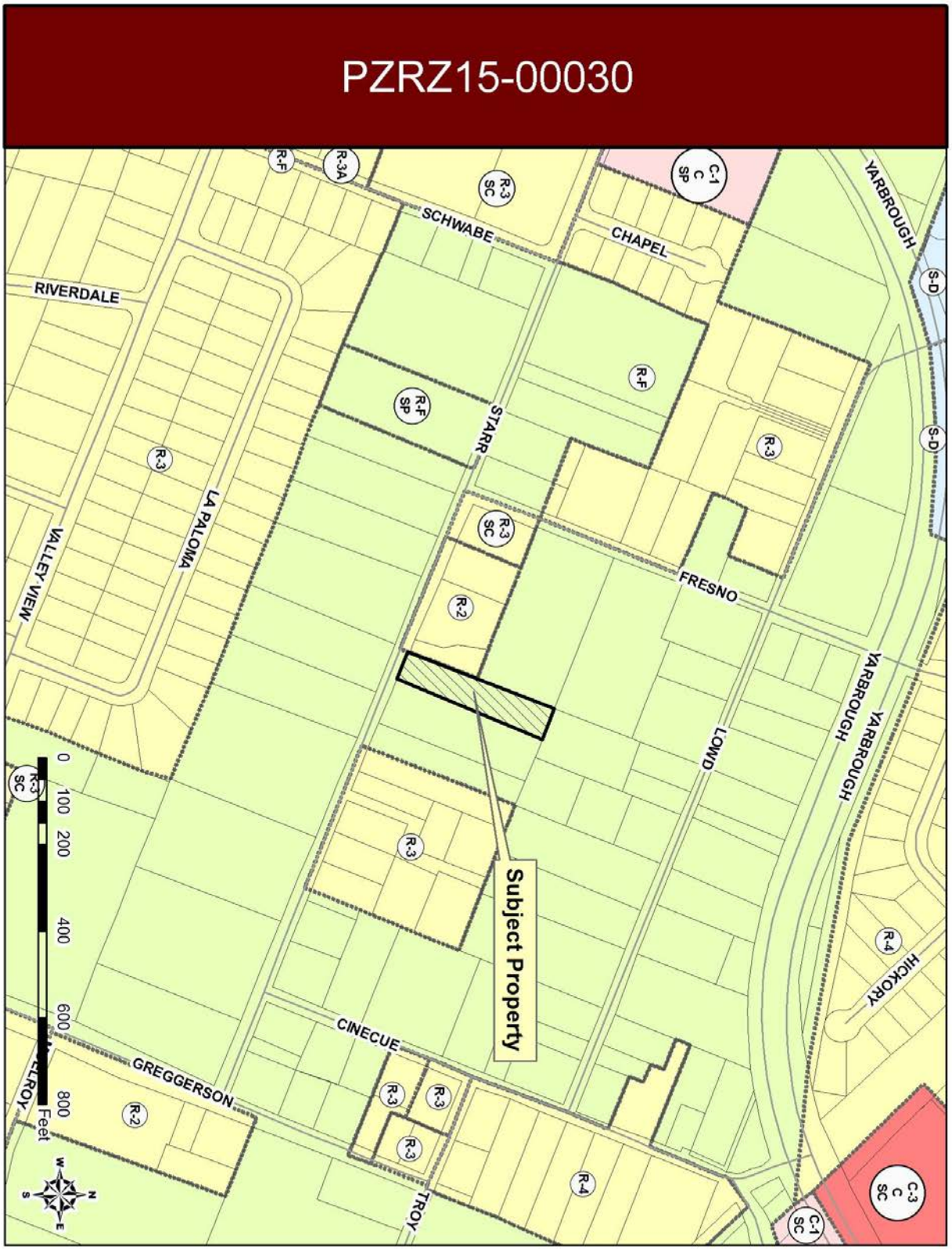
Not required but recommended:

- 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

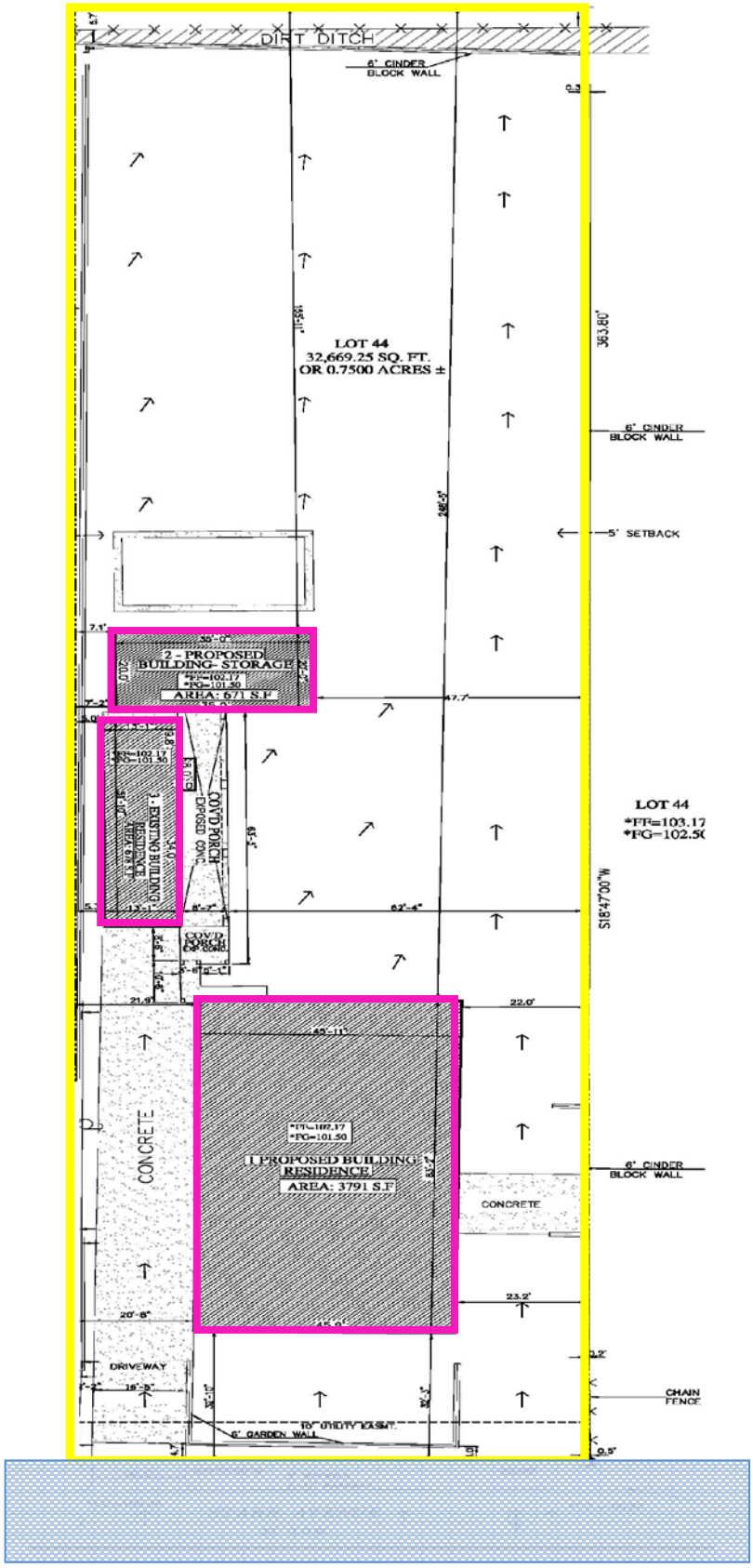
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Opposition Letter

ATTACHMENT 1: ZONING MAP

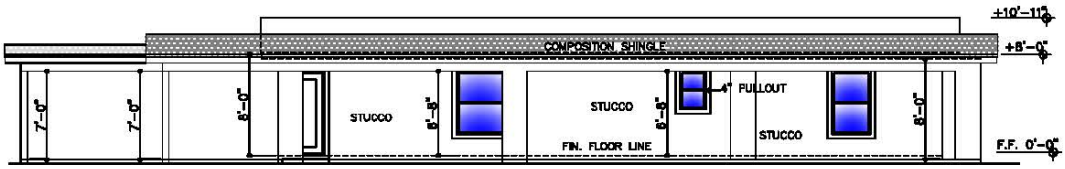


ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAIL SITE DEVELOPMENT PLAN

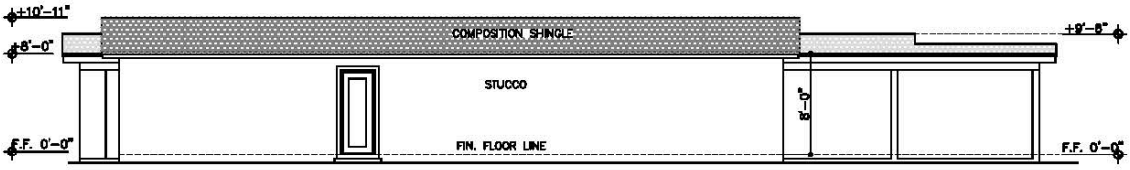


ATTACHMENT 4: ELEVATIONS



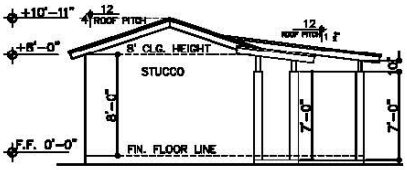
RIGHT ELEVATION

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



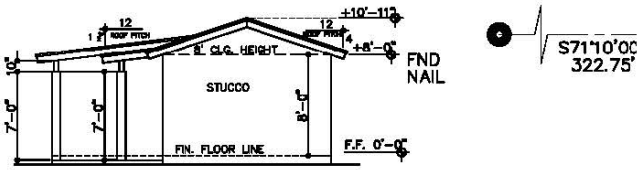
LEFT ELEVATION

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



FRONT ELEVATION

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



REAR ELEVATION

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

ATTACHMENT 5: OPPOSITION LETTER

Planning & Inspections Department

Mayor
Oscar Leeser

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

December 21, 2015

Dear Resident of El Paso:

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 rezonificación de su propiedad ubicada en 8125 Starr de RF (Ranch-Farm) a R-3 (Residential). 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	915-319-5084
[illegible] Delgado	8139 Starr	915-201-4957
John [illegible]	8147 Starr	
Linda Gonzalez	454 Harold	915-858-5442
Gary Lopez	8148 Starr	915-355-0578
[redacted]	[redacted]	[redacted]
Sergio Lopez	8148 Starr	915 208 7043
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
Philip Hogge	8165 Starr	915-258-8808
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
Cecilia Garcia	438 Cinecue	915-859-8539
[redacted]	[redacted]	[redacted]
Stella Ortega	8209 Troy	915 328 9806
Jose A. Baiche	8132 Starr	915 731 8132
JR Robles	520 Rita	915-328-9682
George Rodriguez	8109 Starr	915 472-5750
[redacted]	[redacted]	[redacted]
Mary Ann Rodriguez	8107 Starr	915 3733463
[redacted]	[redacted]	[redacted]
Eduardo Valdez	8106 Starr A	915-256-7306
Gabriel Milan	4507 Compadrede	915 535-6490
Elizabeth Cuicly	8106 Starr Ave	915-875-9295
[illegible]	8104 Starr Ave	
Socorro Serrano	8103 Starr Ave	915-858-6292
[illegible]	8148 Starr	915 854 8289
Martha Root	8108 Starr	8598207
Mary Lizarde	8126 Starr Ave	
Patrick Valdez	8404 Starr	915-247-4373
Diana Elbora	475 Fresno	915-5030959
Alfredo Garcia	437 Cinecue	915-790-7820
[redacted]	[redacted]	[redacted]
Andres Garcia	438 Cinecue	859-8539
[illegible]	8137 Valley View	915 790-3786
[illegible]	437 Cinecue	915 226 4687
Bobby Bone	4134 Cinecue	915 206-9202
[illegible]	8133 Starr	915-474-3301
Jesus Urquidi	8153 Starr	915-6916399

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 Lugo		8124 STARR		915/892/5272
Victor Minjarez		485 Fresno Dr		915 859-3041
ROBERT ROMERO		460 FRESNO		915 803-9596
LINDA ROMERO		8048 STARR		915 858 4966
[redacted]		[redacted]		[redacted]
[illegible]		9066 STARR		915-860-2795
Raul Alonso		436 FRESNO DR		915-246-9119
[redacted]		[redacted]		[redacted]
[redacted]		436 [redacted] Dr		[redacted]
Paulina Minjarez		485 Fresno Dr		915 859-3041
Matthew Minjarez		8106 Starr Ave		915 841-7324
[redacted]		[redacted]		[redacted]
Luis Alvarez		244 Tulane		915-858-5310
[illegible]		475 Fresno		915-238-9545
Victoria Lara		481 Fresno		915-858-3068
Victoria Navarro		485 Fresno Dr.		(915) 497-1606
[redacted]		[redacted] Dr		[redacted]
Victoria Vasquez		8084 Starr Ave.		(915) 588-9662
Gabriel Vasquez		8155 Starr Ave		915 588-9661