

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: December 4, 2007
Public Hearing: January 2, 2008

CONTACT PERSON/PHONE: Arturo Rubio, 541-4633

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of Tracts 2, 3-B and 12A, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-3A (Residential) and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: North of North Loop Drive and West of Zaragoza Road. Applicants: Marcy C. Dominguez, Ricardo and Christina G. Schaffimo and Ben Jordan, ZON07-00111 (District 7)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (7-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 2, 3-B AND 12A, BLOCK 6, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-3A (RESIDENTIAL), 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:

That the zoning of *Tracts 2, 3-B and 12A, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **R-3A (Residential)**, within the meaning of the zoning ordinance, 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 density 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) *That an eight foot (8') high masonry screening wall shall be required within the property along the northwesterly property line where it abuts R-F (Ranch and Farm) zoning; and,*
- (2) *That the density be limited to no more than ninety (90) units.*

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

for _____
Kimberly Forsyth, Senior Planner
Development Services Department

CITY CLERK DEPT.
07 NOV 19 PM 3:00

ORDINANCE NO. _____

Zoning Case No: ZON07-00111



CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM

CITY CLERK DEPT.
07 NOV 19 PM 3:01

DATE: November 19, 2007
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Arturo Rubio, Planner
SUBJECT: ZON07-00111

The City Plan Commission (CPC), on October 18, 2007, voted 7-0 to recommend APPROVAL of rezoning the subject property from R-F (Ranch and Farm) to R-3A (Residential) with conditions.

- (1) *That an eight foot (8') high masonry screening wall shall be required within the property along the northwesterly property line where it abuts R-F (Ranch and Farm) zoning; and,*
- (2) *That the density be limited to no more than ninety (90) units.*

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the effects of the rezoning will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

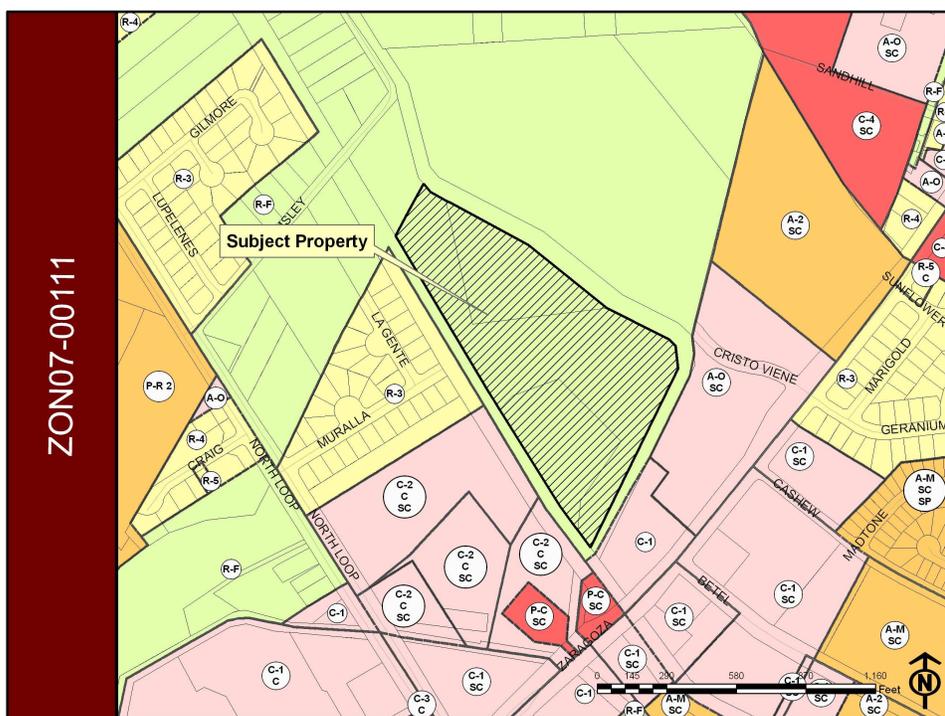
There were no letters of support or opposition to this request.

Attachment: Staff Report



ZON07-00111

Application Type: Rezoning
Property Owners: Mary C. Dominguez, Ricardo and Christina G. Schaffimo and Ben R. Jordan
Applicant: Adrian Quirarte
Representative: Roe Engineering, L.C.
Legal Description: Tract 12A, 3B, and 2, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North of Zaragoza Road and East of North Loop Drive
Representative District: 7 **Area:** 17.68 acres
Present Zoning: R-F (Ranch and Farm) **Present Use:** Vacant
Proposed Zoning: R-3A (Residential)
Proposed Use: Single-Family Residential Development
Recognized Neighborhood
Associations Contacted: None
Public Response: None
Surrounding Land Uses: **North:** R-F; **South:** R-3, C-2/c/sc **East:** C-1, A-O/sc; **West:** R-F
Year 2025 Designation: Residential (Mission Valley)



General Information:

The applicant is requesting rezoning from R-F (Ranch and Farm) to R-3A (Residential) in order to permit single-family residential development. The conceptual site plan shows 87 single-family lots. Primary access is proposed via Muralla Way and emergency access via Cristo Viene Drive. There are no zoning conditions on this property.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from R-F (Ranch and Farm) to R-3A (Residential) with a condition.

That the density be limited to no more than 90 units.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso Provide a wide range of housing types that respond to the needs of all economic segments of the community.”
- **The Year 2025 Projected General Land Use Map** for the Mission Valley Planning Area designates this property for **Mixed** land uses.
- **R-3A zoning** permits single-family development and **is compatible** with adjacent development.

Findings:

The Commission must determine the following:

1. Will the zoning protect the best interest, health, safety and welfare of the public in general?
2. Will single-family development be compatible with adjacent land uses?
3. What is the relation of the proposed change to the city’s Comprehensive Plan?
4. What effect will the rezoning have upon the natural environment social and economic conditions and property values in the vicinity and in the City as a whole?

Development Services Department - Building Permits and Inspections Division:

Zoning Review: Proposed rezoning request meets minimum district requirements.

Landscape Review: No comments received.

Development Services Department - Planning Division:

Current Planning: Recommends Approval of this request for rezoning from R-F (Ranch and Farm) to R-3A (Residential) with a condition.

That the density be limited to no more than 90 units.

Engineering Department - Traffic Division:

No apparent traffic concerns with proposed zoning change.

Fire Department:

No comments received.

El Paso Water Utilities:

EPWU does not object to this request.

List of Attachments:

Attachment 1 Conceptual Site Plan

Attachment 2 Application



Attachment 2: Application

CITY CLERK DEPT.
07 NOV 19 PM 3:01



**REZONING APPLICATION
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
CITY OF EL PASO, TEXAS**

1. CONTACT INFORMATION

PROPERTY OWNER(S): See attached sheet
 ADDRESS: See attached sheet ZIP CODE: _____ PHONE: _____
 APPLICANT(S): Adrian Quirarte
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 REPRESENTATIVE: _____ PHONE: 4x!
 ADDRESS: 601 N. Cotton, El Paso, TX ZIP CODE: 79902 PHONE: 915-533-1418
 E-MAIL ADDRESS: roeeng@swbell.net FAX: 915-533-4972

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: Y80599900600201
 LEGAL DESCRIPTION: 6 Ysleta TR 2
 STREET ADDRESS OR LOCATION: Northloop and Muralla REP DISTRICT: 7
 ACREAGE: 10.80 PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: R3-A PROPOSED LAND USE: Single Family Development

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: Y80599900600360
 LEGAL DESCRIPTION: 6 Ysleta TR 3-B
 STREET ADDRESS OR LOCATION: Northloop and Muralla REP DISTRICT: 7
 ACREAGE: 3.5770 PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: R3-A PROPOSED LAND USE: Single Family Development

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: Y80599900601205
 LEGAL DESCRIPTION: 6 Ysleta TR 12-A
 STREET ADDRESS OR LOCATION: 8753 Northloop REP DISTRICT: 7
 ACREAGE: 2.3118 PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: R3-A PROPOSED LAND USE: Single Family Development

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
 Printed Name: P. Cardo Schaffner Signature: [Signature]
 Printed Name: Cristina Schaffner Signature: [Signature]
 Printed Name: Ben Jordan Signature: [Signature] 8-9-07
 Printed Name: MARY C DOMINGUEZ Signature: [Signature] 8-9-07

Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach additional signatures on a separate sheet of paper.

OFFICE USE ONLY		
ZON <u>07-00111</u>	RECEIVED DATE: <u>08/22/07</u>	APPLICATION FEE: <u>3,025.00</u>
DCC REVIEW DATE: <u>09/19/07</u> (8:30 am, Planning Department Conference Room, 2 nd Floor, City Hall Building)		
CPC REVIEW DATE: <u>10/18/07</u> (1:30 pm, City Council Chambers, 2 nd Floor, City Hall Building)		
ACCEPTED BY: <u>Melissa Granada</u>	FUND - 01101, DEPT ID - 99049335, ACCOUNT - 404126	

Revised 06/2004

