

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: February 5, 2008
Public Hearing: February 26, 2008

CONTACT PERSON/PHONE: Ernesto Arriola, 541-4723

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 8B, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2 (Residential), and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Borderland Road and West of Doniphan Drive. Applicant: Benjamin & Gina S. Rodriguez, ZON07-00135 (District 1)

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 (4-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

CITY CLERK DEPT.

08 JAN 28 PM 1:49

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 8B, BLOCK 11, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-2 (RESIDENTIAL), AND IMPOSING A CONDITION. 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 *a Portion of Tract 8B, Block 11, Upper Valley Surveys, 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)** to **R-2 (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 condition which is 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.

That the maximum density does not exceed 2.5 dwelling units per acre.

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

[Signature]

for Kelly Carpenter, AICP, Deputy Director
Development Services Department -
Planning Division

ORDINANCE NO. _____

Zoning Case No: ZON07-00135



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL

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

DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM

DATE: January 28, 2008

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Ernesto Arriola, Planner

SUBJECT: ZON07-00135

The City Plan Commission (CPC), on December 20, 2007, voted 4-0 to recommend APPROVAL of rezoning the subject property from R-F (Ranch and Farm) to R-2 (Residential) and imposing conditions.

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.

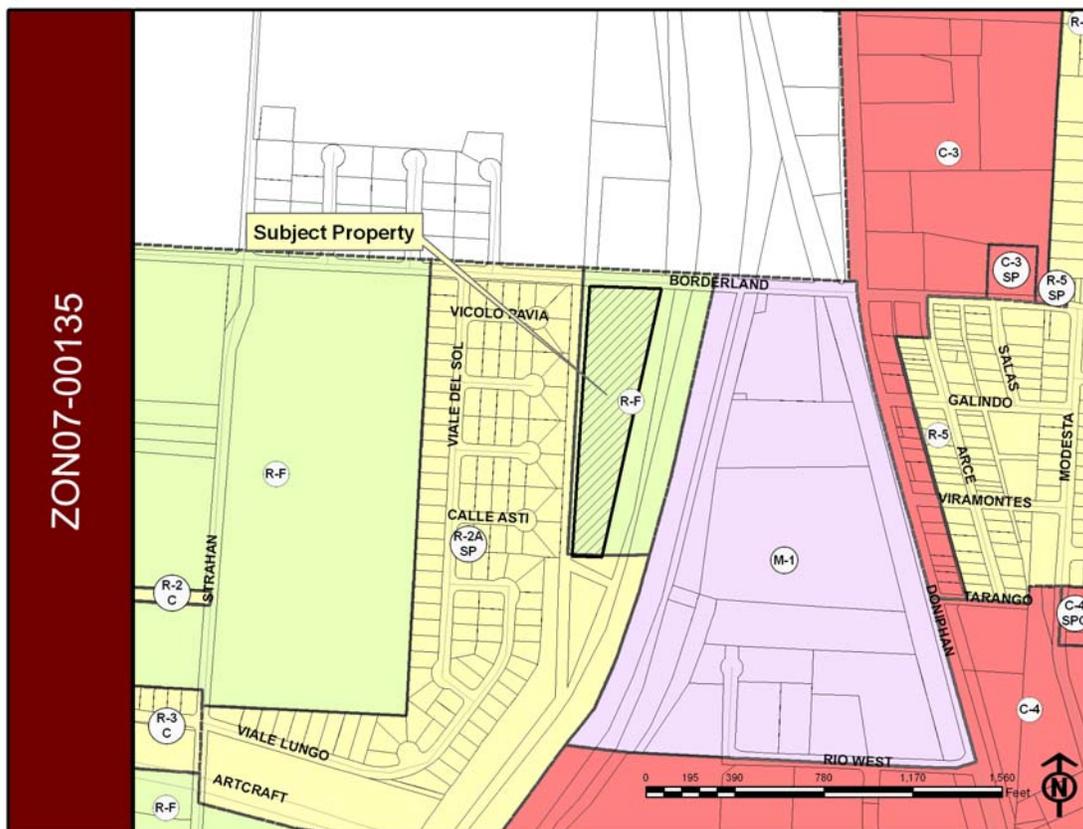
There were no letters of support or opposition to this request.

Attachment: Staff Report



ZON07-00135

Application Type:	Rezoning	
Property Owners:	Benjamin & Gina Rodriguez	
Representative:	Sitework Engineering, LLC..	
Legal Description:	Portion of Tract 8B, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas	
Location:	South of Borderland Road and West of Doniphan Drive	
Representative District:	1	Area: 6.30 Acres
Present Zoning:	R-F (Ranch and Farm)	Present Use: Farmland
Proposed Zoning:	R-2 (Residential)	
Recognized Neighborhood Associations Contacted:	Save the Valley, Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association, Upper Valley Improvement Association, and New Upper Valley Neighborhood Association	
Surrounding Land Uses:	North: ETJ (Dance Hall) South: R-2A/sp (Single family residential) East: M-1 (Light Industrial) West: R-2A/sp (Canutillo Lateral - vacant)	
Year 2025 Designation:	Residential (North West Upper Valley Plan)	



General Information:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-2 (Residential) in order to permit residential development. The property is 6.30 acres and is currently farmland. The conceptual site plan shows 15 lots to be located on the site. Access is proposed via Borderland Road. 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 to R-2 with the following condition:

That the maximum density shall not exceed 2.5 dwelling units per acre in accordance with the North West Upper Valley Plan.

Note: The R-2 (Residential) zone permits 4.3 dwelling units per acre.

The recommendation is based on the following:

- **The Plan for El Paso** – City-Wide Land Use Goals recommends that El Paso:
- “Encourage only very low intensity development in the Rio Grande flood plain to minimize potential property damage in the event of a flood”
- “Encourage master planning of large undeveloped areas into integrated developments which contain a balanced mix of open space, residential, commercial and industrial uses”
- “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 North West Planning Area designates this property for **residential** land uses.
- **R-2 zoning** allows for residential development and **is compatible** with adjacent development.

Findings:

The Commission must determine the following:

1. Will R-2 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will residential 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 Plat meets minimum R-2 Residential District's general lot size standards.

Development Services Department - Planning Division:

Current Planning: The maximum density shall not exceed 2.5 dwelling units per acre in accordance with the Upper Valley Plan.

Land Development

No comments received.

Engineering Department - Traffic Division:

No comments received

Fire Department:

No comments received

El Paso Water Utilities:

EPWU-PSB does not object to this request

Aerial

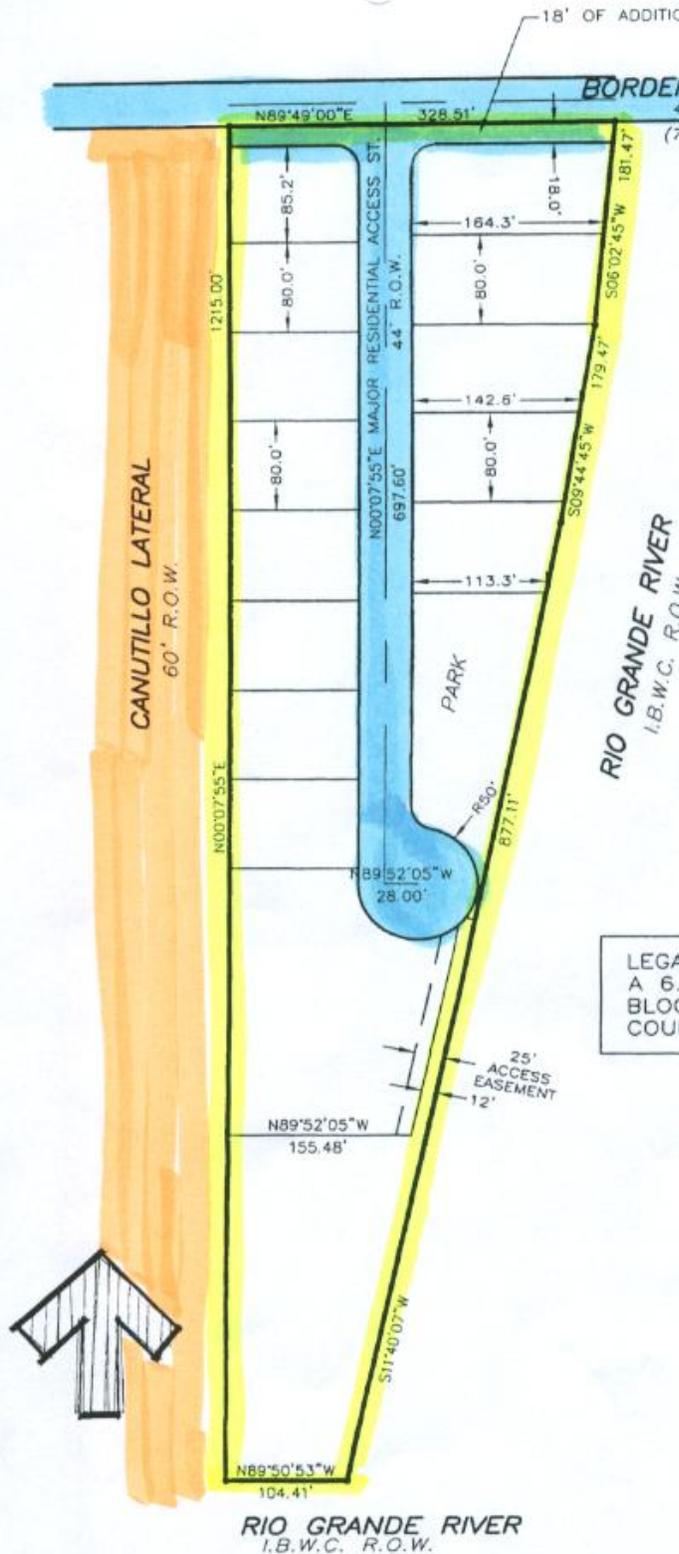


List of Attachments:

Attachment 1: Conceptual Site Development Plan

Attachment 2: Application

Attachment 1: Conceptual Site Plan



CURRENT ZONING = RF
PROPOSED ZONING = R2

	ACRES
STREET R.O.W.	0.95
TOTAL LOTS = ±15 LOTS	5.35
TOTAL PARCEL	6.30

CONCEPTUAL LAYOUT ASSUMING AN R2 ZONING FOR SINGLE FAMILY DWELLING UNITS.

MIN. LOT SIZE = 10,000 SF
MIN. LOT DEPTH = 110 FT
AVG. LOT WIDTH = 80 FT

NOTES:
EXHIBIT PREPARED FOR REZONING APPLICATION PURPOSES ONLY. LOT LAYOUT IS CONCEPTUAL ONLY.

ON-SITE PONDING REQUIRED.

LEGAL DESCRIPTION:
A 6.3036-ACRE PARCEL OUT OF TRACT 8B, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO COUNTY, EL PASO, TEXAS



GENERALIZED PLOT PLAN
SCALE 1"=150'

PREPARED ON 8/29/2006

Attachment 2: Application

CITY CLERK DEPT.
08 JAN 28 PM 1:50



REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

City of El Paso, Texas
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S): Benjamin & Gina S. Rodriguez

REPRESENTATIVE(S): Sitework Engineering LLC
ADDRESS: 444 Executive Center Ste. 134 ZIP CODE: 79902 PHONE: 351-8033
E-MAIL ADDRESS: Sitework@elpbizclass.com FAX: 351-8055

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: U81999901140050
LEGAL DESCRIPTION: Parcel out of TR. 8B, Block 11, Upper Valley surveys, El Paso count
STREET ADDRESS OR LOCATION: Borderland rd. El Paso, TX REP DISTRICT:
ACREAGE: 6.3036 PRESENT ZONING: R2 PRESENT LAND USE: Agriculture
PROPOSED ZONING: R2 PROPOSED LAND USE:

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER:
LEGAL DESCRIPTION:
STREET ADDRESS OR LOCATION: REP DISTRICT:
ACREAGE: PRESENT ZONING: PRESENT LAND USE:
PROPOSED ZONING: PROPOSED LAND USE:

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER:
LEGAL DESCRIPTION:
STREET ADDRESS OR LOCATION: REP DISTRICT:
ACREAGE: PRESENT ZONING: PRESENT LAND USE:
PROPOSED ZONING: PROPOSED LAND USE:

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
Printed Name: Benjamin Rodriguez Gina Rodriguez Signature: [Signature]
Printed Name: Signature:
Printed Name: Signature:

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 ZON07-00185 RECEIVED DATE: 10/19/2007 APPLICATION FEE: \$ 810.⁰⁰/₁₀₀
DCC REVIEW DATE: 11/14/2007 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 12/20/2007 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: A.K.

Revised 9/2006