

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: January 8, 2008
Public Hearing: January 29, 2008

CONTACT PERSON/PHONE: Arturo Rubio, 541-4633

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 14A, A.F. Miller Survey No. 210 and a portion of Tract 3-B-3-A, John Whittaker Survey No. 134, City of El Paso, El Paso County, Texas from R-3 (Residential) to R-4 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Dianjou Drive and West of Bartlett Drive. Applicants: Mountain Valley Homes, ZON07-00129 (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 (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 A PORTION OF TRACT 14A, A. F. MILLER SURVEY NO. 210 AND A PORTION OF TRACT 3-B-3-A, JOHN WHITTAKER SURVEY NO. 134, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-4 (RESIDENTIAL). 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 14A, A.F. Miller Survey No. 210 and a portion of Tract 3-B-3-A, John Whittaker Survey No. 134, City of El Paso, El Paso County, Texas, be changed from **R-3 (Residential) to R-4 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 200 _____.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

CITY CLERK DEPT.
07 DEC 28 PM 2:08

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Kelly Carpenter
Kelly Carpenter, AICP, Deputy Director
Development Services Department –
Planning Division

ORDINANCE NO. _____

Zoning Case No: ZON07-00129



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
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

DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM

DATE: December 28, 2007

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

FROM: Arturo Rubio, Planner

SUBJECT: ZON07-00129

The City Plan Commission (CPC), on December 6, 2007, recommended APPROVAL of rezoning the subject property from R-3 (Residential) to R-4 (Residential). 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 rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was one letter of opposition to this request.

Attachment: Staff Report

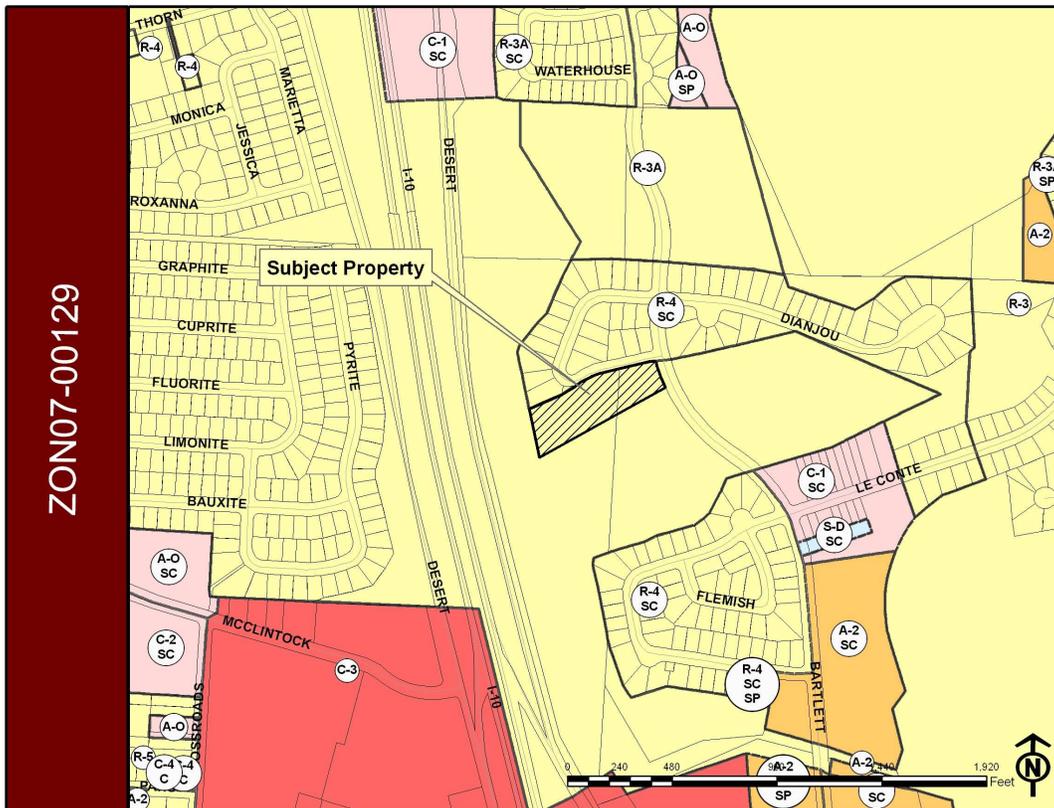


ZON07-00129

Application Type: Rezoning
Property Owner: Mountain Valley Homes
Representative: SLI Engineering, Inc.
Legal Description: A portion of Tract 14A, A.F. Miller Survey No. 210 and a portion of Tract 3-B-3-A, John Whittaker Survey No. 134, City of El Paso, El Paso County, Texas

Location: South of Dianjou Drive and West of Bartlett Drive
Representative District: 1 **Area:** 2.717
Present Zoning: R-3 (Residential) **Present Use:** Vacant
Proposed Zoning: R-4 (Residential)

Recognized Neighborhood Associations Contacted: Save the Valley, Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association
Public Response: None
Surrounding Land Uses: **North:** R-4/sc single family dwellings; **South:** R-3 Mesa drain; **East:** R-3 single family dwellings, Mesa drain, Bartlett Drive; **West:** R-3, Mesa drain, Desert Boulevard
Year 2025 Designation: Residential (North West Planning Area)



General Information:

The applicant is requesting a rezoning from R-3 (Residential) to R-4 (Residential). The property is 2.717 acres (118,358 sq. ft.) in size and is currently vacant. The non-binding conceptual site plans shows 12 lots. Access is proposed via Dianjou Drive and there are no zoning conditions on this property.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from R-3 (Residential) to R-4 (Residential).

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 North West Planning Area designates this property for **Residential** land uses.
- **R-4 (Residential) 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 dwellings 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: No comments received.

Landscape Review: No comments received.

Development Services Department - Planning Division:

Current Planning: Recommends approval of zoning request from R-3 (Residential) to R-4 (Residential)

Request is compatible to the General Land Use Map and surrounding land use.

Land Development: No Comments Received

Engineering Department - Traffic Division:

No apparent traffic concerns.

Fire Department

No comments received.

El Paso Water Utilities:

EPWU does not object to this request.



List of Attachments:

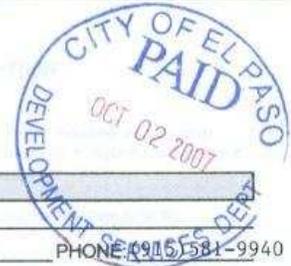
Attachment 1: Conceptual Site Plan

Attachment 2: Application

Attachment 2: Application



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



1. CONTACT INFORMATION

PROPERTY OWNER(S): Mountain Valley Homes
 ADDRESS: 3424 Doniphan Dr. ZIP CODE: 79912 PHONE: (915) 581-9940
 APPLICANT(S): Same
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 REPRESENTATIVE(S): SLI Engineering, Inc.
 ADDRESS: 6600 Westwind Dr. ZIP CODE: 79912 PHONE: (915) 584-4457
 E-MAIL ADDRESS: _____ FAX: _____

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X210-999-000C-8450 ; X134-999-0000-5000
 LEGAL DESCRIPTION: A portion of Tract 14A, A.F. Miller Survey No. 210 and a portion of tract 3B3, John Whittaker Survey No. 134, El Paso, El Paso County, Texas
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: 1
 ACREAGE: 2.717 PRESENT ZONING: R3 PRESENT LAND USE: Vacant
 PROPOSED ZONING: R4 PROPOSED LAND USE: Residential

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: M. A. KHAMSI 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 ZON07-00129 RECEIVED DATE: 10/03/07 APPLICATION FEE: \$ 810⁰⁰
 DCC REVIEW DATE: 10/31/07 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 12/06/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: Renee Cantle FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126

Revised 06/2004