

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: January 15, 2013
Public Hearing: February 5, 2013

CONTACT PERSON/PHONE: Michael McElroy, (915) 541-4238, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of a Portion of Lot 8, Boothville Subdivision, City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to P-R II (Planned Residential 2). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 8630 North Loop. Property Owner: Socorro Benavente. PZRZ12-00023 (District 7)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Director, City Development Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 8, BOOTHVILLE SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO P-R II (PLANNED RESIDENTIAL 2). 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 Lot 8, Boothville Subdivision, 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-FARM) TO P-R II (PLANNED RESIDENTIAL 2)**, 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 _____, 2013.

THE CITY OF EL PASO

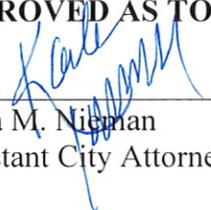
ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Karla M. Nieman
Assistant City Attorney



Mathew S. McElroy, Director
City Development Department

EXHIBIT "A"

1.62 acres of land, being a part of Tract "B", a subdivision of Lot Eight (8), in Bootheville Subdivision in the Yeleta Town Grant, El Paso County, Texas and described as follows, to-wit:

BEGINNING at a pipe for the SE corner of Bootheville No. 8, also the SE corner of Tract "A" at the intersection of the Wly right-of-way line of the North Loop Road and the Wly right-of-way line of a 30 foot County Road;

THENCE N 35°29' W 144 feet along the Wly right-of-way line of the North Loop Road to a pipe and SE corner of the tract herein to be described;

THENCE S 42°08' W 566.23 feet along the line between Tracts "A" and "B" to a pipe;

THENCE N 55°45' W 100 feet to a pipe and NW corner of Tract "B";

THENCE N 36°14' E 612.21 feet and along the line between Tracts "B" and "C" to the Wly right-of-way line of the said North Loop Road;

THENCE S 35° 29' E 144 feet along the Wly right-of-way line of the North Loop Road to the place of BEGINNING.

EXHIBIT "A"

032 213

2191 0642

POOR QUALITY COPY
BEST AVAILABLE FILM

MEMORANDUM

DATE: January 3, 2013

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

FROM: Michael McElroy, Planner

SUBJECT: **PZRZ12-00023**

The City Plan Commission (CPC), on November 1, 2012, voted 7-0 to recommend **approval** of rezoning the subject property from R-F (Ranch-Farm to P-R II (Planned Residential 2).

The CPC found that the rezoning is in conformance with the Plan for El Paso. The CPC also determined that the 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 negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There is no opposition to this request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00023
Application Type: Rezoning
CPC Hearing Date: November 1, 2012
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: 8630 North Loop
Legal Description: Portion of Lot 8, Boothville Subdivision, City of El Paso, El Paso County, Texas
Acreage: 1.48 acres
Rep District: 7
Zoning: R-F (Ranch-Farm)
Existing Use: Single-Family Home & Vacant
Request: P-R II (Planned Residential 2). (Related to PZDS12-00009).
Proposed Use: Apartments & Duplex
Property Owner: Socorro Benavente
Representative: Enrique Rey

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Vacant
South: R-3 (Residential) / Single family homes
East: C-1 (Commercial) & R-4 (Residential) / Domestic Cleaning Service & Residential
West: R-F (Ranch-Farm) / Single family home

Plan El Paso Designation: G3, Postwar (East)
Nearest Park: Marian Manor Park (4,035 ft.)
Nearest School: Valley View Middle School (187 ft.)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley 21

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 10, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is to change the zoning from R-F (Ranch-Farm) to P-R II (Planned Residential 2) to allow for apartment and duplex dwelling units. The detailed site plan proposes a development consisting of 6 buildings, comprised of 16 total dwelling units. Access is proposed from North Loop.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning to P-R II (Planned Residential 2).

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 P-R II (Planned Residential 2) district is to provide planned developments that create a superior living environment through unified planning and building operations at higher residential densities; encourage variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections to the rezoning request.

Notes:

1. North Loop Drive is designated as a major arterial with bike lanes on the Major Thoroughfare Plan. Additional right-of-way dedication and improvements may be required with the subdivision plat.
2. Access and improvements to North Loop Drive shall be coordinated and approved by TxDOT.
3. Sidewalks shall continue across driveways. This will be addressed with the building permit.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

Coordination with TXDOT. *

* This requirement will be applied at the time of development.

El Paso Fire Department

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time. **

Note, A more detailed reviewed will be done by fire plan review during the permitting process.

El Paso Water Utilities

EPWU does not object to this request.

Water

Along North Loop Road between Pendale Road and Link Drive there in an existing twelve (12) inch diameter water main. This main is located along the southernmost portion of North Loop Road right-of-way.

Along North Loop Road between Pendale Road and Link Drive there in an existing eight (8) inch diameter water main. This main is located along the northernmost portion of North Loop Road right-of-way.

Sanitary Sewer

Along North Loop Road between Pendale Road and Link Drive there is an existing fifteen (15) inch diameter sanitary sewer main. This main is located along the southernmost portion of North Loop Road right-of-way.

Along North Loop Road between Pendale Road and Link Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is located along the northernmost portion of North Loop Road right-of-way.

General

Water and sanitary sewer service is available from the described mains located along North Loop Drive.

North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Road right-of-way requires written permission from TxDOT.

EPWU-PSB records reveal an existing three-quarter (3/4) inch diameter water service and a four (4) inch diameter sanitary sewer service pertaining to 8630 North Loop Road. Once the Property becomes developed EPWU-PSB requests the Owner to inform in writing if the water service is to remain or the water service is required to be removed.

The El Paso Water Utilities - Public Service Board (EPWU-PSB) is interested in leasing the water rights of this subdivision. Please contact Jim Shelton at 594-5511.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

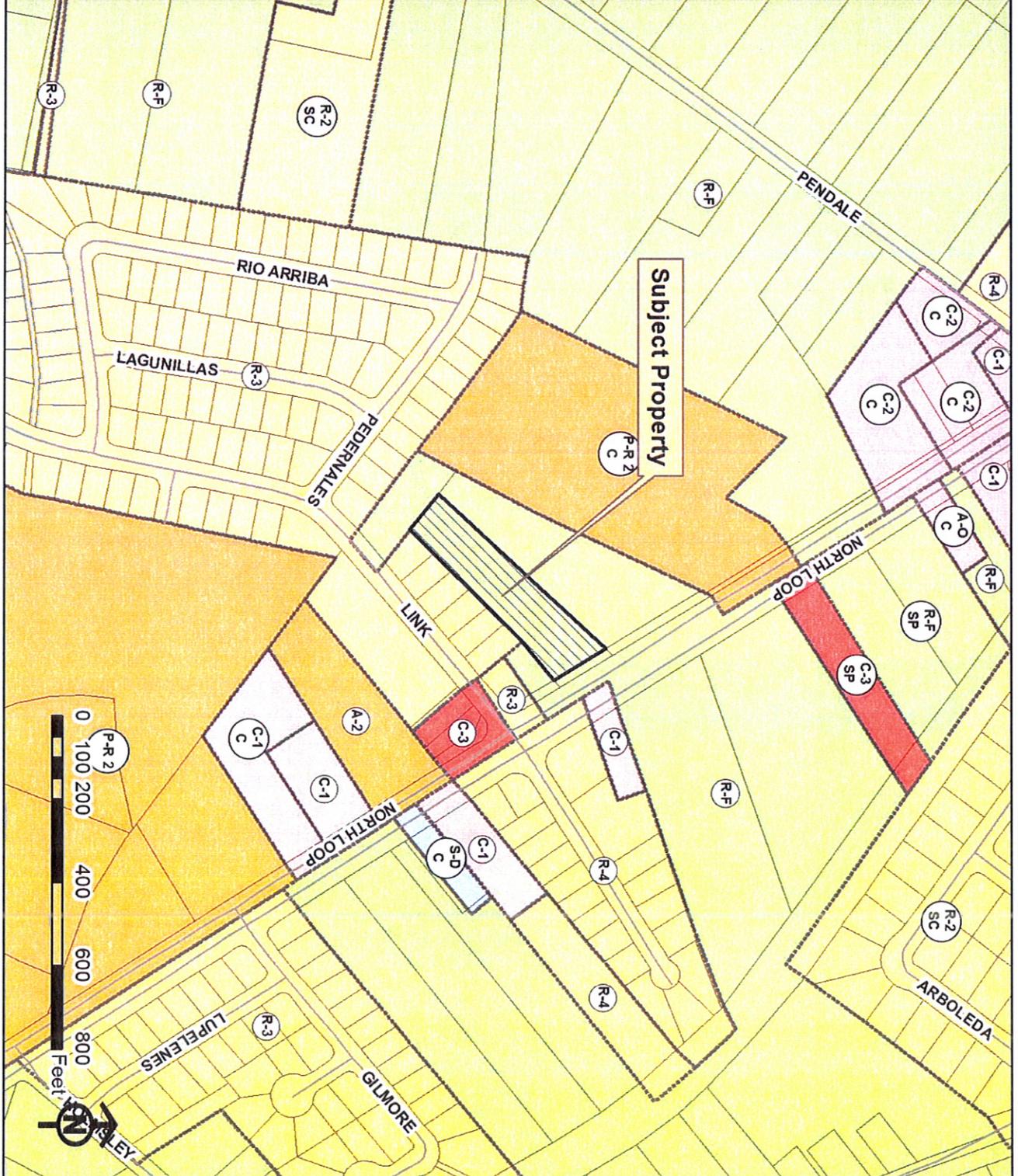
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

PZRZ12-00023



PZRZ12-00023



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

