

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: May 1, 2007  
Public Hearing: May 22, 2007

**CONTACT PERSON/PHONE:** Esther Guerrero, Planner, 541-4720

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

An Ordinance changing the zoning of the following real property described as: Parcel 1: Tract 3A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to R-5 (Residential); and Parcel 2: Tract 2A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, from R-F (Ranch And Farm) to R-3A (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: South and North of Montwood Drive, East of Zaragoza Road. Applicant: JNC Development LP and Public Service Board. ZON06-00145 (District 6)

**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) – Unanimous **Approval** Recommendation with conditions (6-0)

\*\*\*\*\*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 THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1: TRACT 3A, SECTION 4, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); AND,

PARCEL 2: TRACT 2A, SECTION 4, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO R-3A (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

**Parcel 1:** *Tract 3A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas,* be changed from **R-F (Ranch and Farm)** to **R-5 (Residential)**; and,

**Parcel 2:** *Tract 2A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas,* be changed from **R-F (Ranch and Farm)** to **R-3A (Residential)**.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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:

\_\_\_\_\_  
Kimberly Forsyth, Senior Planner  
Development Services Department

CITY CLERK DEPT.  
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**CITY COUNCIL**

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

*MAYOR*  
**JOHN COOK**

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT**  
DIRECTOR, DEVELOPMENT SERVICES

**KELLY CARPENTER, AICP**  
DEPUTY DIRECTOR, PLANNING

**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**MEMORANDUM**

**DATE:** April 20, 2007  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Esther Guerrero, Planner  
**SUBJECT:** ZON06-00145

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The City Plan Commission (CPC), on January 18, 2007, voted **6-0** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-5 (Residential) on Parcel 1; and from R-F (Ranch and Farm) to R-3A (Residential) on Parcel 2.

There is a related annexation application and special permit application that will run concurrent with this rezoning request.

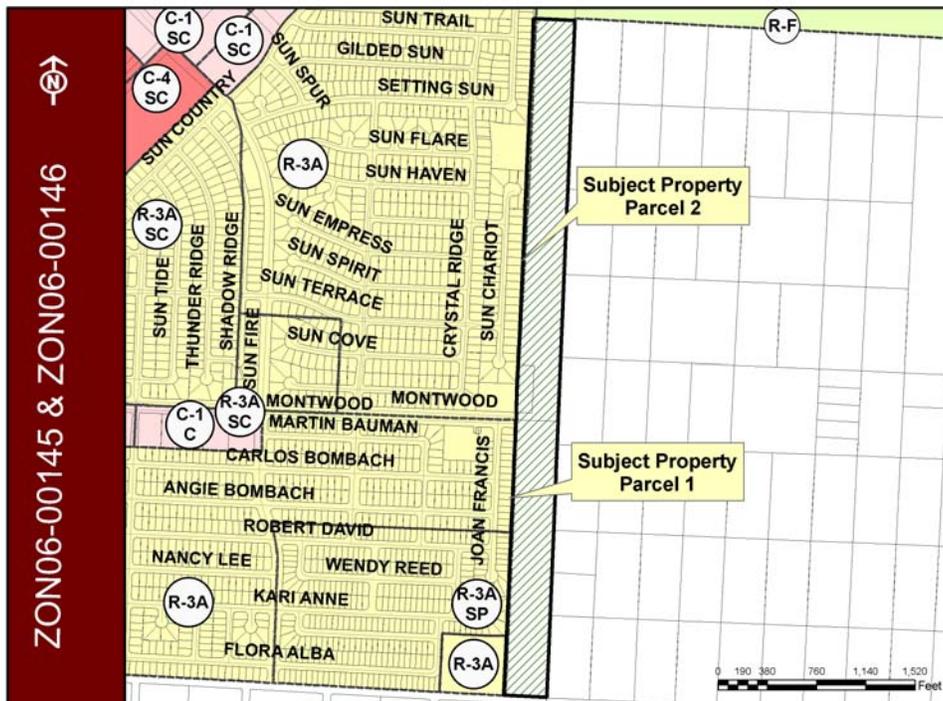
The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; that the 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.

**Attachment:** Staff Report, Aerial, Site Plan, Application



## ZON06-00145

<b>Application Type:</b>	Rezoning
<b>Property Owner(s):</b>	JNC Development L.P, El Paso Electric Company, PSB
<b>Representative(s):</b>	Conde, Inc
<b>Legal Description:</b>	Parcel 1: Tract 3A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas Parcel 2: Tract 2A, Section 4, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas
<b>Location:</b>	Parcel 1: South of Montwood Drive, East of Zaragoza Road Parcel 2: North of Montwood Drive, East of Zaragoza Road
<b>Representative District:</b>	ETJ
<b>Area:</b>	Parcel 1: 14.63 Acres; Parcel 2: 21.38 Acres
<b>Present Zoning:</b>	R-F (Ranch and Farm)
<b>Present Use:</b>	Vacant
<b>Proposed Zoning:</b>	Parcel 1: R-5 (Residential); Parcel 2: R-3A (Residential)
<b>Recognized Neighborhood Associations Contacted:</b>	Las Palmas Neighborhood Association, Stoneridge Property Owners Association Inc., Eastside Civic Association, The Friends of Karl Wyler
<b>Public Response:</b>	None
<b>Surrounding Land Uses:</b>	<b>North:</b> City Limit / Vacant; <b>South:</b> City Limit / Vacant <b>East:</b> City Limit / Vacant; <b>West:</b> R-3A, R3A/sp / Residential
<b>Year 2025 Designation:</b>	<b>Residential</b> (East ETJ)



**General Information:**

The applicant requests a rezoning on Parcel 1 from R-F (Ranch and Farm) to R-5 (Residential) and Parcel 2 from R-F (Ranch and Farm) to R-3A (Residential) in order to permit single-family residential development. The site plan proposes single-family homes. Access is proposed via Montwood Drive. An application for Annexation and a Special Permit are being processed concurrently. A Development Agreement was previously approved by City Council for this property.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-F (Ranch and Farm) to R-5 (Residential) on Parcel 1 and from R-F (Ranch and Farm) to R-3A (Residential) zoning on Parcel 2.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “develop a balanced and complete community which contains a mix of land uses and densities and 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 **East** Planning Area designates this property for residential land uses.
- **R-5 and R-3A zoning** permits single-family residential development and **is compatible** with adjacent development.

**Findings:**

The Commission must determine the following:

1. Will the R-5 and R-3A zoning protect the best interest, health, safety and welfare of the public in general?
2. Will single-family 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 Comments:**

*Zoning Review*

Parcel 2 meets minimum R-3A minimum general lot size standards.

**Development Services Department - Planning Division Comments:**

*Current Planning:*

1. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for residential land uses.
2. R-5 and R-3A zoning permits single-family residential and is compatible with adjacent development.

**Engineering Department - Traffic Division Comments:**

No major traffic issues with the proposed zoning change.

**Fire Department Comments:**

No comments received.

## **El Paso Water Utilities Comments:**

### **Water**

There is an existing 24-inch diameter water transmission main along Montwood Drive. This water main dead-ends at the westernmost property line of Sun Ridge Unit 15. The water distribution system needs to be looped. Off-site extensions are required to provide service to the subdivision. The Owner is responsible for acquiring off-site easements

### **Sanitary Sewer**

There is an existing 42-inch sanitary sewer interceptor along a 30-foot wide EPWU-PSB easement located within the northern portion of the subdivision (north of Montwood Drive). This interceptor discharges into the Montwood Lift Station, within Lot 1, Block 49. Also, there is also an existing 15-inch diameter sanitary sewer main fronting the lift station site. There is an exiting 18-inch diameter sewer force main that originates from the lift station and continues south along a 40-foot wide EPWU-PSB easement, within the southern portion of the subdivision (south of Montwood Drive). There is a proposed 42-inch diameter sanitary sewer interceptor that will be located along the western portion of the proposed Shreya Street, south of Montwood Drive. This interceptor will discharge into the lift station. EPWU requests to retain the portion of the above referred 30-foot wide easement located within Lots 53 and 54, Block 49. Service to the lots within the proposed subdivision is anticipated to be provided by means of a secondary sanitary sewer main extension. No direct service connections are allowed to the above described sewer interceptors as per the El Paso Water Utilities Public Service Board Rules and Regulations.

### **General**

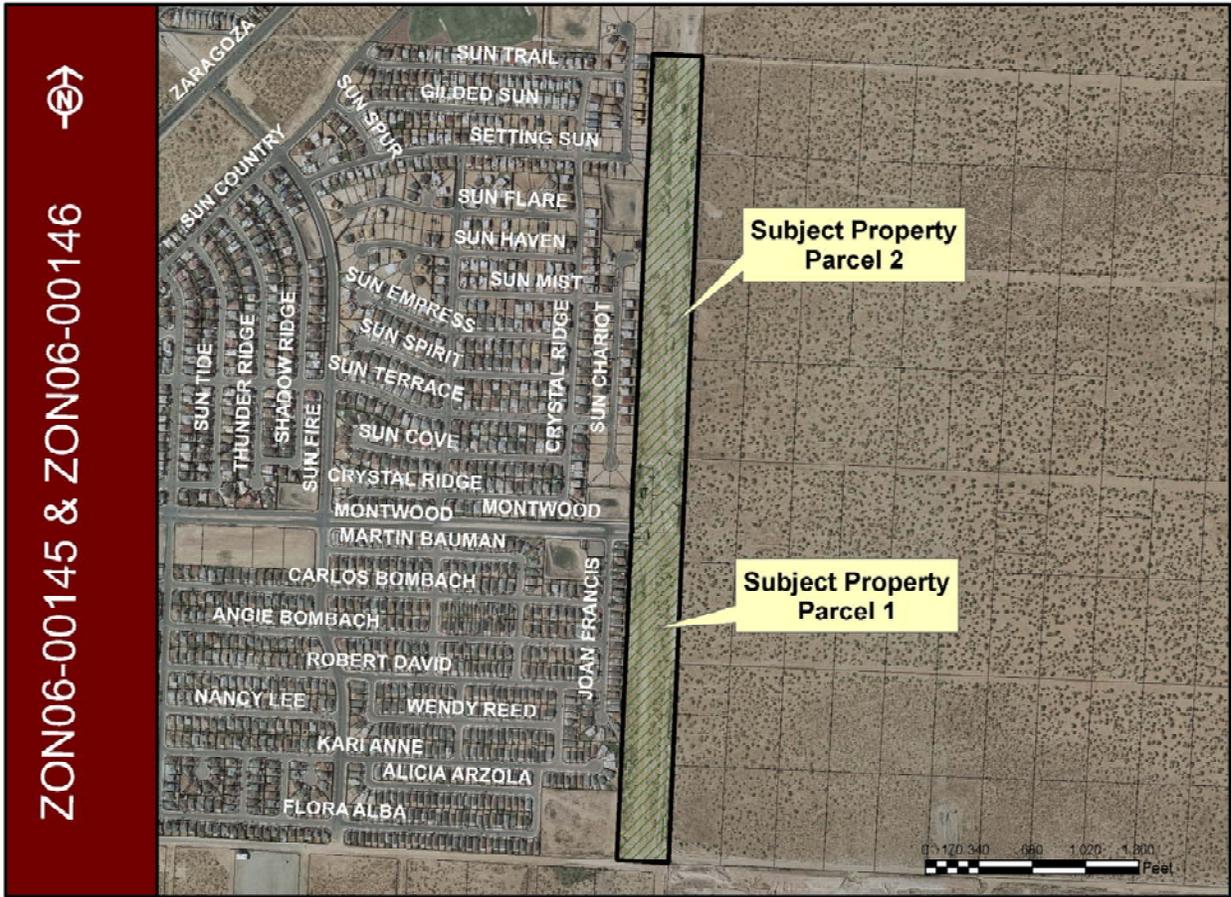
Annexation fees are due at the time of new service application for individual water meters within the subject property. The Owner shall minimize any grading above or near the above described sanitary sewer mains. EPWU-PSB requires a complete set of improvement plans and grading plans for review and approval prior to any work near or above the existing/proposed sanitary sewer mains. This is required in order to ascertain that the proposed improvements (if any) and/or grading will not adversely affect the described mains. EPWU requires 24 hours/day, 7 days/week access to all water and sanitary sewer facilities within the EPWU-PSB easement.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU easement without EPWU's written consent. The easement shall be improved to EPWU easement improvement standards. The Owner/Developer needs to coordinate with our office and Project Administration Section to ascertain that the sewer interceptor is constructed in parallel with development. The developer will work with EPWU to reserve/delay the median right-of-way improvements until the installation of the 42-inch sewer interceptor is complete, which is anticipated for 2008.

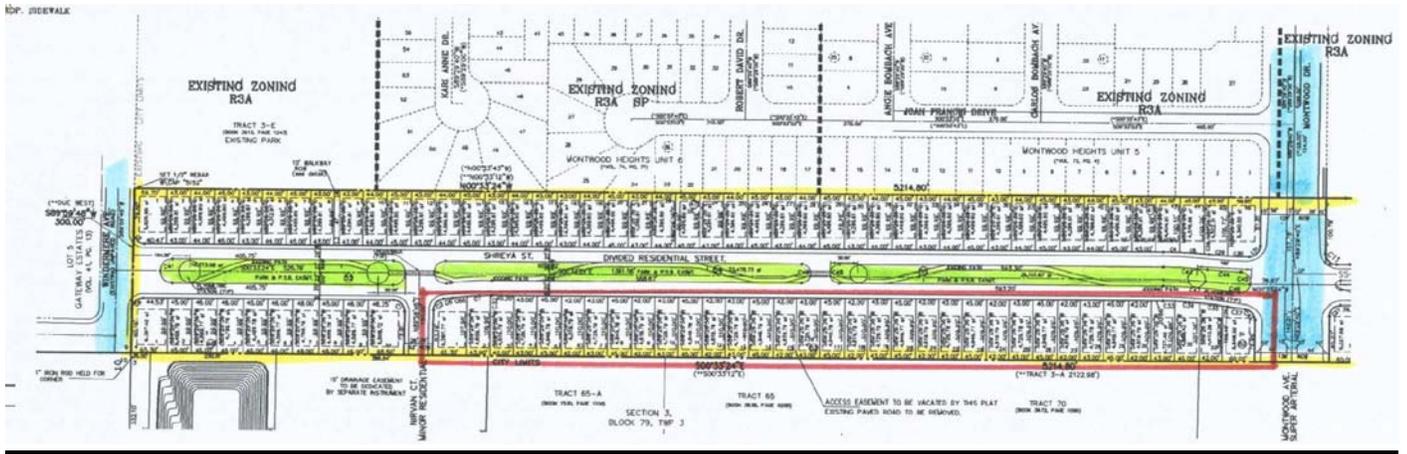
EPWU requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject property. The owner is responsible for the costs of any necessary extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subdivisions must be made in conjunction with the request for water and sanitary sewer main extensions. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application.

EPWU does not object to this request.

Aerial



# SITE PLAN Parcel 1



# SITE PLAN Parcel 2

