

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: May 2, 2006
Public Hearing: May 23, 2006

CONTACT PERSON/PHONE: Melissa Granado, 541-4730

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of Lot 5, Block 1A, Ranger Rest Subdivision Unit Four, El Paso, El Paso County, Texas from R-4 (Residential) to R-5 (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 1110 Ranger Street. Applicant: Elva S. Torres. ZON06-00037 (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: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 5, BLOCK 1A, RANGER REST SUBDIVISION UNIT FOUR, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-5 (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 *Lot 5, Block 1A, Ranger Rest Subdivision Unit Four, El Paso, El Paso County, Texas*, be changed from R-4 (Residential) to R-5 (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 _____, 2006.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



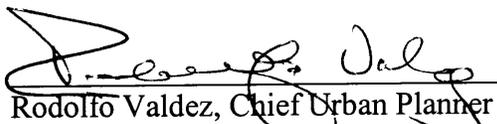
Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Development Services Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



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

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
MEMORANDUM

DATE: April 21, 2006

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

FROM: Melissa Granado, Urban Planner

SUBJECT: ZON06-00037
Lot 5, Block 1A, Ranger Rest Unit Four, El Paso, El Paso County, Texas

LOCATION: 1110 Ranger Street (District 7)

The City Plan Commission (CPC), on April 20, 2006, voted 7-0 to recommend **APPROVAL** of rezoning the subject property from R-4 (Residential) to R-5 (Residential), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso Citywide land use goals that El Paso: "provide a wide range of housing types that respond to the needs of all economic segments of the community." Although the proposed use is not in conformance with the Year 2025 Projected General Land Use Map, which designates the subject property for commercial uses, the CPC determined that the R-5 (Residential) zone and proposed uses are compatible with adjacent zoning and land uses. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general.

There was no opposition to this request.

Attachment: Location Map, Aerial Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00037

Property Owner(s): Elva S. Torres

Applicant(s): Elva S. Torres

Representative(s): Oscar Torres

Legal Description: Lot 5, Block 1A, Ranger Rest Unit Four

Location: 1110 Ranger Street

Representative District: 7

Area: 0.291 Acres

Present Zoning: R-4 (Residential)

Present Use: Vacant

Proposed Zoning: R-5 (Residential)

Proposed Use: Single-family Residential

Recognized Neighborhood Associations Contacted: N/A

Surrounding Land Uses:

North -	R-4 (Residential) / Single-family Residential
South -	R-4 (Residential) / Mobile Homes
East -	S-D (Special Development), A-O/c (Apartment / Office/condition) / Print Shop, Office
West-	R-4 (Residential) / Single-family Residential

Year 2025 Designation: **Commercial** (Mission Valley Planning Area)

**CITY PLAN COMMISSION HEARING, APRIL 20, 2006,
4:00 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00037

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-4 (Residential) to R-5 (Residential) in order to permit two (2) single-family dwellings. The property is 0.291 acres in size and is currently vacant. The proposed site plan shows two (2) single-family dwellings to be located on the site. Access is proposed via Ranger Street. There are no zoning conditions currently imposed on this property.

The applicant is requesting the rezoning to R-5 (Residential) because one of the proposed single family lots does not meet the minimum lot width of 50 ft. as required on the R-4 (Residential) district (R-5 requires a minimum lot width of 45 ft.).

INFORMATION TO THE COMMISSION:

The Planning Division has not received any calls or letters in support or opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-4 (Residential) to R-5 (Residential).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend 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 **Commercial** land uses.

R-5 (Residential) zoning permits single-family dwellings and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will R-5 (Residential) 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 effect of the proposed change to the City’s Comprehensive Plan?
4. What effect will the rezoning have on the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole?

Information To The Applicant:

Development Services Department - Building Permits and Inspections Division Notes:

Zoning: Proposed development meets minimum lot size standards.
Landscaping: Landscaping not required for this project. Landscaping not required for areas zoned residential.

Development Services Department - Planning Division Notes:

1. The Year 2025 Projected General Land Use Map for the Mission Valley Planning Area designates this property for commercial land uses.
2. R-5 (Residential) zoning permits single family dwelling and is compatible with adjacent development.

Development Services Department – Engineering Division Notes:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required. *
2. Grading plan and permit shall/may be required. *
3. Storm Water Pollution Prevention plan and/or permit shall/may be required. *
4. Drainage plans must be approved by the City Engineer. *
5. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone(s) **X**, Panel **480214 0048 C**.

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

Engineering Department - Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

NOTE: Sidewalks shall be provided.

Fire Department Notes:

No comments received.

El Paso Water Utilities Notes:

Water:

There is an existing 8-inch diameter water main along Ranger Street fronting the subject property.

Previous water pressure readings from a fire hydrant located at Ranger Street, 200-feet North of Escobar Drive have yielded a static pressure of 90 pounds per square inch, a residual pressure of 80 pounds per square inch, a pitot pressure of 52 pounds per square inch, at a discharge of 1210 gallons per minute.

A private water pressure-regulating device is required at the discharge side of the water meter. The owner shall be responsible for the operation and maintenance of the above-described water pressure-regulating device.

Sanitary sewer:

There is an existing 8-inch diameter sanitary sewer main along Ranger Street fronting the subject property.

General:

The above described water and sanitary sewer mains are available to serve the subject property.

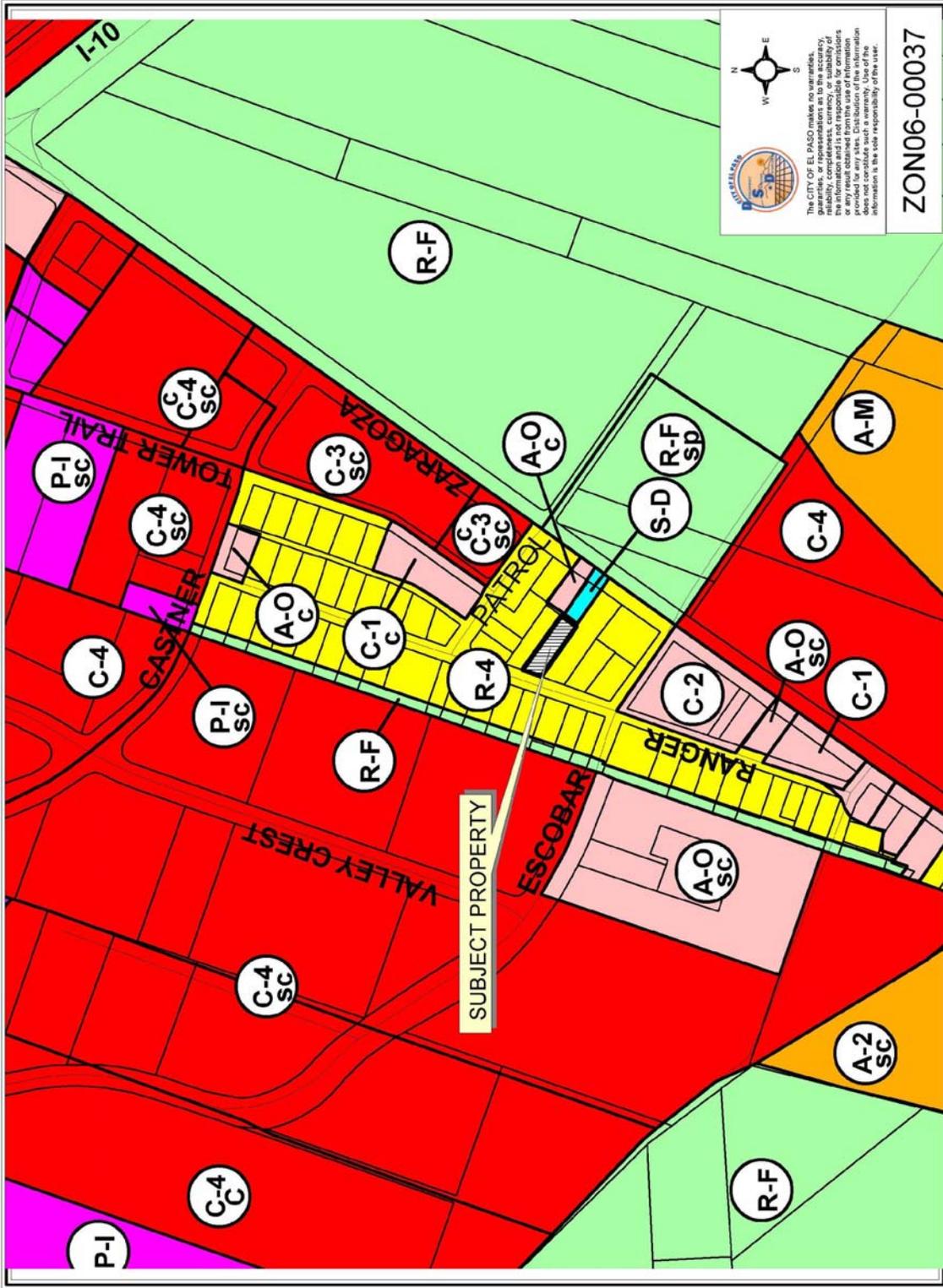
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading and drainage plans, landscaping plan (if required), the legal description of the property, and a certificate-of-compliance are required at the time of application. The owner 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.

EPWU does not object to this request.

ATTACHMENT: Site Plan; Location Map

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DIVISION AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



SITE PLAN

