

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: March 27, 2007  
Public Hearing: April 17, 2007

**CONTACT PERSON/PHONE:** Arlan Greer, 541-4723

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of Tract 8B1, 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 20.68 of the El Paso City Code.

Applicant: Howard Wells. ZON06-00154 (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) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ZON06-00154

April 17, 2007

CITY CLERK DEPT ORDINANCE NO. \_\_\_\_\_

07 MAR 19 PM 2:39

AN ORDINANCE CHANGING THE ZONING OF TRACT 8B1, 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 20.68 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 *Tract 8B1, 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 shall not exceed 2.5 units per acre in accordance with the Upper Valley Plan.*

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

THE CITY OF EL PASO

\_\_\_\_\_  
John F. Cook  
Mayor

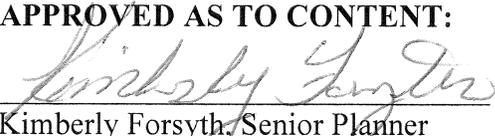
ATTEST:

\_\_\_\_\_  
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



**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT, PE, CB**  
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  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

March 16, 2007

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

**FROM:** Arlan Greer, Planner

**SUBJECT:** **ZON06-00154**

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The City Plan Commission (CPC), on January 4, 2007, voted unanimously to recommend **APPROVAL** of the rezoning the subject property to R-2 (Residential) with the following conditions: *"That the maximum density shall not exceed 2.5 units per acre in accordance with the Upper Valley Plan."*

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 which designates this area for residential land uses. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses; and the effect 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.

We have received no written opposition to this request.

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



**General Information:**

The applicant requests a rezoning from R-F (Ranch-Farm) to R-2 (Residential) in order to permit a single-family residential subdivision. The property is 6.3036 acres in size and is currently vacant land. The site plan proposes 15 single family lots with a minimum lot size of 10,000 square. Access is proposed via Borderland Road. There are no zoning conditions currently imposed on this property.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommended **approval** of this request for rezoning from R-F (Ranch-Farm) to R-2 (Residential) with the following condition:

“That the maximum density shall not exceed 2.5 units per acre in accordance with the Upper Valley Plan.”

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 **Northwest** Planning Area designates this property for **Residential** land uses.
- **R-2 zoning** permits residential subdivision and is compatible with adjacent development.

**Findings:**

The Commission must determine the following:

1. Will the R-2 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will a single-family residential subdivision 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:* Proposed development meets minimum R-2 (Residential) general lot and yard standards

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

*Current Planning:*

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

*Subdivision Review:*

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. Coordination with TXDOT.\*
6. No water runoff allowed outside the proposed development boundaries.\*

7. Additional Comments: Site location is located within a Special Flood Hazard Area, Flood Zone(s) AH, Panel 480214 0044 C. The buildings will have to be built at or above the Base Flood Elevation for the area, confirmed by elevation certificates.  
\* This requirement will be applied at the time of development.

**Engineering Department - Traffic Division Comments:**

No major traffic concerns.

**Fire Department Comments:**

No comments received.

**El Paso Water Utilities Comments:**

EPWU has no objections to this request.

**AERIAL**



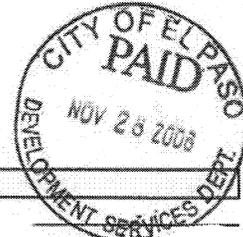
ZON06-00154

**SITE PLAN**





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



**1. CONTACT INFORMATION**

PROPERTY OWNER(S): BENJAMIN & GINA S. RODRIGUEZ  
 ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 APPLICANT(S): HOWARD WELLS  
 ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 REPRESENTATIVE(S): SITWORK ENGINEERING LLC  
 ADDRESS: 444 EXEC CENTER SUITE 134 ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 E-MAIL ADDRESS: sitwork@elpbizclass.com FAX: \_\_\_\_\_

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: U 819999 011 H 0050  
 LEGAL DESCRIPTION: PARCEL OUT OF TR. 98, BLOCK 11, UPPER VALLEY SURVEYS, EL PASO COUNTY, TX (SEE ATTACHED)  
 STREET ADDRESS OR LOCATION: BORDERLAND RD, EL PASO, TX REP DISTRICT: 1  
 ACREAGE: 6.3036 PRESENT ZONING: RF PRESENT LAND USE: AGRICULTURE  
 PROPOSED ZONING: R2 PROPOSED LAND USE: RESIDENTIAL SUBDIVISION

**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 Signature: \_\_\_\_\_  
 Printed Name: GINA S. RODRIGUEZ 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.*

<b>**OFFICE USE ONLY**</b>		
ZON06-00154	RECEIVED DATE: <u>11/27/06</u>	APPLICATION FEE: \$ <u>770.00</u>
DCC REVIEW DATE: <u>12/20/06</u>	(8:30 am, Planning Department Conference Room, 2 <sup>nd</sup> Floor, City Hall Building)	
CPC REVIEW DATE: <u>01/04/07</u>	(1:30 pm, City Council Chambers, 2 <sup>nd</sup> Floor, City Hall Building)	
ACCEPTED BY: <u>[Signature]</u>	FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126	

Revised 08/2004