

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: June 12, 2007
Public Hearing: July 3, 2007

CONTACT PERSON/PHONE: Esther Guerrero, 541-4720

DISTRICT(S) AFFECTED: 7

SUBJECT:

An ordinance changing the zoning of Tracts 10A, 10B and 10C, Block 14, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 321 Lomaland Drive. Applicant: Walter and Amelia Garcia, ZON07-00027 (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) – Approval
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 TRACTS 10A, 10B AND 10C, BLOCK 14, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) 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 *Tracts 10A, 10B and 10C, Block 14, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** 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 _____, 2007.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

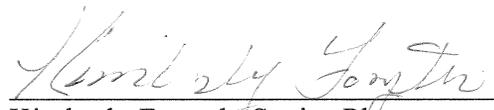
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Lupe Cuellar
Assistant City Attorney



Kimberly Forsyth, Senior Planner
Development Services Department



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
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM

DATE: June 4, 2007

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

FROM: Esther Guerrero, Planner

SUBJECT: **ZON07-00027**

The City Plan Commission (CPC), on May 3, 2007, voted **7-0** to recommend **approval** of rezoning the subject property from R-F (Ranch and Farm) to R-5 (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 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.

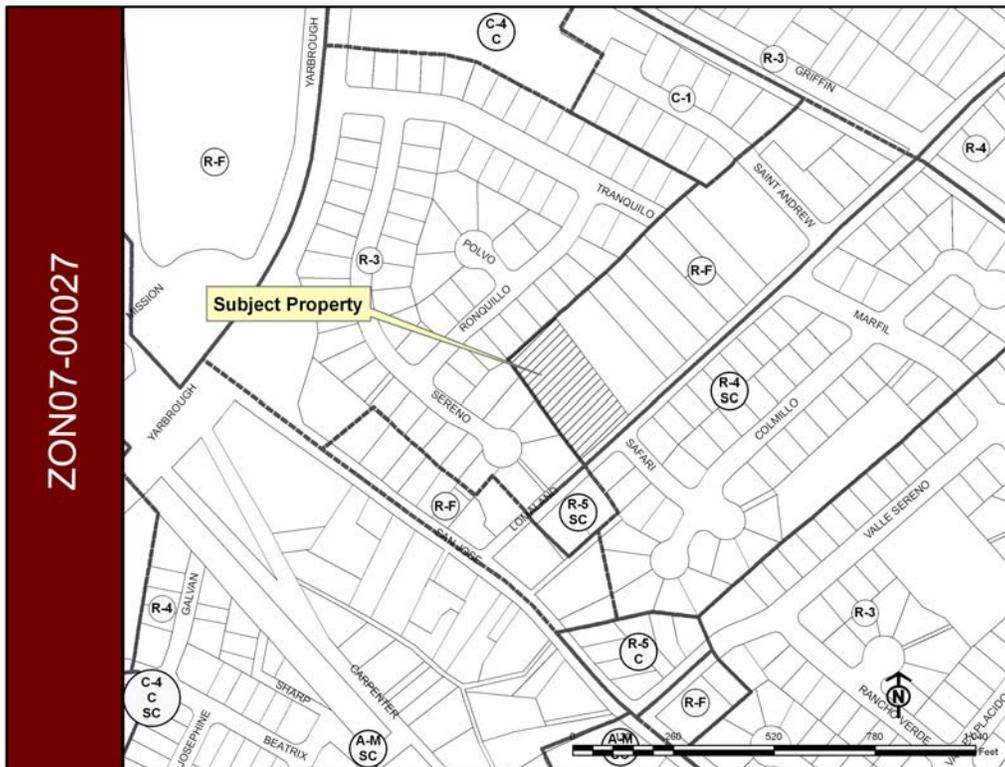
There was no opposition to this request.

Attachments: Staff Report



ZON07-00027

Application Type: Rezoning
Property Owner(s): Walter and Amelia Garcia
Representative(s): Walter and Amelia Garcia
Legal Description: Tracts 10A, 10B and 10C, Block 14, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 321 Lomaland Drive
Representative District: 7 **Area:** 1.2580 Acres
Present Zoning: R-F (Ranch and Farm)
Present Use: Two-family residential dwellings (Duplexes)
Proposed Zoning: R-5 (Residential)
Recognized Neighborhood Associations Contacted: Save the Valley 21
Teens in Action for a Healthy Community
Public Response: None
Surrounding Land Uses: **North:** R-F / single-family residential; **South:** R-3 / single-family residential; **East:** R-4/sc / single-family residential; **West:** R-3 / single-family residential
Year 2025 Designation: **Residential** (Lower Valley Planning Area)



General Information

The request is for rezoning from R-F (Ranch and Farm) to R-5 (Residential) in order to permit two-family dwelling units (duplexes) on site. The property is 1.2580 acres in size and the as-built site plan shows two existing duplexes with access via Lomaland Drive. There are no zoning conditions currently on this property.

Staff Recommendation

The Development Coordinating Committee (DCC) recommends unanimous **approval** of this request for rezoning from R-F (Ranch and Farm) to R-5 (Residential).

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, housing types, and styles.”
- **The Year 2025 Projected General Land Use Map** for the **Lower Valley** Planning Area designates this property for **Residential** land uses.

Findings

The Commission must determine the following:

1. Will the rezoning protect the best interest, health, safety and welfare of the public in general?
2. What effects will this have on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole?
3. What is the relation of the proposed rezoning 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 Division

Duplexes permitted on proposed R-5 Residential District. Parcels as submitted meet minimum district's lot development standards for duplexes.

Development Services Department - Planning Division

The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Residential land uses.

The property will need to be subdivided to permit the duplexes.

Engineering Department - Traffic Division

No apparent traffic concerns with proposed zoning change.

NOTE: Sidewalks shall be provided.

Fire Department

No comments received.

El Paso Water Utilities Notes

EPWU does not object to this request.

List of Attachments

Attachment 1: Aerial

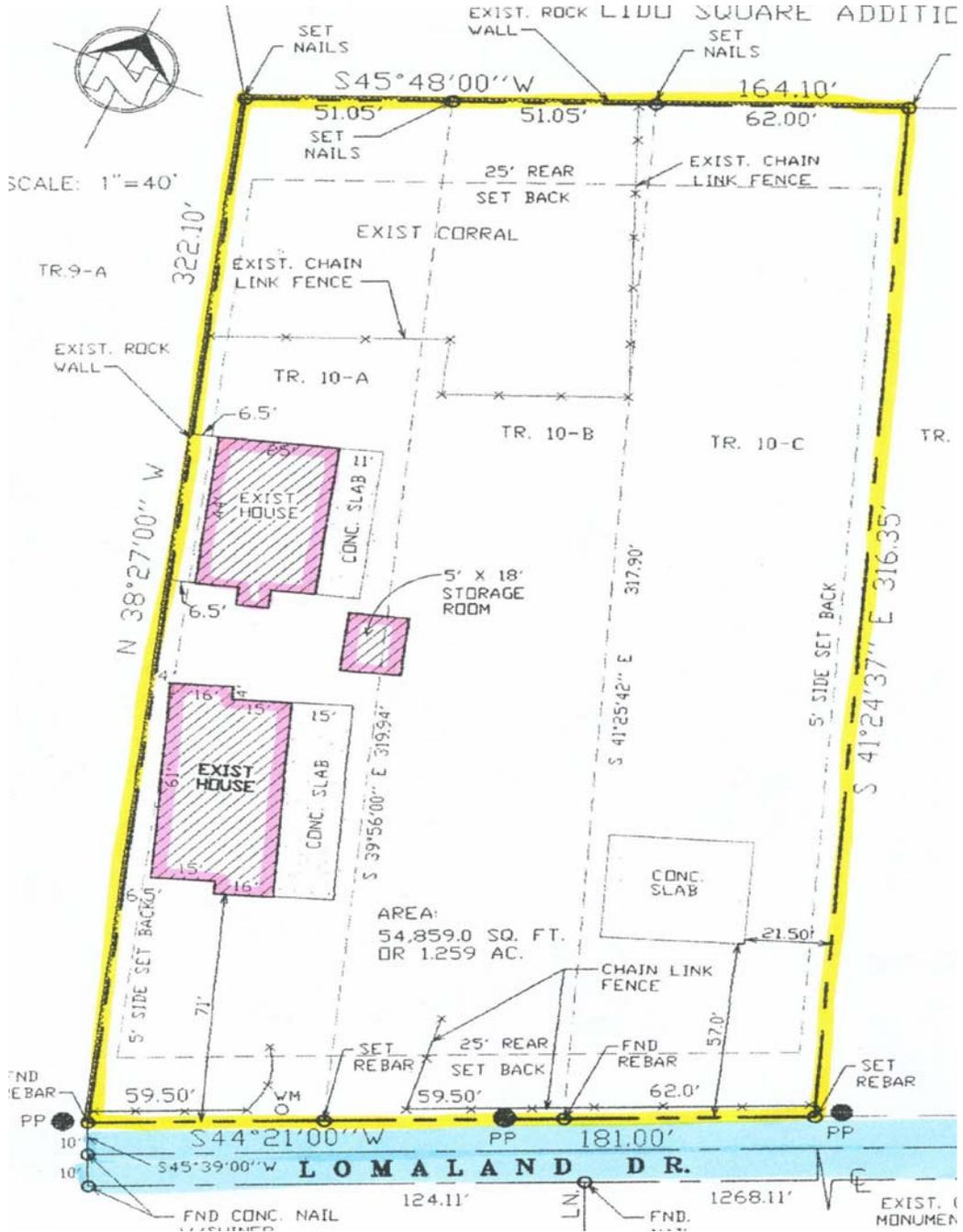
Attachment 2: Site Plan

Attachment 3: Application

Attachment 1: Aerial



Attachment 2: Site Plan



Attachment 3: Application



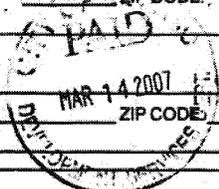
**REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

City of El Paso, Texas
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S): Walter & Amelia Garcia
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____ FAX: _____

REPRESENTATIVE(S): Same
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____ FAX: _____



2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: Y 805-999-0140-1001
 LEGAL DESCRIPTION: Tracts 10A, 10B & 10C Block 14, Valleta Grant
 STREET ADDRESS OR LOCATION: 321 Lomaland Drive REP DISTRICT: 7
 ACREAGE: 1.2580 PRESENT ZONING: R-F PRESENT LAND USE: Duplexes & Vacant
 PROPOSED ZONING: R-S PROPOSED LAND USE: Duplexes

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: Amelia Garcia Signature: Amelia Garcia
 Printed Name: WALTER GARCIA Signature: Walter Garcia
 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 07-00027 RECEIVED DATE: 3/14/07 APPLICATION FEE: \$ 770.00
 DCC REVIEW DATE: 4/11/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 5/3/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: Ester Duran