

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: June 24, 2008  
Public Hearing: July 15, 2008

**CONTACT PERSON/PHONE:** Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lots 52 and Lots 53, San Antonio Addition Replat, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 8058 San Jose Road Applicant: Irene Yglesias ZON08-00021 (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 Recommendation of R-2 (Residential)  
City Plan Commission (CPC) – Approval Recommendation (5-0)

CITY CLERK DEPT.  
08 JUN 17 PM 3:45

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

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

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

**DEPARTMENT HEAD:** <sup>for</sup> Victor Q. Torres, Director, Development Services Department



**APPROVED FOR AGENDA:**

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

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 52 AND 53, SAN JOSE ADDITION REPLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-2 (RESIDENTIAL). 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 Lots 52 and 53, San Jose Addition Replat, 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.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

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

*for* Patricia D. Adauto  
Patricia D. Adauto, Deputy City Manager  
Development & Infrastructure Services

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ORDINANCE NO. \_\_\_\_\_

ZON08-000121

Being a portion of Tracts 52 and 53,  
San Jose Addition Replat,  
City of El Paso, El Paso County, Texas  
March 06, 2008

**METES AND BOUNDS DESCRIPTION**  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of a portion of Tracts 52 and 53, San Jose Addition Replat ,  
City of El Paso, El Paso County, Texas and being more particularly described by metes and  
bounds as follows:

**COMMENCING FOR REFERENCE** at a found chiseled cross located at the common  
boundary line of Tracts 54 and 55, same being the westerly right-of-way line of San Jose Road  
(40' R.O.W), **THENCE**, leaving said common boundary line and along said westerly right-of-  
way line, South 06°53'00" East a distance of 125.01 feet to a found chiseled cross located at the  
**POINT OF BEGINNING** of the herein described parcel;

**THENCE**, continuing along said westerly right-of-way, South 06°53'00" East, a distance  
of 221.91 feet to a set iron rod for corner;

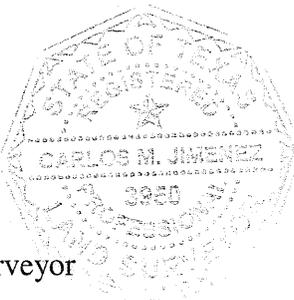
**THENCE**, leaving said westerly right-of-way line, South 72°54'55" West, a distance of  
46.84 feet to a set iron rod for corner;

**THENCE**, North 45°09'00" West, a distance of 292.81 feet to a set iron rod for corner;

**THENCE**, North 83°02'23" East, a distance of 227.45 to the **POINT OF BEGINNING**  
of the herein described parcel and containing 31,288.28 square feet or 0.7182 acres of land more  
or less.



Carlos M. Jiménez  
Registered Professional Land Surveyor  
Texas No. 3950



CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
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**EXHIBIT A**



**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** June 5, 2008  
**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager  
**FROM:** Mirian Spencer, Planner  
**SUBJECT:** ZON08-00021

The City Plan Commission (CPC), on June 5, 2008, voted (5 to 0) to recommend **Approval** of rezoning the subject property from R-F (Ranch and Farm) to R-2 (Residential), concurring with Staff's recommendation. Staff recommended **Approval** of rezoning the subject property from R-F (Ranch and Farm) to R-2 (Residential) because the R-2 (Residential) zone is compatible with the existing R-F (Ranch and Farm) character of the San Jose Road neighborhood. The R-2 (Residential) zoning district would potentially allow the development of two single-family residential lots on the property.

The applicant is requesting the rezoning from R-F (Ranch and Farm) to R-2 (Residential) in order to permit the construction of a single-family residence. The property is 0.6671 acres in size and is vacant. The applicant is requesting the change of zoning because the lot does not meet the minimum one acre lot area required for a single-family residence in an R-F (Ranch and Farm) zoning district.

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 the property for residential 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.

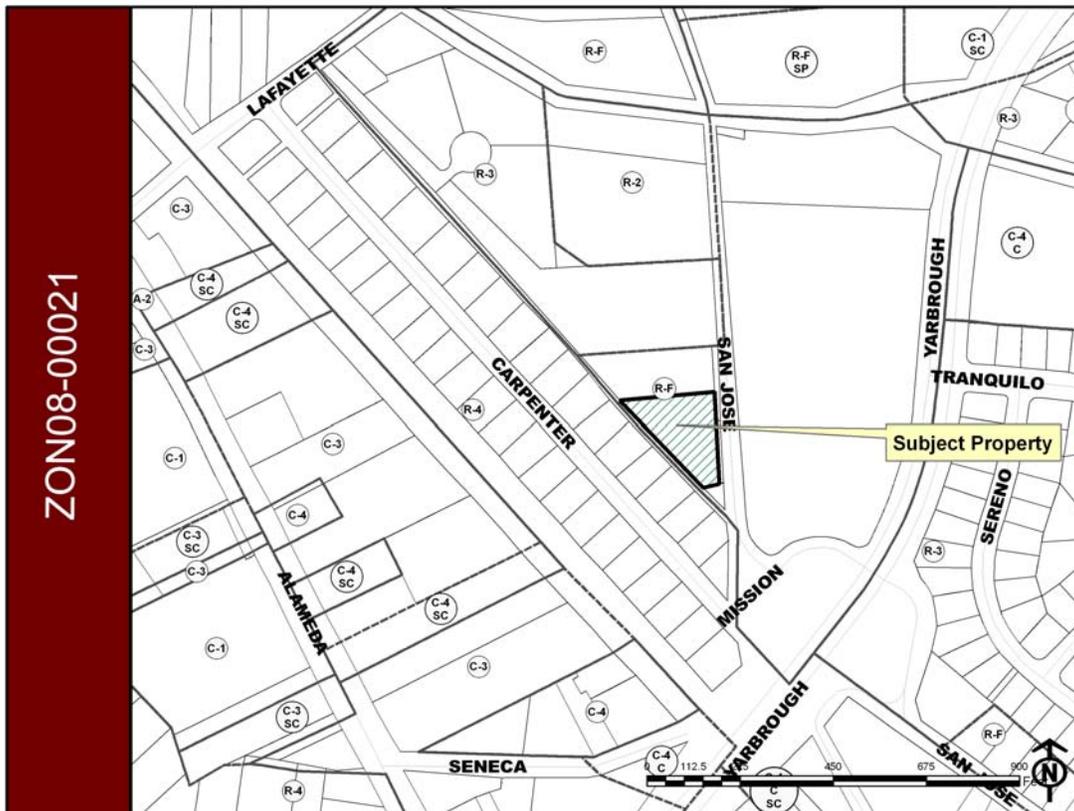
There was **NO OPPOSITION** to this request.

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



**ZON08-00021**

**Application Type:** Rezoning  
**Property Owner(s):** Irene Yglecias  
**Representative(s):** Ignacio Alarcon  
**Legal Description:** A portion of Lots 52 and 53 San Jose Addition Replat, City of El Paso, El Paso County, Texas  
**Location:** 8058 San Jose Road  
**Representative District:** 7  
**Area:** 0.6673 acres  
**Present Zoning:** R-F (Ranch and Farm)  
**Present Use:** Vacant  
**Proposed Zoning:** R-2 (Residential)  
**Proposed Use:** Single-family Residence  
**Recognized Neighborhood Associations Contacted:** Carpenter Neighborhood Association  
**Public Response:** None  
**Surrounding Land Uses:** **North – R-F (Ranch/Farm)** / Single-family residential; **South – R-4 (Residential)** / Single-family residential; **East – R-F (Ranch/Farm)** / Single-family residential; **West- R-4 (Residential)** / Single-family residential  
**Year 2025 Designation:** Residential (Mission Valley)



**General Information:**

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-2 (Residential) in order to permit the construction of a single-family residence. The property is 0.6671 acres in size and is vacant. The applicant is requesting the change of zoning because the lot does not meet the minimum one acre lot area required for a single-family residence in an R- F (Ranch and Farm) zone. Access is proposed via **San Jose Road**. There are no zoning conditions imposed on the property.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **APPROVAL** of a request for rezoning from R-F (Ranch and Farm) to R-2 (Residential).

The recommendation is based on the following:

The R-2 (Residential) zone would be more compatible with the existing Ranch-Farm character of the San Jose Road neighborhood. The R-2 (Residential) zoning district would potentially allow the development of two single-family residential lots on the property.

**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.”
- “Preserve, protect, and enhance the integrity, economic vitality, and livability of the city’s neighborhoods.”
- “Protect residential areas from incompatible land uses and encroachments which may have a negative impact on the residential living environment.”

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

**R-2 zoning** permits Single-family residential development and **is compatible** with adjacent single-family residential 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 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:**

Zoning Review: No objections to the proposed rezoning

Landscape Review: No comments received

**Development Services Department - Planning Division:**

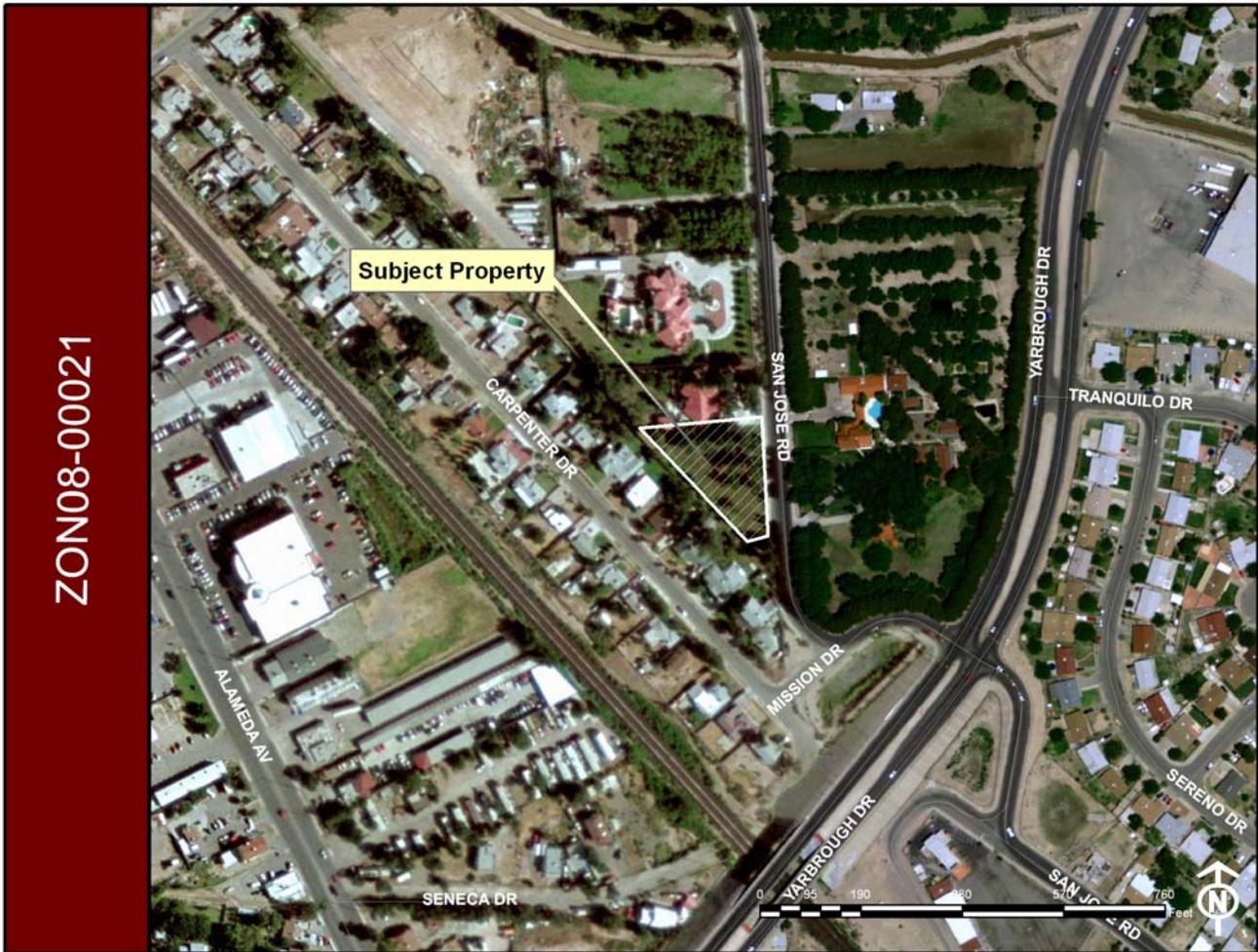
Current Planning: Recommends approval of the R-2 (Residential) zoning district. The 2025 Projected General Land Use Map for the **Lower Valley** Planning Area designates the property for **Residential** uses. R-2 (Residential) permits single-family residential development and is compatible with adjacent development.

Subdivision Review: No comments received

**Engineering Department - Traffic Division:**  
No objections to the proposed rezoning.

**Fire Department:**  
No comments received.

**El Paso Water Utilities:**  
EPWU does not object to this request.



**List of Attachments**

- Attachment 1: Conceptual Site Plan
- Attachment 2: Application

ATTACHMENT 1: CONCEPTUAL SITE PLAN



ATTACHMENT 2: 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): IRENE YGLESIAS  
ADDRESS: \_\_\_\_\_ ZIP CODE: 79915 PHONE: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

REPRESENTATIVE(S): Ignacio Alarcón  
ADDRESS: \_\_\_\_\_ ZIP CODE: 79907 PHONE: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_ FAX: 590-7370

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: 508699900108775  
LEGAL DESCRIPTION: SAN JOSE REAR PT OF 52+53/223.70' on E, 292.81' on W, 217.45' on N  
STREET ADDRESS OR LOCATION: D SAN JOSE RD, EL PASO, TX 79907 REP DISTRICT: 7  
ACREAGE: .6671 PRESENT ZONING: R-F PRESENT LAND USE: VACANT  
PROPOSED ZONING: R-32 PROPOSED LAND USE: single family dwelling

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

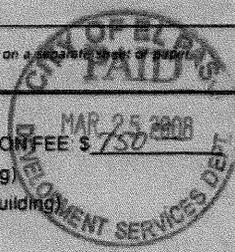
PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_  
STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
PROPOSED ZONING: \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S)  
Printed Name: IRENE YGLESIAS Signature: Irene Yglesias  
Printed Name: \_\_\_\_\_ 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.

**\*\*OFFICE USE ONLY\*\***  
ZON ZON08-00021 RECEIVED DATE 03/25/2008 APPLICATION FEE \$ 750  
DCC REVIEW DATE: 04/23/2008 (8:30 am, Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
CPC REVIEW DATE: 05/22/2008 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
ACCEPTED BY: Linda Castle



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