

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction:
Public Hearing:

CONTACT PERSON/PHONE: Frank Delgado, 541-4238

DISTRICT(S) AFFECTED: District 7

SUBJECT:

An ordinance changing the zoning of tracts 1L1, & 1L2, Block 10, Upper Valley Surveys, City Of El Paso, El Paso County, Texas From R-F (Ranch-Farm) District To R-2 (Residential/Condition) District, and imposing conditions.

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 (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. _____

CITY CLERK DEPT.
07 JUN 26 AM 9:00

AN ORDINANCE CHANGING THE ZONING OF TRACTS 1L1, & 1L2, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) DISTRICT TO R-2 (RESIDENTIAL/CONDITION) DISTRICT, AND IMPOSING CONDITIONS. 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 1L1, & 1L2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch/Farm) District to R-2/c (Residential/condition) District**, 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 conditions 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 density be restricted to 2.5 units per acre, and that the property owner provide a 10' pedestrian pathway connection to the Stevens lateral and plants trees along Tyler Seth and Westside Drive ."*

PASSED AND APPROVED this _____ day of _____, 2007.

THE CITY OF EL PASO

ATTEST:

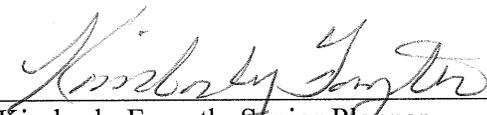
John F. Cook
Mayor

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, PE, CBO
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

DATE: June 11, 2007
TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
FROM: Frank Delgado, Planner
SUBJECT: ZON07-00037

The City Plan Commission (CPC), on May 3, 2007, voted 7-0 to recommend **APPROVAL** of rezoning the subject property to R-2, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with *The Plan for El Paso*. 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 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: Conceptual Site Plan, Application

REZONING APPLICATION:

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-F (Ranch-Farm) to R-2 (Residential) in order to permit single-family development. The property is 16.5403 acres in size and is currently vacant. The proposed conceptual (non-binding) site plan shows a single-family residential development of approximately 41 lots to be located on the site. Access is proposed via Westside Drive & Seth Tyler Ave. There are no zoning conditions currently imposed on this property.

The Development Services Department – Planning Division has received one call in conditional support of the application provided that the applicant build no more than 2.5 houses per acre and that the applicant provide parkland on-site (Upper Valley Improvement Assn). We also received a copy of a letter sent to the developer from Save the Valley Neighborhood Association, asking the developer to place trails in the development; the developer agreed. No other calls or letters in support or opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this request for rezoning from R-F (Ranch-Farm) to R-2 (Residential) with a condition that not more than 2.5 dwelling units per acre will be built in compliance with the *Northwest Upper Valley Plan*.

The recommendation is based on the following:

- **The Plan for El Paso** Citywide Land-Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”
- **The Year 2025 Projected General Land Use Map** for the Upper Valley Planning Area designates this property for **Residential** land uses.
- **R-2 (Residential) zoning** permits single-family development and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the zoning protect the best interest, health, safety and welfare of the public in general?
2. Will single-family 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

No comments.

Landscape Review

No comments.

Development Services Department - Planning Division Comments:

Current Planning:

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

Subdivision Review:

No comments.

Engineering Department - Traffic Division Comments:

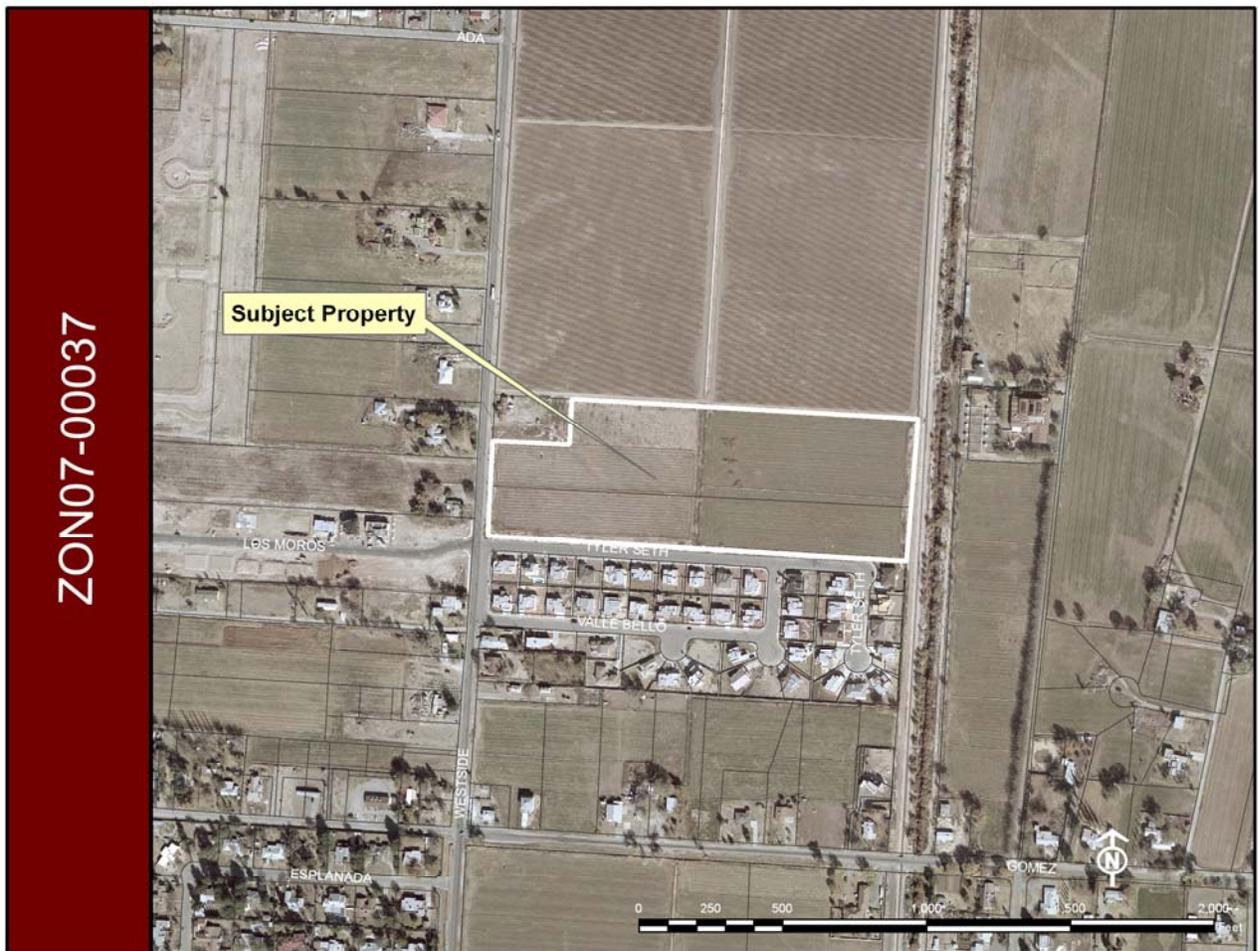
No traffic concerns.

Fire Department Comments:

No comments received.

El Paso Water Utilities Comments:

No objection to request.



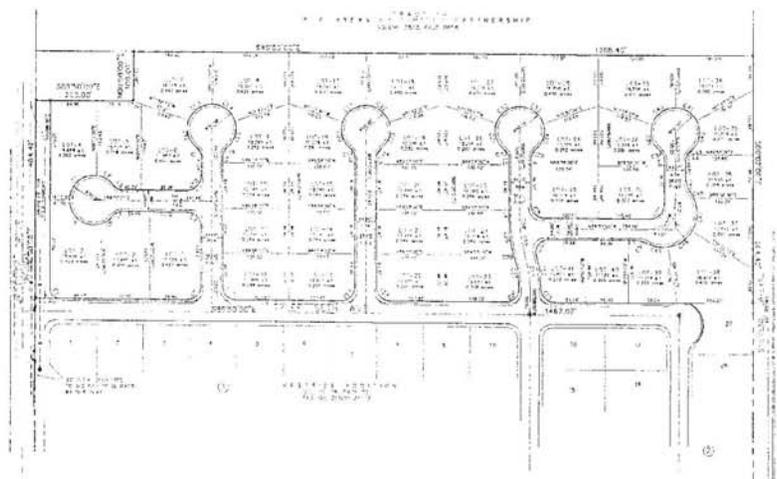
List of Attachments

Attachment 1: Conceptual Site Plan

Attachment 2: Application

TRACT	AREA	PERCENT	PERMITS	DETAIL
1	1.00	100.00	100.00	100.00
2	1.00	100.00	100.00	100.00
3	1.00	100.00	100.00	100.00
4	1.00	100.00	100.00	100.00
5	1.00	100.00	100.00	100.00
6	1.00	100.00	100.00	100.00
7	1.00	100.00	100.00	100.00
8	1.00	100.00	100.00	100.00
9	1.00	100.00	100.00	100.00
10	1.00	100.00	100.00	100.00
11	1.00	100.00	100.00	100.00
12	1.00	100.00	100.00	100.00
13	1.00	100.00	100.00	100.00
14	1.00	100.00	100.00	100.00
15	1.00	100.00	100.00	100.00
16	1.00	100.00	100.00	100.00
17	1.00	100.00	100.00	100.00
18	1.00	100.00	100.00	100.00
19	1.00	100.00	100.00	100.00
20	1.00	100.00	100.00	100.00
21	1.00	100.00	100.00	100.00
22	1.00	100.00	100.00	100.00
23	1.00	100.00	100.00	100.00
24	1.00	100.00	100.00	100.00
25	1.00	100.00	100.00	100.00
26	1.00	100.00	100.00	100.00
27	1.00	100.00	100.00	100.00
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29	1.00	100.00	100.00	100.00
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100	1.00	100.00	100.00	100.00

LINE	NUMBER	LENGTH
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98	100	100.00
99	100	100.00
100	100	100.00



WESTSIDE ESTATES SUBDIVISION

TRACTS 1L1 & 1L2, BLOCK 10,
UPPER VALLEY SURVEYS
EL PASO, EL PASO COUNTY, TEXAS

- NOTES**
- 1. SHOWN AS 60' BACK LOT
 - 2. 20' FEET
 - 3. 10' FEET
 - 4. 10' FEET
 - 5. 10' FEET

- LEGEND**
- Utility Pole w/ City Address
 - Vertical Electrical Entry Lines
 - Chain Link Fence
 - Existing Sanitary Sewer
 - Existing Sanitary Sewer Manhole
 - Existing Water Line
 - Existing Gas Line
 - Sign
 - Water Valve

RESIDENTIAL
TOTAL LOTS = 41

SCHOOL DISTRICT
11. EAST WINDING RIVER DISTRICT
12. WEST WINDING RIVER DISTRICT

OWNER
C & B PROPERTIES AND HOLDINGS
841 WINDING RIVER EL PASO, TEXAS 79922

REFERENCES - BENCHMARKS
1. THE POINT OF BEGINNING FOR TRACTS 1L1 & 1L2, BLOCK 10, UPPER VALLEY SURVEYS, EL PASO, TEXAS, IS THE INTERSECTION OF WINDING RIVER AND 10TH STREET, EL PASO, TEXAS. ELEVATION = 2347.49' (1) OVER THE SURFACE.

PRELIMINARY
THIS PLAN IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE ENGINEER.



GENERALIZED PLOT PLAN
SCALE: 1"=40'

ENGINEER
ca
ENGINEERING GROUP
10111 WINDING RIVER, EL PASO, TEXAS 79922
PHONE: (915) 762-1111
FAX: (915) 762-1111

LAND-STATE PROFESSIONAL ENGINEERING GROUP
10111 WINDING RIVER, EL PASO, TEXAS 79922
PHONE: (915) 762-1111
FAX: (915) 762-1111

DATE: 1/12/11, 11:45 AM, 11:11

Attachment 2: Application



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

APR 05 2007
 DEPT
 5 DEPT

1. CONTACT INFORMATION
 PROPERTY OWNER(S): CIR Properties Inc. / Rio Agua Dulce LP
 ADDRESS: _____ ZIP CODE: _____
 REPRESENTATIVE(S): CEA Group

2. PARCEL ONE INFORMATION
 PROPERTY IDENTIFICATION NUMBER: U819999010001L4, U819999010001L1
 LEGAL DESCRIPTION: Tracts 1-L-1 and 1-L-2, Block 10, Upper Valley Surveys
 STREET ADDRESS OR LOCATION: EAST OF WESTSIDE DR, N OF TYLER SETH REP DISTRICT: 1
 ACREAGE: 16.5403 PRESENT ZONING: R-F PRESENT LAND USE: Vacant
 PROPOSED ZONING: R-2 PROPOSED LAND USE: Single-family Development

3. PARCEL TWO INFORMATION
 PROPERTY IDENTIFICATION NUMBER: N/A
 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: N/A
 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: CIR Properties Inc Signature: _____
 Printed Name: Rio Agua Dulce LP 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****
 ZONING: 07-00037 RECEIVED DATE: 04/04/07 APPLICATION FEE: \$ 825.00
 DCC REVIEW DATE: 04/25/07 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 05/17/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: [Signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126

Revised 06/2004

07 JUN 26 AM 9:01
 CITY CLERK DEPT.