

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: June 26, 2007
Public Hearing: July 17, 2007

CONTACT PERSON/PHONE: Frank Delgado, 541-4238

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance An ordinance changing the zoning of Tract 10c Block 6, Ysleta Grant, City Of El Paso, El Paso County, Texas from R-F (Ranch-Farm) District to R-4 (Residential) District 7. Applicant: George B. Gomez ZON07-00043 (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
City Plan Commission (CPC) – Approval Recommendation (X-X)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 10C, BLOCK 6, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) DISTRICT TO R-4 (RESIDENTIAL) DISTRICT. 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 10C, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm) District** to **R-4 (Residential) District**, 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

CITY CLERK DEPT.
07 JUN 26 AM 9:02



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: June 18, 2007

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

FROM: Frank Delgado, Planner

SUBJECT: ZON07-00043

The City Plan Commission (CPC), on June 7, 2007, voted 7-0 to recommend **APPROVAL** of rezoning the subject property to R-4, concurring with Staff's recommendation.

Change zoning of Tract 10, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to R-4 (Residential).

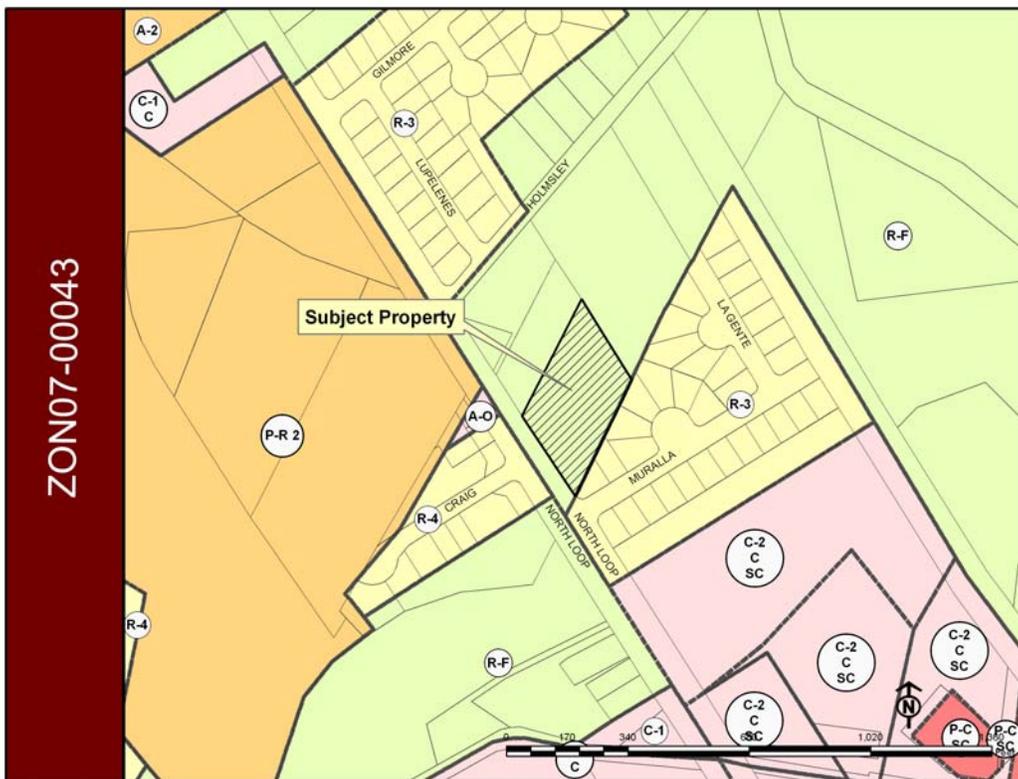
The CPC found that this rezoning is in conformance with *The Plan for El Paso*; and the proposed use is in conformance with the *Year 2025 Projected General Land Use Map*. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

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

Attachment: Staff Report, Location Map, Site Plan

STAFF REPORT

Rezoning Case: ZON07-00043
Property Owner(s): George B. Gomez
Representative(s): Abel Saucedo
Legal Description: Being all of Tract 10C, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: North Loop Road
Representative District: 7
Area: 1.8739 acres
Present Zoning: R-F
Present Use: Vacant
Proposed Zoning: R-4
Proposed Use: Duplexes
Recognized Neighborhood Associations Contacted: Save the Valley 21 and Teens in Action for a Healthy Community
Surrounding Land Uses:
 North - R-F / Residential;
 South - R-3 / Residential;
 East - R-F / Vacant and Residential;
 West - R-F / Church and R-3 / Residential
Year 2025 Designation: Mixed-Use



GENERAL INFORMATION:

The applicant is requesting a rezoning from R-F to R-4 in order to permit duplex development. The property is 1.8739 acres in size and is currently vacant. The conceptual site plan shows nine duplexes to be located on the site. This conceptual site plan is not binding. Access is proposed via North Loop Road. There are no zoning conditions currently imposed on this property.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received no 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 to R-4

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 Mission Valley Planning Area designates this property for mixed-use land uses.
- **R-4 zoning** permits duplex 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 duplex 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:

Subdivision Review:

No comments.

Engineering Department - Traffic Division Comments:

No traffic concerns.

Parks and Recreation Department Comments

No comments.

EI Paso Water Utilities Comments:

No objections.

List of Attachments

Attachment 1: Site Plan

Attachment 2: Application



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): George B. Gomez

REPRESENTATIVE(S): Abel Saucedo

2. PARCEL ONE INFORMATION

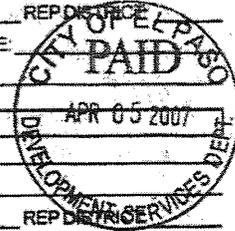
PROPERTY IDENTIFICATION NUMBER: Y805-999-0060-1020
LEGAL DESCRIPTION: Tract 10C, Block 6, Ysleta Grant
STREET ADDRESS OR LOCATION: Northloop Road REP DISTRICT: 7
ACREAGE: 1.8739 PRESENT ZONING: M-R-F PRESENT LAND USE: Vacant
PROPOSED ZONING: R-4 PROPOSED LAND USE: Duplex Development

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: George A. Gomez Signature: George B. Gomez
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 07A0043 RECEIVED DATE: 4/5/07 APPLICATION FEE: \$ 770.00
DCC REVIEW DATE: 5/9/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 6/7/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: [Signature]

CITY CLERK DEPT.
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**DEVELOPMENT ONE-STOP SHOP (DOS)
One-Year Report Card, Industry Interviews**

Issue/Concern	Description	Assigned To	Plan for Resolution	Corrective Timeline
City Plan Commission	Lack of support or trust of industry perceived	Adauto	Meet with Chair/Vice Chair on issues raised	Meeting scheduled for June 2007
City Plan Commission	Lack of understanding of smart growth initiatives; do not accept or follow direction of Council or staff	Adauto	Meet with Chair/Vice-Chair on issues raised; schedule smart code workshop following Subdivision Code adoption; hire consultant for Smart Code development	Meeting scheduled for June 2007; Workshops TBD
City Plan Commission	Demeanor at hearings is unprofessional; do not understand relationship to staff/Council	Adauto	Meet with Chair/Vice-Chair on issues raised; schedule customer service training & ethics training	Meeting scheduled for June 2007; Workshops TBD
City Plan Commission	Focus to dictating designs of development, rather than enforcing that Code regulations are met	Adauto	Meet with Chair/Vice-Chair on issues raised; schedule customer service training & ethics training	Meeting scheduled for June 2007; Workshops TBD
City Plan Commission	Open subdivision comment too often to public hearing; play politics in the discourse of their duties	Adauto	Meet with Chair/Vice-Chair on issues raised; meet with legal to discuss parameters of opening subdivision comment	Meeting scheduled for June 2007; Workshops TBD
City Plan Commission	Creating conflict in administration of regulations between City & County; forcing compliance unnecessarily	Adauto	Meet with Chair/Vice-Chair on issues raised; meet with legal to discuss parameters of County regulation enforcement & MOU	Meeting scheduled for June 2007; Workshops TBD
City Plan Commission	Do not possess full understanding of Code requirements or purpose of their actions	Adauto	Meet with Chair/Vice-Chair on issues raised; schedule quarterly training sessions on issues	Meeting scheduled for June 2007; Workshops TBD
Code Enforcement	Tendency to be confrontational in situations; administered unfairly & unreasonably across the board	Smyth	Create performance measures for staff development; schedule customer service training; investigate on-line monitoring of complaints/citations; increase staff to enhance proactive efforts & complaint-based enforcement	Ongoing; new program effective September 2007
Code Rewrite	Draft has no local influence, not achieving local desires or purpose	Carpenter	Request that CPC form ad-hoc committee to review proposed text that includes industry & neighborhood representatives	Code adoption extended to August 2007; Ad-hoc committee meetings started May 2007 & ongoing
Code Rewrite	Timing is unrealistic; need to fully vet with industry to get buy-in	Carpenter	Request that CPC form ad-hoc committee to review proposed text that includes industry & neighborhood representatives	Code adoption extended to August 2007; Ad-hoc committee meetings started May 2007 & ongoing
Code Rewrite	Recommended text increasing row widths, pavement sections, etc. contrary to direction of City Manager & Council	Carpenter	Request that CPC form ad-hoc committee to review proposed text that includes industry & neighborhood representatives	Code adoption extended to August 2007; Ad-hoc committee meetings started May 2007 & ongoing

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**DEVELOPMENT ONE-STOP SHOP (DOS)
One-Year Report Card, Industry Interviews**

Issue/Concern	Description	Assigned To	Plan for Resolution	Corrective Timeline
Code Rewrite	Vision seems to give greater importance to cars rather than people; contradicts Council's strategic goals	Carpenter	Request that CPC form ad-hoc committee to review proposed text that includes industry & neighborhood representatives	Code adoption extended to August 2007; Ad-hoc committee meetings started May 2007 & ongoing
Customer Service	When questions raised to supervisors, staff purposely delay actions as a means of getting even	Shubert	Conduct team-building exercises for recommitment to mission	Ongoing
Customer Service	Perception that development community is viewed as enemy, instead of working in partnership	Shubert	Conduct team-building exercises for recommitment to mission	Ongoing
Customer Service	Mistakes growing due to lack of adequate resources	Shubert	Conduct enhanced staff training; submit program enhancements as part of FY 2008 budget request	Ongoing
Customer Service	To meet permitting deadlines, staff looking at every reason to deny permit issuance	Shubert	Conduct enhanced staff training; submit program enhancements as part of FY 2008 budget request	Ongoing
Customer Service	Telephone calls not returned at all or on a timely basis	Shubert	Re-examine DOS phone system; reconfigure PBX as priority	PBX operational July 1, 2007
Customer Service	Get calls that documentation has not been submitted, then unroll plans & find documentation	Shubert	Conduct enhanced staff training; submit program enhancements as part of FY 2008 budget request	Ongoing
Customer Service	No recognition, concern or importance to "time" things take; will get to it when get to it	Shubert	Conduct enhanced staff training; submit program enhancements as part of FY 2008 budget request	Ongoing
Customer Service	Quality & number of staff depleted; do not have adequate resources to keep up with demand	Shubert	Conduct enhanced staff training; submit program enhancements as part of FY 2008 budget request	Ongoing
Customer Service	Do not spend adequate time to address issues; feeling of being passed on to others because no one wants to make a call	Shubert	Conduct enhanced staff training; submit program enhancements as part of FY 2008 budget request	Ongoing
Customer Service	Plans get lost too easily; blame applicants & create huge cost & delay issues	Shubert	Evaluate process & streamline; expedite plan routing & eliminate splitting of plans	Initiated June 1, 2007
Customer Service	Indecision by staff is at critical level	Shubert	Conduct enhanced staff training; submit program enhancements as part of FY 2008 budget request	Ongoing
Customer Service	Overtime costs being abused, particularly threatening in Subdivision Plan Review	Adauto	Evaluate program & need for expedited plan review & inspection; suspend current practice pending Code revision; work with industry on process & fee proposal	Code adoption June 2007
Customer Service	Need to escort customers in/out of offices creates unfriendly environment	Shubert	Review & evaluate security alternatives; identify & implement alternate measures	Initiate alternative August 2007
Customer Service	Better reporting to industry on issues needed to educate & eliminate perceptions	Shubert	Schedule outreach sessions; task ombudsman to execute	Initiate September 2007

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**DEVELOPMENT ONE-STOP SHOP (DOS)
One-Year Report Card, Industry Interviews**

Issue/Concern	Description	Assigned To	Plan for Resolution	Corrective Timeline
Departmental Coordination	All departments have own requirements & timelines, & development community is asked to make adjustments	Adauto	Conduct enhanced staff training; modify DOS to have full departmental support on fifth floor	Staff Training on pertinent Code process ongoing; all departments represented at DOS initiated June 2007
Departmental Coordination	Departments/staff continue to hinder & deny alternative designs	Adauto	Direct Department Heads to promote & execute City Council strategic goals; enhanced staff training on current & proposed Code provisions	Direction provided 5/7/2007; Staff training ongoing
Development Agreements	City requirements not being honored; EPWU attempting to slow down development	Adauto	Schedule meeting with Legal & EPWU; formulate infrastructure plan as needed	Staff meeting scheduled June 2007; follow up as needed
DOS Building	Need to provide a more central location for the DOS, and/or satellite offices more central to developing areas	Adauto	Identify & investigate alternative sites for DOS; submit recommendations to City Manager	Ongoing
DOS Focus	System is intended to focus on process vs. implementation effectiveness & customer service; need to revisit mission & make needed changes	Shubert	Conduct team-building exercises for recommitment to mission	Ongoing
Legal Assistance	Unnecessary delays; interpretations of code requirements constantly changing due to reassignment of staff; delays in responding to work needed	Adauto	Schedule meeting with Legal to identify concerns/needs	Ongoing
Management	Leadership lacking; indecision on issues raised by industry	Adauto	Conduct team-building exercises for recommitment to mission; scheduled DCM presence weekly at DOS	Ongoing
On-line website	Need for timely updating	Nichols	Assign staff within each Division for updating responsibilities	Initiated June 1, 2007
Permit by Appointment	Staffing resources inadequate, although program is hugely successful	Nichols	Examine staffing & assignments to facilitate improved service; submit program enhancement with FY 2008 budget request	Initiate September 2007
Permit Issuance	Permits averaging 5-6 weeks to issuance in some cases & delay growing	Nichols	Conduct detailed review of logged plans; develop & streamline strategy to facilitate plan reviews; report quarterly on timing issues to the DCM & industry	Backlog of plans eliminated; Initiated June 2007
Permit Issuance	Need to assign log numbers when plans are delivered to the DOS; delays due to backlog	Nichols	Examine front counter staffing & make needed adjustments; log & number plans under Tidemark system for efficiency	Initiated June 2007
Permit Issuance	Permits not processed in order of submission; creates issues when certain lots have higher priority to a builder	Nichols	Evaluate plan submissions & permitting practice; disallow acceptance of plans if no conditional permit approvals authorized	Initiated June 2007

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**DEVELOPMENT ONE-STOP SHOP (DOS)
One-Year Report Card, Industry Interviews**

Issue/Concern	Description	Assigned To	Plan for Resolution	Corrective Timeline
Permit Issuance	New requirement that subdivision improvement plans accompany applications to verify elevations; variation between as-built plans & approved plans causing delays; holds up permit issuance until subdivision engineers clarify	Nichols	Evaluate as-builts against approved plans; meet with field inspectors to examine cause of delays; suspend practice of accepting plans if no conditional approvals are authorized	Ongoing
Permit Issuance	Review on engineered designs extensive & unnecessary (slab design, rock walls, etc.)	Nichols	Evaluate practice of reviews conducted; examine new opportunities for permit exemptions; suspend practice of reviewing engineered designs for slab work & rock walls	Ongoing; reaffirmed June 2007
Permit Issuance	Stormwater Pollution Prevention permit issuance needs improvement; staff in field & unavailable for signing permits; needs integration with other functions	Nichols	Coordinate with Environmental Services on permit implementation; submit program enhancement as part of FY 2008 budget request	Ongoing; Initiate program enhancement September 2007
Permit Issuance	Landscape inspection not fully functional	Nichols	Pursue adoption of new landscape regulations to streamline process; submit program enhancement as part of FY 2008 budget request	Code amendment approved 6/5/07 & effective October 1, 2007; program augmentation pending September 2007
Queuing Delays	Cost & time to do business at the DOS has tripled; need separate desk for contractors; volume walk-in taking priority so plans in queue suffer delay	Shubert	Audit queuing system & revise procedures to facilitate improved customer service; create new process for contractors & developers within DOS	Initiate July 2007
Queuing Delays	Communication & collaboration with development staff has been lost; need Planning staff removed from front desk assignments, remove public assistance from queuing system	Shubert	Audit queuing system & revise procedures to facilitate improved customer service; eliminate Planning from queue system	Initiate July 2007
Queuing Delays	Drop off/pick up of plans should not require participation in queuing system	Shubert	Audit queuing system & revise procedures to facilitate improved customer service; create drop desk for plan submission & review for completeness	Initiate July 2007
Queuing Delays	Appointments made with development staff are missed due to delays at queuing response; appointments should supercede system	Shubert	Audit queuing system & revise procedures to facilitate improved customer service; adjust for meetings	Initiated June 2007
Queuing Delays	If need to visit various sections, have to use queuing system multiple times & increases multiple delays & time spent at the DOS; should not have to go to the back of the line each time	Shubert	Audit queuing system & revise procedures to facilitate improved customer service; adjust to maintain within one queue	Initiated June 2007
Residential Contractors	City needs to insure contractors are registered with the Texas Residential Commission	Nichols	Meet with Legal to define parameters of City responsibility of state requirements	Pending Legal review; due July 2007

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**DEVELOPMENT ONE-STOP SHOP (DOS)
One-Year Report Card, Industry Interviews**

Issue/Concern	Description	Assigned To	Plan for Resolution	Corrective Timeline
Subdivision Improvement Plan Review	Interpretations inconsistent; one-sided enforcement of time restrictions on approvals	Adauto	Staff & industry training of Code provisions & process; Code amendment prepared & industry review underway	Staff training held on 5/4/2007; Industry training held on 5/9/2007 & ongoing; Code amendment to Council in June 2007
Subdivision Improvement Plan Review	Park improvements are still required to be submitted & reviewed separately from the entire set of subdivision improvement plans; process timing is not meeting code	Adauto	Staff & industry training of Code provisions & process; Code amendment prepared & industry review underway	Staff training held on 5/4/2007; Industry training held on 5/9/2007 & ongoing; Code amendment to Council in June 2007
Subdivision Improvement Plan Review	Distribution of plans to affected departments not consistently made, so delays are inevitable	Adauto	Staff & industry training of Code provisions & process; Code amendment prepared & industry review underway	Staff training held on 5/4/2007; Industry training held on 5/9/2007 & ongoing; Code amendment to Council in June 2007
Subdivision Improvement Plan Review	Hesitancy to approve or release plans by staff unless everyone has signed off on these, regardless of whether code timelines have expired	Adauto	Staff & industry training of Code provisions & process; Code amendment prepared & industry review underway	Staff training held on 5/4/2007; Industry training held on 5/9/2007 & ongoing; Code amendment to Council in June 2007
Subdivision Improvement Plan Review	Technicians extensively question PE credentials & plans	Adauto	Staff & industry training of Code provisions & process; Code amendment prepared & industry review underway	Staff training held on 5/4/2007; Industry training held on 5/9/2007 & ongoing; Code amendment to Council in June 2007
Technical Knowledge	Vacancies in critical areas are affecting process flows due to changes in interpretation of regulations	Adauto	Increase staff training of regulations & process; submit program enhancements in all areas as part of FY 2008 budget request; schedule DCM presence at DOS weekly	Ongoing
Technical Knowledge	Poor customer service skills in some areas, do not use common sense in dealing with situations - everything is treated with overkill	Adauto	Increase staff training of regulations and process; submit program enhancements in all areas as part of FY 2008 budget request; schedule DCM presence at DOS weekly	Ongoing

**DEVELOPMENT ONE-STOP SHOP (DOS)
One-Year Report Card, Industry Interviews**

Issue/Concern	Description	Assigned To	Plan for Resolution	Corrective Timeline
Third Party Contracts	City should retain third party contractor(s) to move workload when needed; avoids audit concerns if serve as City agent	Nichols	Audit staff reviews of TPC; identify major deficiencies & report TPC performance to industry & methods of correction; hire TPC for overflow work of City	Ongoing; report to industry quarterly by ombudsman, Initiate September 2007
Third Party Contracts	Concern with future of third party; feel staff is sabotaging effectiveness	Nichols	Audit staff reviews of TPC; identify major deficiencies & report TPC performance to industry & methods of correction; hire TPC for overflow work of City	Ongoing; report to industry quarterly by ombudsman, Initiate September 2007
Third Party Contracts	Staff advising users that if utilize third party, plans won't be approved or will be delayed	Nichols	Audit staff reviews of TPC; identify major deficiencies & report TPC performance to industry & methods of correction; hire TPC for overflow work of City	No corrective action taken; unable to verify validity of concern without more detailed incident

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