

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: July 10, 2007  
Public Hearing: July 31, 2007

**CONTACT PERSON/PHONE:** Melissa Granado, 541-4730

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of Tract 1H and 1H1, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) District to P-R I/c (Planned Residential/condition) District, and imposing a condition. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: South of Arcraft Road and East of Westside Drive. Applicants: GE Development. ZON07-00033 (District 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) – Unanimous Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (5-0)

\*\*\*\*\*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 TRACT 1H AND 1H1, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) DISTRICT TO P-R I/C (PLANNED RESIDENTIAL/CONDITION) DISTRICT, 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 1H and 1H1, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm) District** to **P-R I/c (Planned 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 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 density shall not exceed 2.5 dwelling units per gross acre.*”

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

THE CITY OF EL PASO

ATTEST:

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

CITY CLERK DEPT.  
07 JUN 26 AM 9:05

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

\_\_\_\_\_  
*Kimberly Forsyth*  
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 26, 2007

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

**FROM:** Melissa Granado, Planner

**SUBJECT:** **ZON07-00033**

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The City Plan Commission (CPC), on June 7, 2007, voted **5-0** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to P-R I/c (Planned Residential/condition), concurring with Staff's recommendation.

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 were two letters of support to this request.

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



**General Information:**

The applicant requests a rezoning from R-F (Ranch and Farm) to P-R I (Planned Residential). The conceptual site plan proposes approximately 200 single-family residential lots. Access is proposed via Westside Drive. There are no zoning conditions currently on this property. The conceptual site plan is not binding.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this rezoning request from R-F (Ranch and Farm) to P-R I (Planned Residential) with the following condition:

The density shall not exceed 2.5 dwelling units per gross acre.

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** and **Artcraft Corridor** land uses.
- The **Northwest Upper Valley Plan** recommends that “new residential development should be very low density (a maximum of two and one half (2.5) dwelling units per gross acre) and on large lots.”
- **P-R I (Planned Residential) zoning** permits residential development and **is compatible** with surrounding development and zoning.

**Findings:**

The Commission must determine the following:

1. Will P-R I (Planned Residential) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will residential development be compatible with adjacent land uses?
3. What is the relation of the proposed change to the City’s Comprehensive Plan?
4. What effects will the rezoning have on the natural environment, social and economic conditions and property values in the vicinity and the city as a whole?

**Development Services - Building Permits and Inspections Division:**

Zoning Review: Meets minimum P-R 1 (Planned Residential) District’s General Lot Size Standards.

Landscaping: No comments received.

**Development Services - Planning Division:**

Current Planning: Recommends approval. Proposed zoning is compatible with adjacent zoning and development and in conformance with the 2025 Projected Land Use Map which designates this property for residential uses.

Land Development: No comments received.

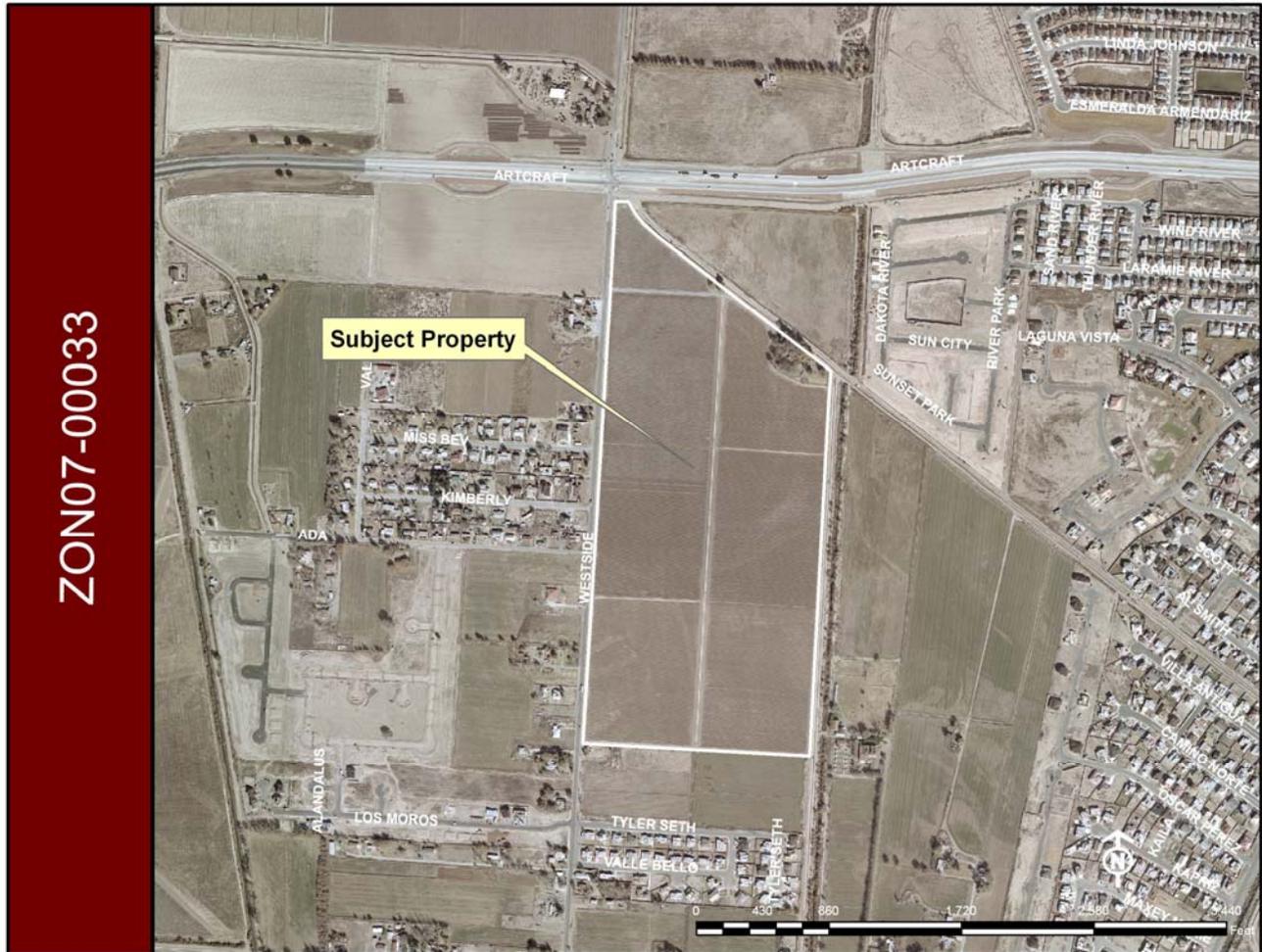
**Engineering Department, Traffic Division:**

No apparent traffic concerns with proposed zoning change.

A Traffic Impact Study may be required at platting stage.

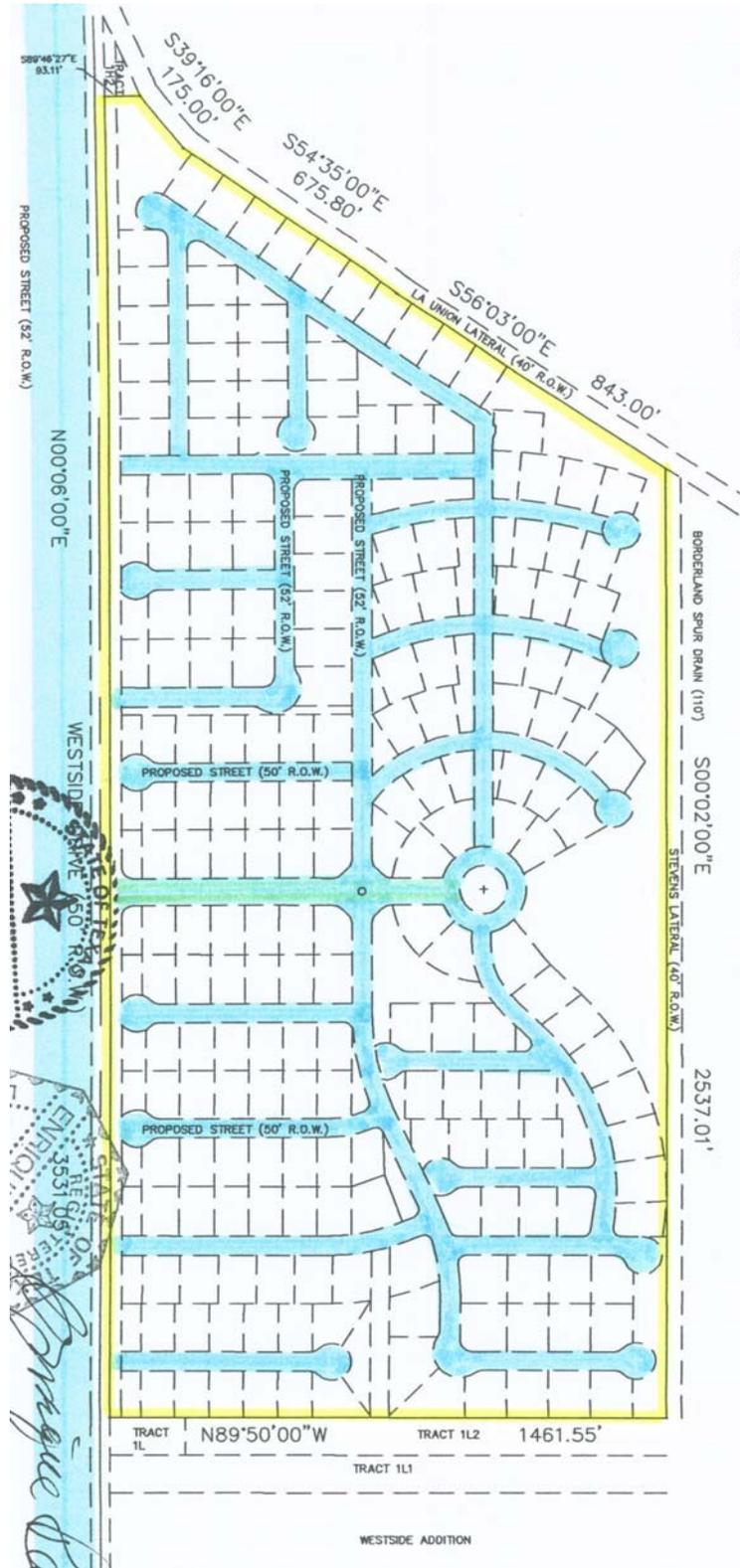
**Fire Department:**  
No comments received.

**EI Paso Water Utilities:**  
EPWU does not object to this rezoning 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): G.E. LAND DEVELOPMENT CORP  
 ADDRESS: 2150 TRAWOOD STE B-110 ZIP CODE: 79935 PHONE: 433-2700  
 E-MAIL ADDRESS: FUDCG@ELP.RR.COM FAX: 1877 576-0986  
 REPRESENTATIVE(S): EDDIE URQUIDI  
 ADDRESS: SAME AS ABV. ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 E-MAIL ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: 4819999010001H1, 4819999010001H0  
 LEGAL DESCRIPTION: TRACT 1H1 ~~ADJACENT TO TRACT 1H0~~ TRACT 1H, BLK 10 HIPPER VALLEY SURVEY  
 STREET ADDRESS OR LOCATION: WESTSIDE DRIVE REP DISTRICT: D-1  
 ACREAGE: 101.61 AC PRESENT ZONING: RF PRESENT LAND USE: FARMLAND  
 PROPOSED ZONING: PR I PROPOSED LAND USE: RESIDENTIAL HOMES

**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: GENE SULLIVAN Signature: [Signature]  
 Printed Name: EDDIE URQUIDI Signature: [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 \_\_\_\_\_ RECEIVED DATE: \_\_\_/\_\_\_/\_\_\_ APPLICATION FEE: \$ \_\_\_\_\_  
 DCC REVIEW DATE: \_\_\_/\_\_\_/\_\_\_ (8:30 am, Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
 CPC REVIEW DATE: \_\_\_/\_\_\_/\_\_\_ (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
 ACCEPTED BY: \_\_\_\_\_



**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): GE. DEVELOPMENT LLC.  
 ADDRESS: 2150 TRAWOOD STE B-110 ZIP CODE: 79935 PHONE: 433-2700  
 E-MAIL ADDRESS: EUDCG@ELP.RR.COM FAX: 1877 576-0986  
 REPRESENTATIVE(S): EDDIE URQUIOI  
 ADDRESS: SAME AS ABOVE ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 E-MAIL ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: U819999010001H1, U819999010001H0  
 LEGAL DESCRIPTION: TRACT 1H1 AND A PORTION OF TRACT 1H, BLOCK 10, Upper Valley Survey  
 STREET ADDRESS OR LOCATION: Westside Drive REP DISTRICT: Dist 1  
 ACREAGE: 94.78 Ac. PRESENT ZONING: RF PRESENT LAND USE: FARM LAND  
 PROPOSED ZONING: R60 PROPOSED LAND USE: RESIDENTIAL HOMES  
and PRT

**3. PARCEL TWO INFORMATION**

PROPERTY IDENTIFICATION NUMBER: U819999010001H0  
 LEGAL DESCRIPTION: portion of Tract 1H, Block 10, Upper Valley Survey  
 STREET ADDRESS OR LOCATION: Westside Drive REP DISTRICT: Dist 1  
 ACREAGE: 6.82 PRESENT ZONING: R-F PRESENT LAND USE: FARMLAND  
 PROPOSED ZONING: R60 PROPOSED LAND USE: RESIDENTIAL HOMES  
and PRT COMMERCIAL

**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**

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 Printed Name: EDDIE URQUIOI Signature: [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 DT-00033 RECEIVED DATE: 03/21/07 APPLICATION FEE: \$ 1320.00  
 DCC REVIEW DATE: 04/11/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)  
 CPC REVIEW DATE: 05/03/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)  
 ACCEPTED BY: [Signature]

Revised 9/2006