

**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)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: ^{for} 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.

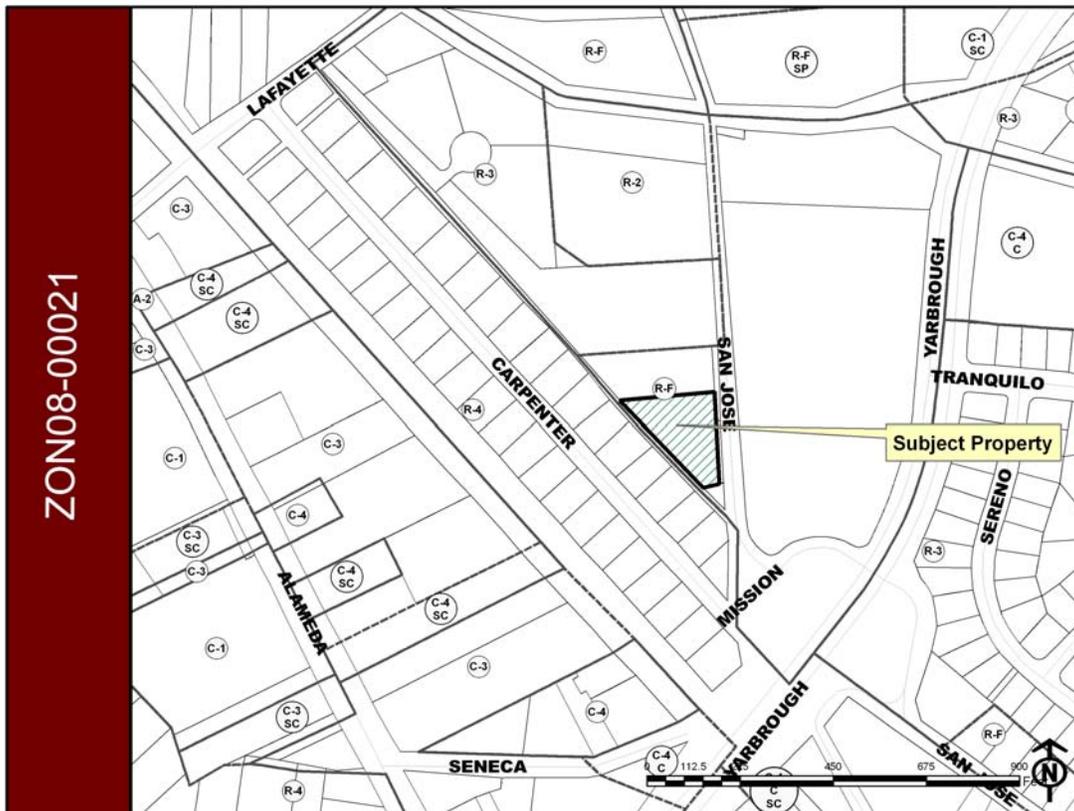
There was **NO OPPOSITION** to this request.

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:

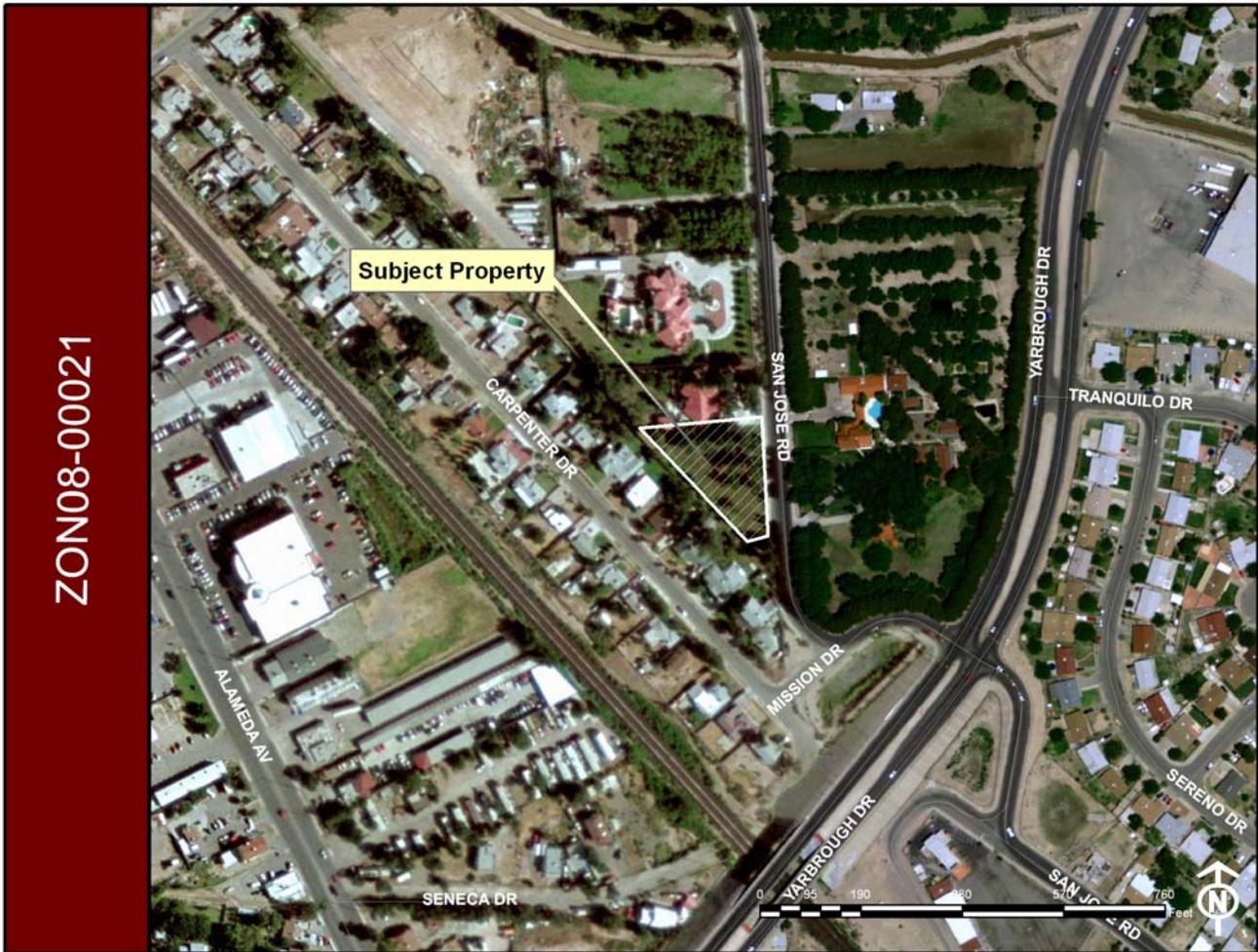
Current Planning: Recommends approval of the R-2 (Residential) zoning district. The 2025 Projected General Land Use Map for the **Lower Valley** Planning Area designates the property for **Residential** uses. R-2 (Residential) permits single-family residential development and is compatible with adjacent 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): Ignacia Alarcow
ADDRESS: _____ ZIP CODE 79907 PHONE: _____
E-MAIL ADDRESS: _____ FAX: _____

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: 508699900/108775
LEGAL DESCRIPTION: SAN JOSE REPART PT OF S2 + S3 / 223.70' on E, 292.81' on W, 217.45' N
STREET ADDRESS OR LOCATION: 0 SAN JOSE RD, EL PASO, TX 79907 REP DISTRICT: 7
ACREAGE: 66.71 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

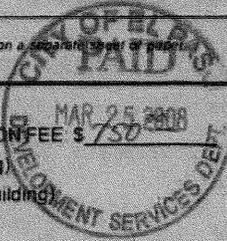
PROPERTY IDENTIFICATION NUMBER: _____
LEGAL DESCRIPTION: _____
STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
PROPOSED ZONING: _____ PROPOSED LAND USE: _____

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, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 05/22/2008 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: Kimberly Castle



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08 JUN 17 PM 3:46

Revised 9/2006