

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: June 27, 2006
Public Hearing: July 18, 2006

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 5

SUBJECT:

An Ordinance changing the zoning of all of Lot 4 and a portion of Lot 5, Block 2, Hueco Mountain Village, El Paso, El Paso County, Texas from RMH (Residential Mobile Home) to R-5 (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Applicant: Frank Pryor and Margarita Pryor. ZON06-00045 (District 5)

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) – Recommendation Pending

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOT 4 AND A PORTION OF LOT 5, BLOCK 2, HUECO MOUNTAIN VILLAGE, EL PASO, EL PASO COUNTY, TEXAS FROM RMH (RESIDENTIAL MOBILE HOME) TO R-5 (RESIDENTIAL). 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 *all of Lot 4, and a portion of Lot 5, Block 2, Hueco Mountain Village, 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 RMH (Residential Mobile Home) to R-5 (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 _____, 2006.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Carolyn J. Crosby
Assistant City Attorney



Rodolfo Valdez, Chief Urban Planner
Development Services Department

Being all of Lot 4 and a Portion of Lot 5, Block 2,
Hueco Mountain Village,
City of El Paso, El Paso County, Texas

EXHIBIT "A"

March 09, 2006

METES AND BOUNDS DESCRIPTION
Exhibit "A"

FIELD NOTE DESCRIPTION of a parcel of land being all of Lot 4 and a Portion of Lot 5, Block 2, Hueco Mountain Village, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

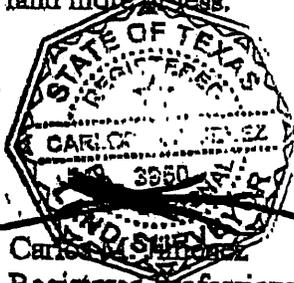
COMMENCING FOR REFERENCE at a city monument located at the centerline intersection of Prairie Rose Street (44' R.O.W.) and Quail Bush Circle (44' R.O.W.); **THENCE**, leaving said centerline intersection and along the centerline of Prairie Rose Street, North 00° 33' 00" West, a distance of 43.61 feet to a point; **THENCE**, leaving said centerline and to the westerly right-of-way line of Prairie Rose Street, South 89° 27' 00" West, a distance of 22.00 feet to the **POINT OF BEGINNING** of the herein described parcel;

THENCE, along said westerly right-of-way line, South 00° 33' 00" East, a distance of 86.00 feet to a point;

THENCE, leaving said westerly right-of-way line, South 98° 27' 00" West, a distance of 88.00 feet to a point;

THENCE, North 00° 33' 00" West, a distance of 86.00 feet to a point;

THENCE, North 89° 27' 00" East, a distance of 88.00 feet to the **POINT OF BEGINNING** of the herein described Lot and containing 7,568.00 square feet or 0.174 Acres of land more or less.



Registered Professional Land Surveyor
Texas No. 3950

CAD CONSULTING COMPANY.
1790 Lee Trevino Suite # 503
El Paso, Texas 79936
(915) 633-6422
260808.wpd

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



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 DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: June 15, 2006

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

FROM: Christina Valles, Senior Planner

SUBJECT: ZON06-00045:
All of Lot 4 and a portion of Lot 5, Block 2, Hueco Mountain Village

LOCATION: 3740 - 3744 Prairie Rose Street

REQUEST: From: RMH (residential mobile home); To: R-5 (Residential)

The City Plan Commission (CPC), on July 6, 2006, will hear a request to rezone the subject property to R-5 (Residential).

The CPC will determine if 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 will also determine if 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.

Attachments: Location Map, Aerial Map, Site Plan.

STAFF REPORT

Rezoning Case: ZON06-00045

Property Owner(s): Frank Pryor and Margarita Pryor

Applicant(s): Frank Pryor and Margarita Pryor

Representative(s): Frank Pryor and Margarita Pryor

Legal Description: All of Lot 4 and a portion of Lot 5, Block 2, Hueco Mountain Village

Location: 3744, 3740 Prairie Rose Street

Representative District: 5

Area: 0.1738 acres

Present Zoning: RMH (Residential Mobile Home)

Present Use: Vacant

Proposed Zoning: R-5 (Residential)

Proposed Use: Single-family Residential

Recognized Neighborhood Associations Contacted: East Side Civic Association

Surrounding Land Uses:

| | |
|----------------|---|
| North - | RMH/sp (Residential Mobile Home/special permit) / Single-family Residential |
| South - | RMH/sp (Residential Mobile Home/special permit) / Mobile Home |
| East - | R-5 (Residential) / Vacant |
| West- | RMH/sp (Residential Mobile Home/special permit) / Single-family Residential |

Year 2025 Designation: Residential (East Planning Area)

**CITY PLAN COMMISSION HEARING, JULY 6, 2006,
4:00 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00045

GENERAL INFORMATION:

The applicant is requesting a rezoning from RMH (Residential Mobile Home) to R-5 (Residential) in order to permit single-family residential. The property is 0.1738 acres in size and is currently vacant. The proposed site plan shows a new residential home to be located on the site. Access is proposed via Prairie Rose Street. 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) unanimously recommends **APPROVAL** of this request for rezoning from RMH (Residential Mobile Home) to R-5 (Residential).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend 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 **East** Planning Area designates this property for **Residential** land uses.

R-5 (Residential) zoning permits single-family residential and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the R-5 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will single-family residential be compatible with adjacent land uses?
- C. What is the relation of the proposed change to the City’s Comprehensive Plan?
- D. What effects will the R-5 (Residential) zoning have upon the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole?

Information To The Applicant:

Development Services Department - Building Permits and Inspections Division Comments:

Zoning Review: Proposal does not meet R-5 (Residential) district lot and yard development standards. Requires minimum 90 ft. lot depth and 25 ft. rear set back.

Landscape Review: Landscape not required for this project. Landscape not required for residential use.

Development Services Department - Planning Division Comments:

Current Planning: Recommend approval of this rezoning application. ZBA special exception required for the reduced lot depth.

Subdivision Review: No comments received.

Engineering Department - Traffic Division Comments:

No apparent traffic concerns.

Fire Department Comments:

No comments received.

El Paso Water Utilities Comments:

Water: Along Prairie Rose Street fronting the subject Properties there is an existing eight (8) inch diameter water main. This water main is owned and operated by the El Paso Water Utilities – Public Service Board (EPWU-PSB).

Previous water pressure readings conducted on a fire hydrant located along Prairie Rose Street, at approximately 88 feet south of Quail Bush Circle have yielded a static pressure of 50 pounds per square inch (psi), residual pressure of 36 psi, discharge of 787 gallons per minute (gpm).

Sanitary Sewer: As per EPWU-PSB records, the existing sanitary sewer collection system pertaining to Hueco Mountain Village subdivision is a privately-owned system and discharges into the existing EPWU-PSB public sanitary sewer main located along Turner Road.

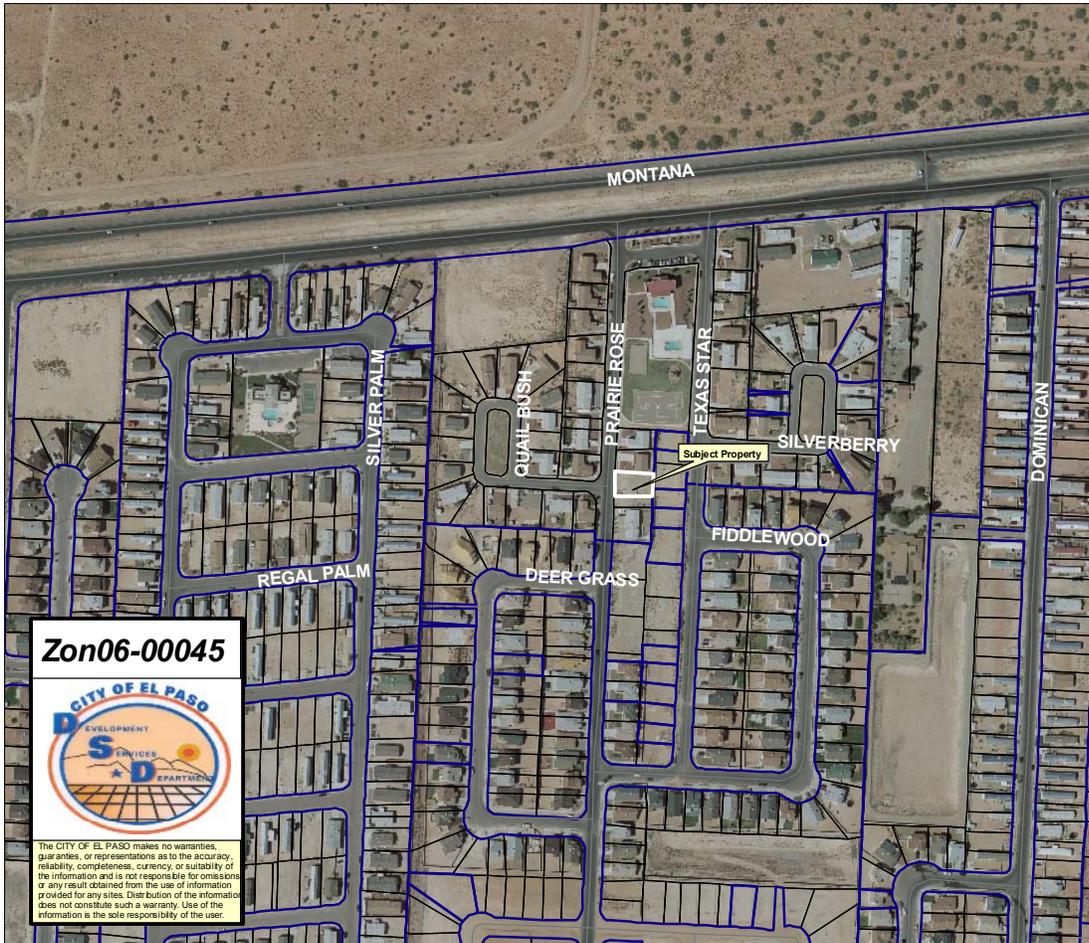
General: Application for water services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained on the 5th floor at City Hall. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water lines and appurtenances.

EPWU does not object to this request.

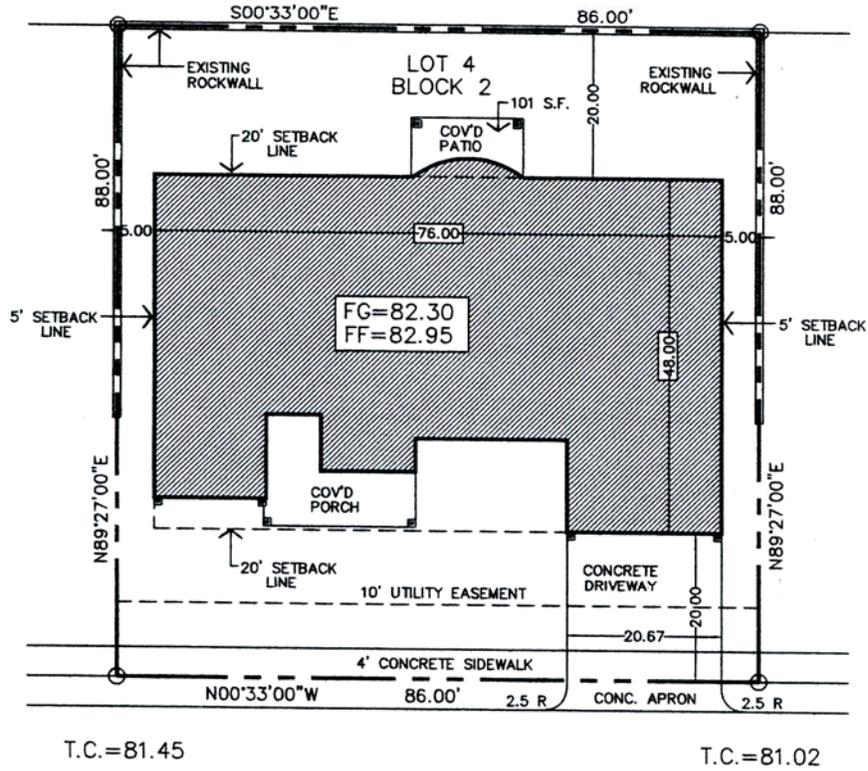
Attachments: Location Map, Aerial Map, Site Plan.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

AERIAL MAP



SITE PLAN



3744 PRAIRIE ROSE STREET
HUECO MOUNTAIN VILLAGE
 LOT 4 BLOCK 2