

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: July 5, 2006
Public Hearing: July 25, 2006

CONTACT PERSON/PHONE: Melissa Granado, 541-4730

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of Tracts 12B, 12C and 12D, Block 9, Upper Valley Surveys, El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to R-2 (Residential) and imposing a condition. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: North of Ada Lane and West of Valley Road. Applicant: Enrique Escobar and Sal Masoud. ZON06-00059 (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 (4-0)

*****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 TRACTS 12B, 12C AND 12D, BLOCK 9, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO R-2 (RESIDENTIAL) 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 *Tracts 12B, 12C, and 12D, Block 9, Upper Valley Surveys, El Paso, El Paso County, Texas*, 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.

Further, that the property described above, be subject to the following condition, which is necessitated by and attributable to the increased intensity 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 single family residential units per gross acre.”

PASSED AND APPROVED this _____ day of _____, 2006.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

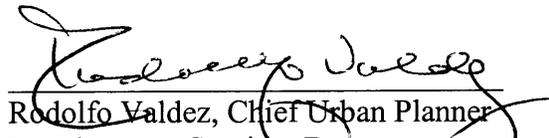
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Carolyn J. Crosby
Assistant City Attorney



Rodolfo Valdez, Chief Urban Planner
Development Services Department

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 22, 2006

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

FROM: Melissa Granado, Planner

SUBJECT: ZON06-00059

The City Plan Commission (CPC), on July 15, 2006, voted **4-0** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-2 (Residential) with a 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 was no opposition to this request.

Attachment: Location Map, Aerial Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00059

Property Owner(s): Enrique Escobar and Sal Masoud

Applicant(s): Enrique Escobar and Sal Masoud

Representative(s): Del Rio Engineering

Legal Description: Tracts 12B, 12C, and 12D, Block 9, Upper Valley Surveys

Location: North of Ada Lane and West of Valley Road

Representative District: # 1

Area: 7.3827 acres

Present Zoning: R-F (Ranch and Farm)

Present Use: Farmland

Proposed Zoning: R-2 (Residential)

Proposed Use: Single-family Residential

Recognized Neighborhood Associations Contacted: Texas Apache Nations, Save the Valley, Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association

Surrounding Land Uses:

North -	City Limits
South -	R-2 (Residential) / Single-family Residential
East -	R-F (Ranch and Farm) / Single-family Residential, Farmland
West-	R-F (Ranch and Farm) / Single-family Residential, Farmland

Year 2025 Designation: Residential (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, JUNE 15, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00059

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-2 (Residential) in order to permit a single-family residential development. The property is 7.3827 acres in size and is currently being utilized as farmland. The proposed site plan shows eighteen (18) single-family lots to be located on the site. Access is proposed via Ada Lane. There are no zoning conditions currently imposed on this property.

The subject property is located within the area of the Upper Valley Plan, which recommends that gross density be restricted to a maximum of 2.5 units per acre. The proposed site plan currently shows a gross density of 2.44 units per acre.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has not received any calls or letters in support or opposition to this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of the request for rezoning from R-F (Ranch and Farm) to R-2 (Residential) with the following condition:

“The gross density shall not exceed 2.5 dwelling units to the 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** land uses.

R-2 (Residential) zoning permits single-family residence and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will R-2 (Residential) zoning protect the best interest, health, safety, and welfare of the public in general?
2. Will single-family residential development be compatible with adjacent land uses?
3. What is the relation of the proposed rezoning 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?

Information To The Applicant:

Development Services Department - Building Permits and Inspections Division Comments:

Zoning Review: Proposed R-2 residential subdivision lots meet minimum lot area (10,000 sq. ft.), average lot width (80) and minimum lot depth (110) general lot size standards.

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

Development Services Department - Planning Division Comments:

Current Planning: Recommend approval of the proposed rezoning request.

Subdivision Review: No comments received.

Engineering Department - Traffic Division Comments:

No apparent traffic concerns with the proposed zoning change.

Fire Department Comments:

No comments received.

El Paso Water Utilities Comments:

The El Paso Water Utilities - Public Service Board (EPWU-PSB) is interested in leasing the water rights of this subdivision. Please contact Bertha Hernandez at 594-5512.

Water:

There is an existing 8-inch diameter water main along Ada Lane fronting the subject property. This main dead-ends immediately east of the West Drain.

Previous water pressure readings conducted on a fire hydrant located along Ada Lane, located at approximately 680-feet west of Valley Drive, have yielded a static pressure of 72 pounds per square inch (psi), a residual pressure of 54 psi, at a discharge of 1,061 gallons per minute (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main along Ada Lane fronting the subject property. This main dead-ends immediately east of the West Drain.

General:

Sanitary sewer service is critical. The above-described 8-inch sewer main is less than 6-feet deep. The El Paso Water Utilities requires complete final grading plans before committing to provide sanitary sewer service to this proposed subdivision and EPWU-PSB requests the Owner's

engineer to contact our office to schedule a meeting to discuss field survey information required to determine the availability of sanitary sewer service.

In order to accommodate proposed fire hydrants, the proposed right-of-way is to be adjusted or easements provided. The right-of-way adjustments/easements are to be areas consisting of 10 feet by 10 feet. The fire hydrant locations will be at the discretion of EPWU-PSB.

Private streets are to be designated full-width utility easements. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced utility easement without the written consent of EPWU-PSB.

De-watering may be required to enable the construction of water mains, sanitary sewer mains and related appurtenant structures.

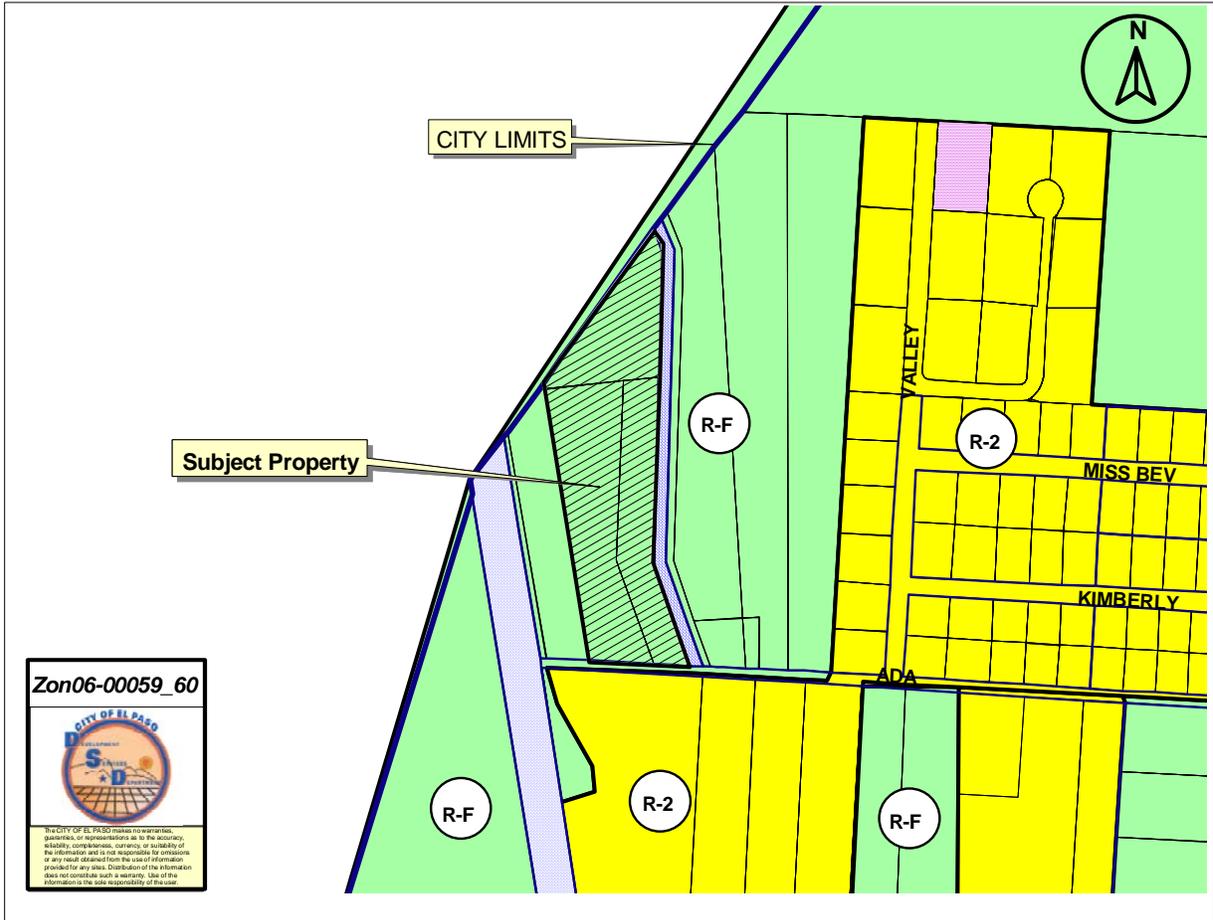
The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject subdivision. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subject subdivision must be made in conjunction with the request for water and sanitary sewer main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained at City Hall.

EPWU does not object to this request.

ATTACHMENT: 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 DEVELOPMENT SERVICES DEPARTMENT, PLANNING DIVISION AT (915) 541-4056.

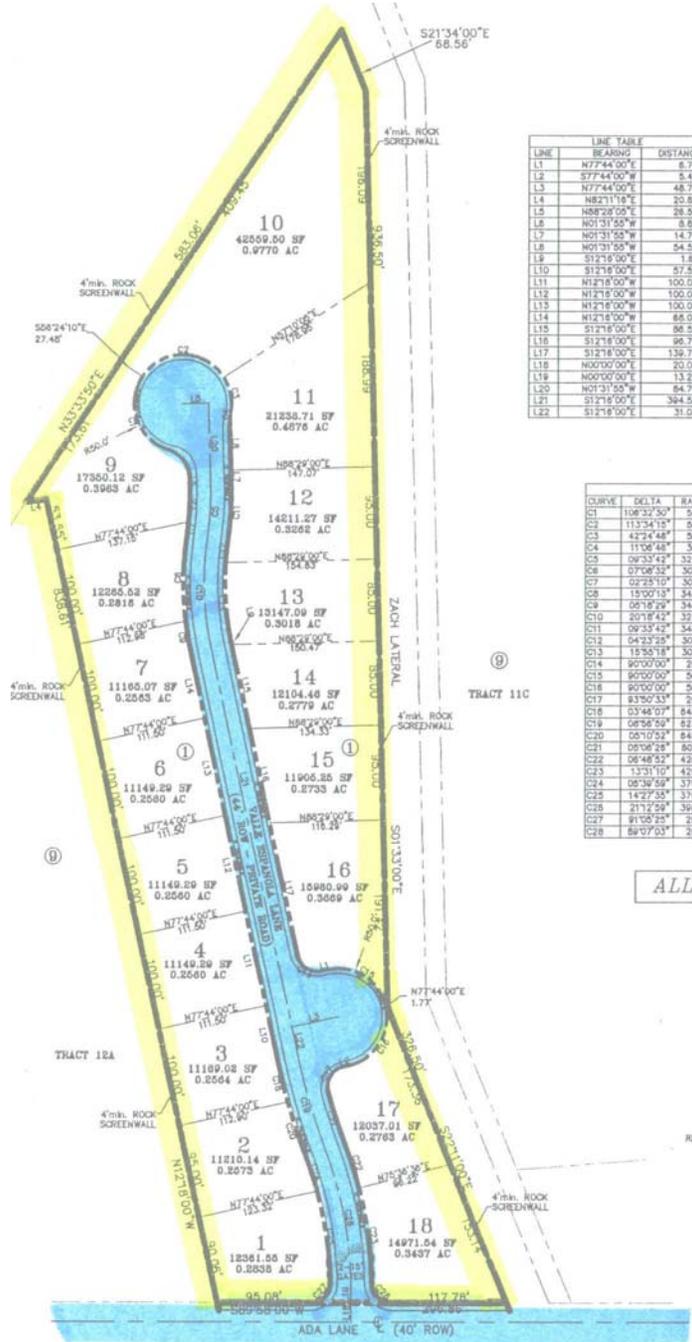
LOCATION MAP



AERIAL MAP



SITE PLAN



ALL