

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: July 31, 2007  
Public Hearing: August 21, 2007

**CONTACT PERSON/PHONE:** Arlan Greer, 541-4723

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of a portion of Tract 1, Block C, Christy Tract, an Addition to the City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-4 (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 481 Yarbrough Drive. Applicant: Carlos Carrillo. ZON07-00057 (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

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** N/A

**FINANCE:** N/A

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 1, BLOCK C, CHRISTY TRACT, AN ADDITION TO THE 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 a portion of Tract 1, Block C, Christy Tract, an addition to the 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) 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

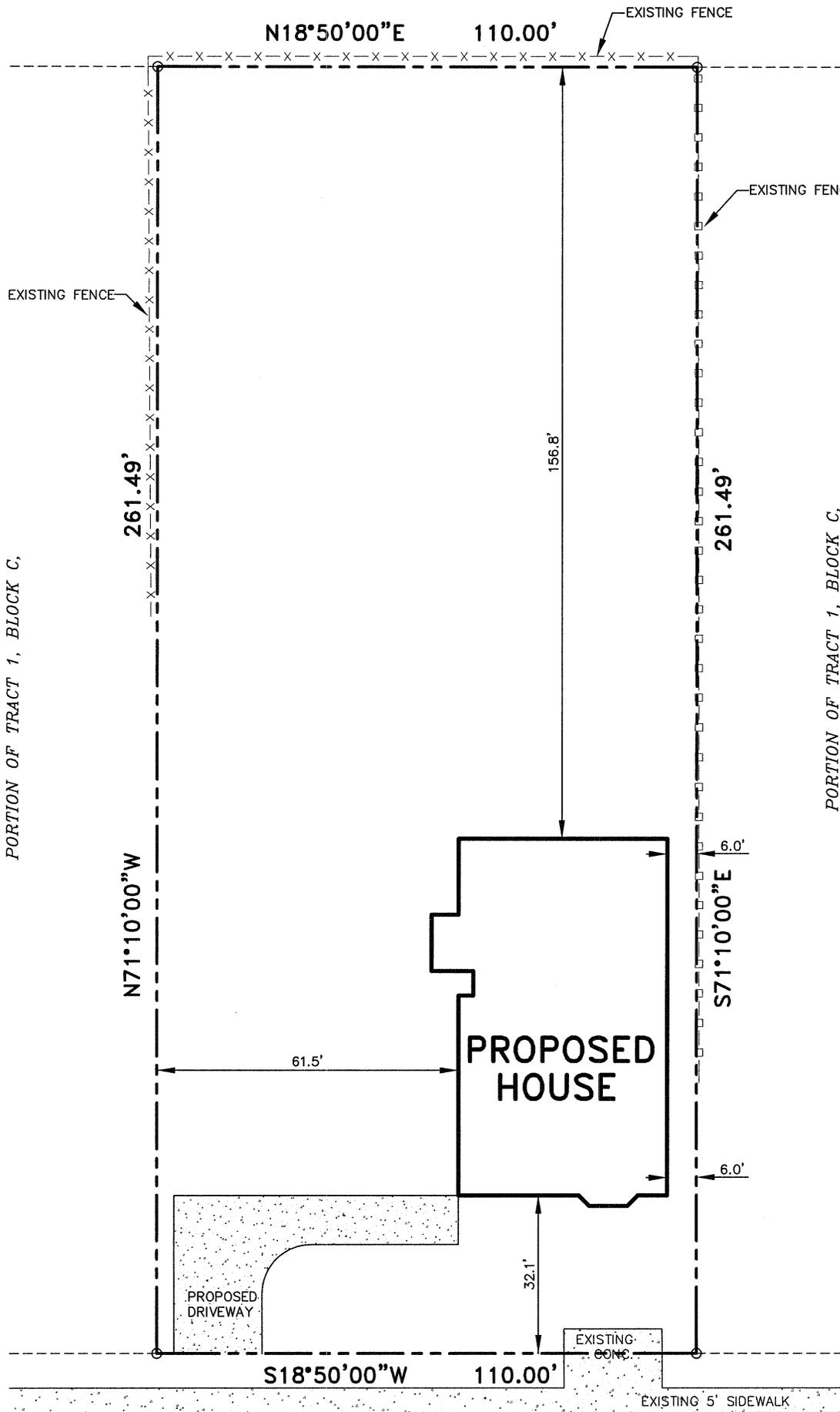
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

\_\_\_\_\_  
Kimberly Forsyth, Senior Planner  
Development Services Department

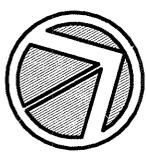
CITY CLERK DEPT.  
07 JUL 20 PM 12:17



CITY CLERK DEPT.  
 07 JUL 20 PM 12:17

Exhibit "A"

**481**  
**YARBROUGH DRIVE**  
 (60' RIGHT-OF-WAY)



**Barragan**  
 &  
**ssociates**  
 LAND PLANNING & SURVEYING  
 1450 Pendale Drive Suite B - El Paso Tx 79936  
 Phone (915) 591-5709 Fax (915) 591-5706

**Site Plan**  
 THE SOUTH 110 FEET OF  
 THE NORTH 653.83 FEET  
 OF THE WEST 261.49 FEET OF TRACT 1,  
 BLOCK C, CHRISTY TRACT,  
 AN ADDITION TO THE  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS.  
 AREA 0.66 ACRES ±

Plat reference vol/bk 6 pages 48  
 Scale 1"=30' Date 05/02/07 Drawn by O.M.

STATE OF TEXAS  
 REGISTERED  
**BENITO BARRAGAN**  
 5815  
*Benito Barragan*  
 Benito Barragan, R.P.L.S., Tex., No. 5615

Job No. 070312-05 Copy Rights ©



**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT**  
DIRECTOR, DEVELOPMENT SERVICES

**KELLY CARPENTER, AICP**  
DEPUTY DIRECTOR, PLANNING

**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**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

**MEMORANDUM**

**DATE:** July 11, 2007  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Arlan Greer, Planner  
**SUBJECT:** ZON07-00057

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The City Plan Commission (CPC), on June 21, 2007, voted to recommend APPROVAL of rezoning the subject property from R-F (Ranch and 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; 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.

Attachment: Staff Report, Aerial, Site Plan, Application



## ZON07-00057

**Application Type:** Rezoning  
**Property Owner(s):** Carlos Carrillo  
**Representative(s):** Marsie Prieto  
**Legal Description:** A portion of Tract 1, Block C, Christy Tract, an addition to the City of El Paso, El Paso County, Texas  
**Location:** 481 Yarbrough Drive  
**Representative District:** 7 **Area:** 0.66 Acres  
**Present Zoning:** R-F (Ranch and Farm) **Present Use:** vacant  
**Proposed Zoning:** R-4 (Residential)  
**Recognized Neighborhood Associations Contacted:** Thomas Manor Neighborhood Association  
**Public Response:** None  
**Surrounding Land Uses:** **North:** R-3, Residential **South:** R-4, Residential  
**East:** C-1, Church **West:** R-F, Ranch and Farm  
**Year 2025 Designation:** Residential (Lower Valley Planning Area)



**General Information:**

The applicant requests a rezoning from R-F (Ranch and Farm) to R-4 (Residential). The property consists of 0.66 acres of land and is currently vacant. The site plan shows a house to be located on the site. Access is proposed via Yarbrough Drive.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-F (Ranch and Farm) to R-4 (Residential).

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 Mission Valley (Lower Valley) Planning Area designates this property for Residential Land uses.
- **R-4 (Residential) zoning** permits a single family home and **is compatible** with adjacent development.

**Findings:**

The Commission must determine the following:

1. Will R-4 (Residential) zoning protect the best interest, health, safety/welfare of the public in general?
2. Will single family home 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:* Single family dwelling unit permitted on proposed R-4 Residential District meets general lot size and yard standards.

**Development Services Department - Planning Division Comments:**

*Current Planning:*

1. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for Residential Land uses.
2. R-4 (Residential) zoning permits a single family home and is compatible with adjacent development.

**Engineering Department - Traffic Division Comments:**

No apparent traffic concerns.

**Fire Department Comments:**

No comments received.

**El Paso Water Utilities Comments**

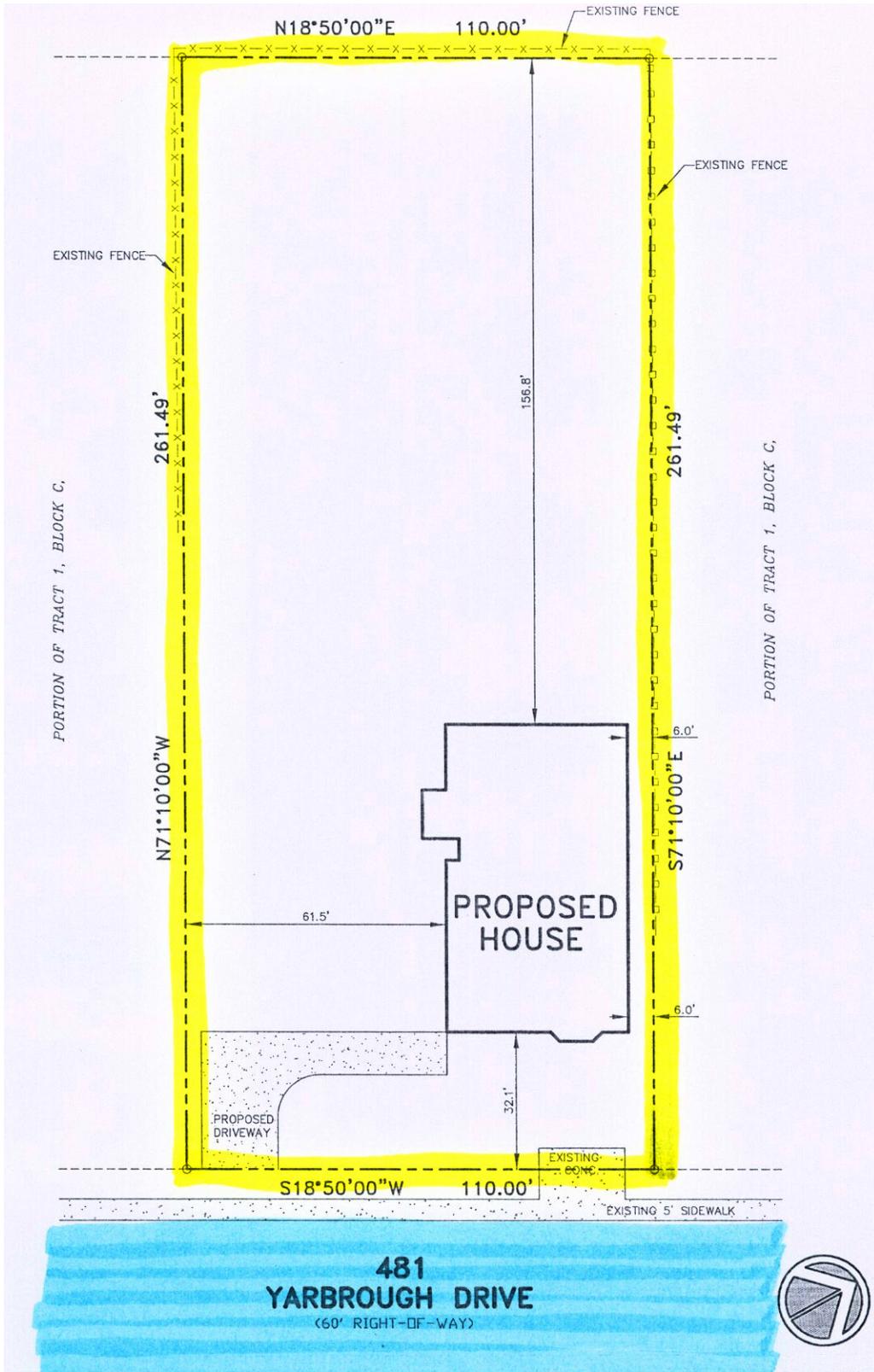
EPWU does not object to this request.

- ATTACHMENT 1: Aerial Photo
- ATTACHMENT 2: Conceptual Site Plan
- ATTACHMENT 3: Application

Attachment 1



**Attachment 2**



### Attachment 3

MAR-21-2007 11:13A FROM: CITY OF PASO PLAN (915)541-4725 35842219 P.1



**REZONING APPLICATION  
DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION  
CITY OF EL PASO, TEXAS**

MAY 02 2007

**1. CONTACT INFORMATION**

PROPERTY OWNER(S): Carlos Carrillo  
 AL \_\_\_\_\_  
 AF \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 REPRESENTATIVE(S): Marsie Prieto

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: CN239-999-0000-0200  
 LEGAL DESCRIPTION: C Christy GHOFF ET N 453.83 FT OF 1  
 STREET ADDRESS OR LOCATION: 41st Yorkbrough REP DISTRICT: 7  
 ACREAGE: 0.62 ac PRESENT ZONING: RF PRESENT LAND USE: vacant  
 PROPOSED ZONING: R4 PROPOSED LAND USE: single family

**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: Carlos Carrillo Signature: [Signature]  
 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 07-00057 RECEIVED DATE: 05/02/07 APPLICATION FEE: \$ 715.00  
 DCC REVIEW DATE: 05/23/07 (8:30 am, Planning Department Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
 CPC REVIEW DATE: 06/21/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
 ACCEPTED BY: [Signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126