

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

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: August 2, 2005  
Public Hearing: August 23, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of Lots 1, 2 and 3, Block 1, Duenas Subdivision, El Paso, El Paso County, Texas from R-4 (Residential) to R-5 (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Applicant: Joaquin Santoyo. Location: 5301, 5305 and 5309 Thorn Avenue. ZON05-00054 (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) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*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 LOTS 1, 2 AND 3, BLOCK 1, DUENAS SUBDIVISION, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-5 (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

WHEREAS, upon full review of the record, to include citizen input and recommending body reports, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of *Lots 1, 2 and 3, Block 1, Duenas Subdivision, El Paso, El Paso County, Texas*, be changed from R-4 (Residential) 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 \_\_\_\_\_, 2005.

**THE CITY OF EL PASO**

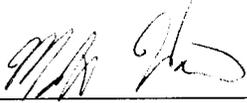
**ATTEST:**

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

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

*(Signatures continue on following page)*

**APPROVED AS TO FORM:**



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Matt Watson  
Assistant City Attorney  
Doc No. 14869

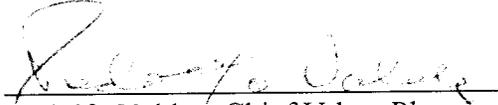
**APPROVED AS TO CONTENT:**



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Christina Valles, Planner II  
Planning, Research & Development  
Department

**APPROVED AS TO CONTENT:**



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Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

GEORGE G. SARMIENTO, AICP  
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

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

July 25, 2005

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

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00054

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The City Plan Commission (CPC), on July 14, 2005, voted **6-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request 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 request is in the best interest, health, safety and welfare of the public in general.

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

**Attachment:** Location Map

**STAFF REPORT**

**Rezoning Case:** ZON05-00054

**Property Owner(s):** NTHUS4 Corp.

**Applicant(s):** Joaquin Santoyo

**Representative(s):** Del Rio Engineering

**Legal Description:** Lots 1, 2 and 3, Block 1, Duenas Subdivision

**Location:** 5301, 5305 and 5309 Thorn Avenue

**Representative District:** # 1

**Area:** 0.4795 Acres

**Present Zoning:** R-4 (Residential)

**Present Use:** Vacant

**Proposed Zoning:** R-5 (Residential)

**Proposed Use:** Residential Single Family

**Recognized Neighborhood Associations Contacted:** Texas Apache Nations Inc., Save the Valley, Coronado Neighborhood

**Surrounding Land Uses:**

<b>North -</b>	R-4 (Residential) / Single-family residential
<b>South -</b>	R-4 (Residential) / Single-family residential
<b>East -</b>	R-4 (Residential) / Public elementary school
<b>West-</b>	R-4 (Residential) / Vacant

**Year 2025 Designation:** Residential (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, July 14, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**ITEM # 18**

**Zoning Case: ZON05-00054**

**General Information:**

The applicant is requesting a rezoning from R-4 (Residential) to R-5 (Residential) in order to permit Residential Single Family. The property is 0.4795 acres in size and is currently Vacant. The proposed site plan shows three residential lots to be located on the site. Access is proposed via Ridge Street. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has **received no calls or letters** in support or opposition to this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously **APPROVAL** recommends of this request for rezoning from R-4 (Residential) 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 Northwest Planning Area designates this property for Residential land uses.

**R-5 (Residential) zoning** permits an 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 Residential Single Family be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

Zoning: Proposed parcel meets minimum R-5 yard and lot standards.  
Landscaping: Approved.

Engineering Department, Development Division Notes:

1. Handicap accessible Sidewalks, Wheel-chair ramps, and Driveway(s) will be required.\*
2. Grading plan and permit required.\*
4. Drainage plans must be approved by the City Engineer.\*
5. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Zone **C** Panel **280214 0021 D**.  
**\* This requirement will be applied at the time of development.**

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

1. Water and sanitary sewer services are available from existing public water and sanitary sewer mains along the alley south of the subject property.
2. EPWU records show the property at 3330 Gateway East Boulevard has active water (3/4" meter) and sanitary sewer service connections.
3. EPWU does not object to this request. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading and drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

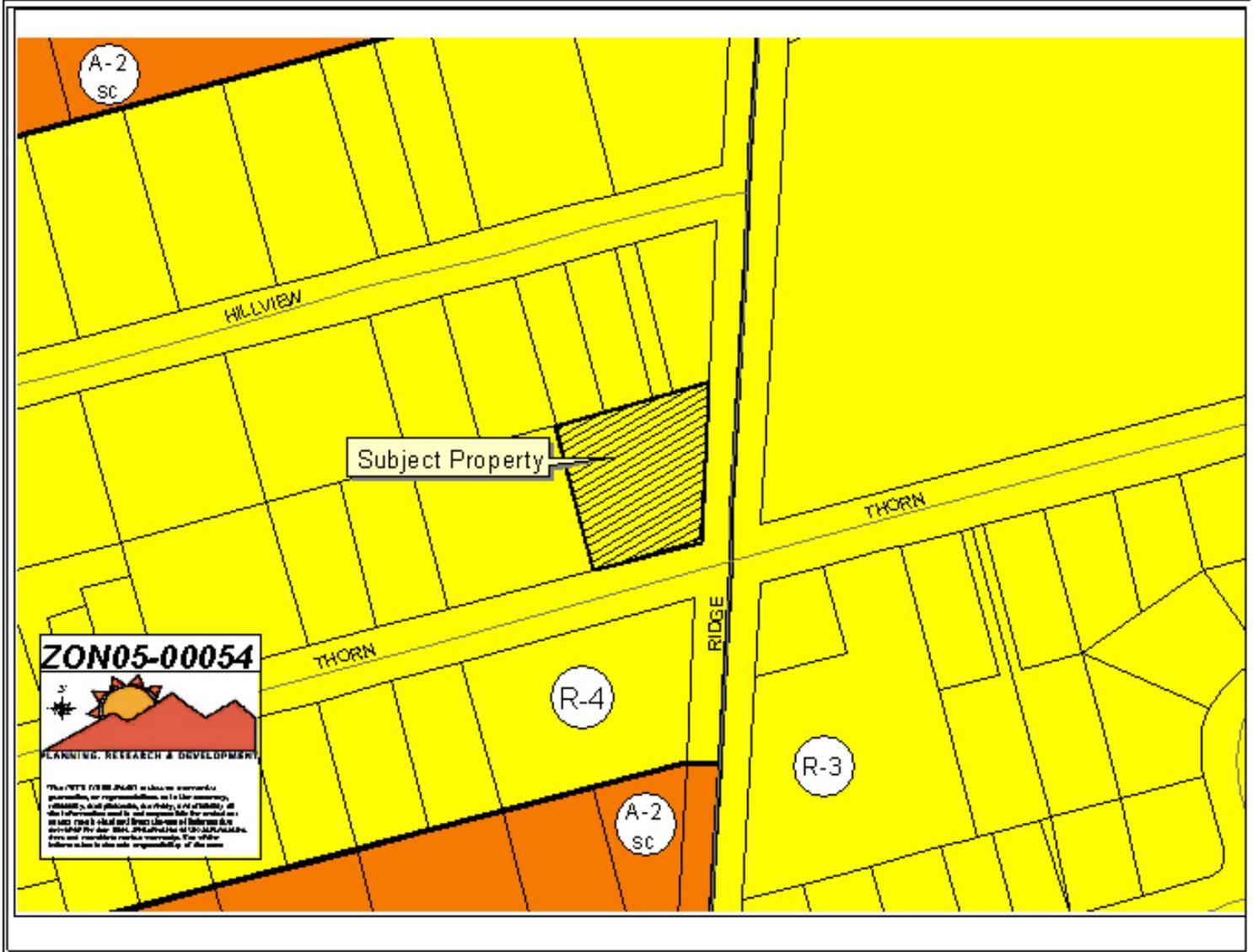
Planning, Research & Development Department Notes:

Recommend approval of the proposed zone change.

**ATTACHMENT:** Site Plan, Location Map.

**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.

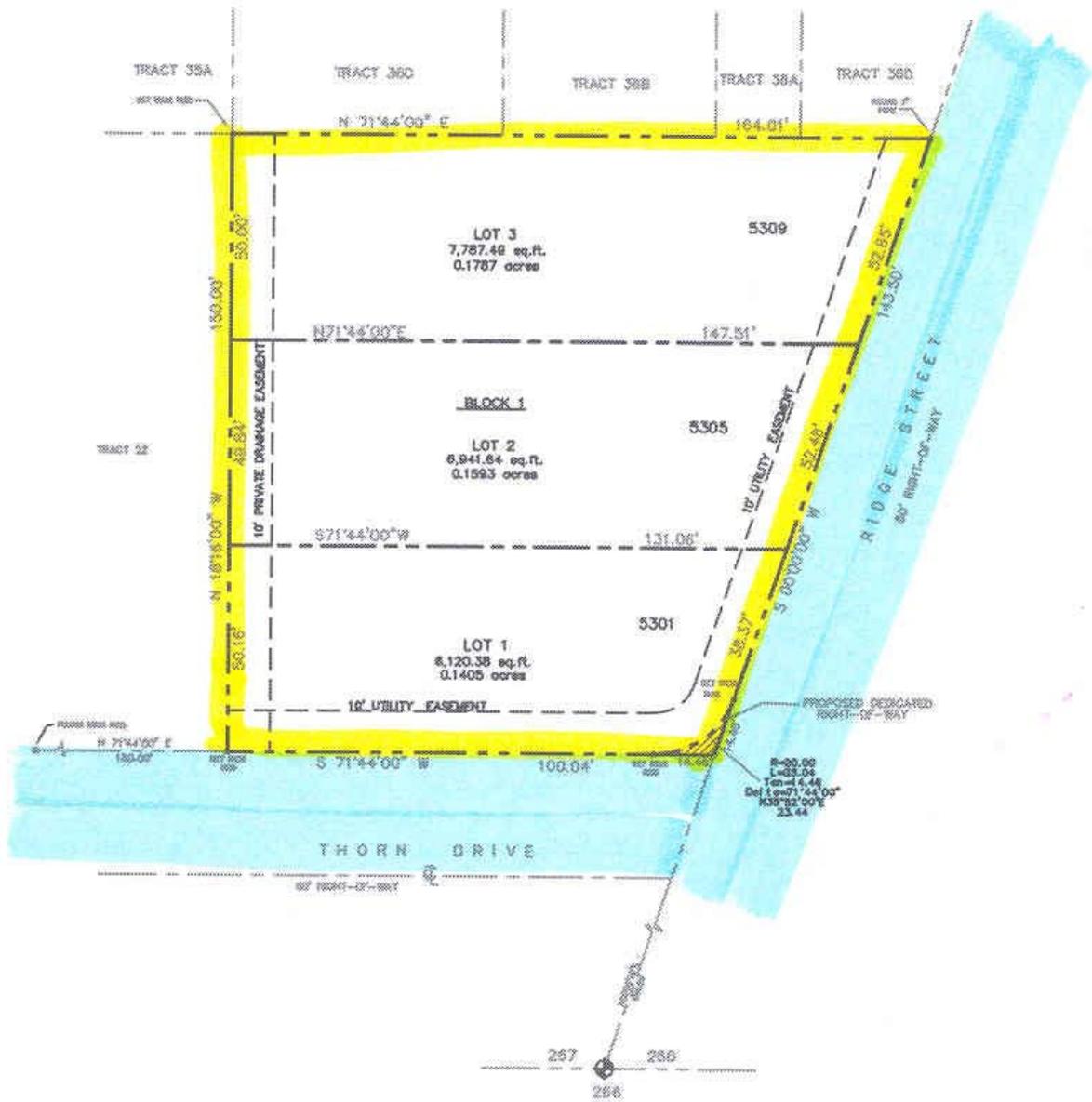
# LOCATION MAP



# AERIAL MAP



# GENERALIZED PLOT PLAN



RE FILED IN THE OFFICE OF THE COUNTY