

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: June 26, 2007
Public Hearing: July 17, 2007

CONTACT PERSON/PHONE: Frank Delgado, 541-4238

DISTRICT(S) AFFECTED: 7

SUBJECT:

An ordinance changing the zoning of portions of Tracts 51 & 52, Cineque Park Subdivision, City Of El Paso, El Paso County, Texas from R-F (Ranch-Farm) District to R-5 (Residential) District. Applicant: Alma R. Avalos ZON07-00047 (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 (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PORTIONS OF TRACTS 51 AND 52, CINEQUE PARK SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) DISTRICT TO R-5 (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 *portions of Tracts 51 and 52, Cineque Park Subdivision, 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-5 (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 JUN 26 AM 9:03



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07 AUG 13 PM 4:50

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: June 18, 2007
TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
FROM: Frank Delgado, Planner
SUBJECT: ZON07-00047

The City Plan Commission (CPC), on June 7, 2007, voted 7-0 to recommend **APPROVAL** of rezoning the subject property to R-5.

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; and that the proposed use is compatible with adjacent land uses.

City Council remanded the case back to the Development Coordinating Committee (DCC), as the DCC had recommended **DENIAL** of rezoning the subject property, due to incompatibility with surrounding development. Upon reconsideration, the DCC again unanimously voted to recommend **DENIAL** of the proposed rezoning, as R-5 zoning is incompatible with the surrounding neighborhood, consisting of single-family residences.

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

Attachment: Staff Report, Location Map, Site Plan

STAFF REPORT

Rezoning Case: ZON07-00047
Property Owner(s): Alma R. Avalos
Applicant(s): same
Representative(s): Andres Lopez
Legal Description: Cineque Park Subdivision, East 78110 ft of South 120 ft of Tract 51, and West 3986 ft of South 120 ft of 52
Location: 8181 Starr Ave
Representative District: 7
Area: 0.3249 acres (14,152.644 sq ft)
Present Zoning: R-F
Present Use: Single-family residence
Proposed Zoning: R-5
Proposed Use: Residential—Single-family and duplex
Recognized Neighborhood Associations Contacted: Save the Valley 21 and Teens in Action for a Healthy Community
Surrounding Land Uses:
 North - R-F / Residential
 South - R-F / Public School (Rio Bravo Middle School—YISD)
 East - R-F / Residential
 West- R-F / Residential
Year 2025 Designation: Residential (Mission Valley Planning Area)



REZONING APPLICATION:

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-F to R-5 in order to permit a single-family residence and a duplex. The property is 0.3249 acres in size and is currently a single-family residence. The proposed site plan shows a single-family residence and a duplex to be located on the site. Access is proposed via Starr Ave. 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) recommends **DENIAL** of this request for rezoning from R-F to R-5

The recommendation is based on the following:

- *The Plan for El Paso Citywide Land-use Goals* recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”
- **The Year 2025 Projected General Land Use Map** for the Mission Valley Planning Area designates this property for **RESIDENTIAL** land uses.
- **R-5 zoning** permits residential single family and duplexes and **is not compatible** with adjacent development.

The Commission must determine the following:

1. Will the zoning protect the best interest, health, safety and welfare of the public in general?
2. Will residential single family & duplex 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

No comments received.

Landscape Review

No comments received.

Development Services Department - Planning Division Comments:

Current Planning:

No comments received.

Subdivision Review:

No comments received.

Engineering Department - Traffic Division Comments:

No traffic concerns.

Parks & Recreation Department Comments:

No comments.

El Paso Water Utilities Comments:

No objections.

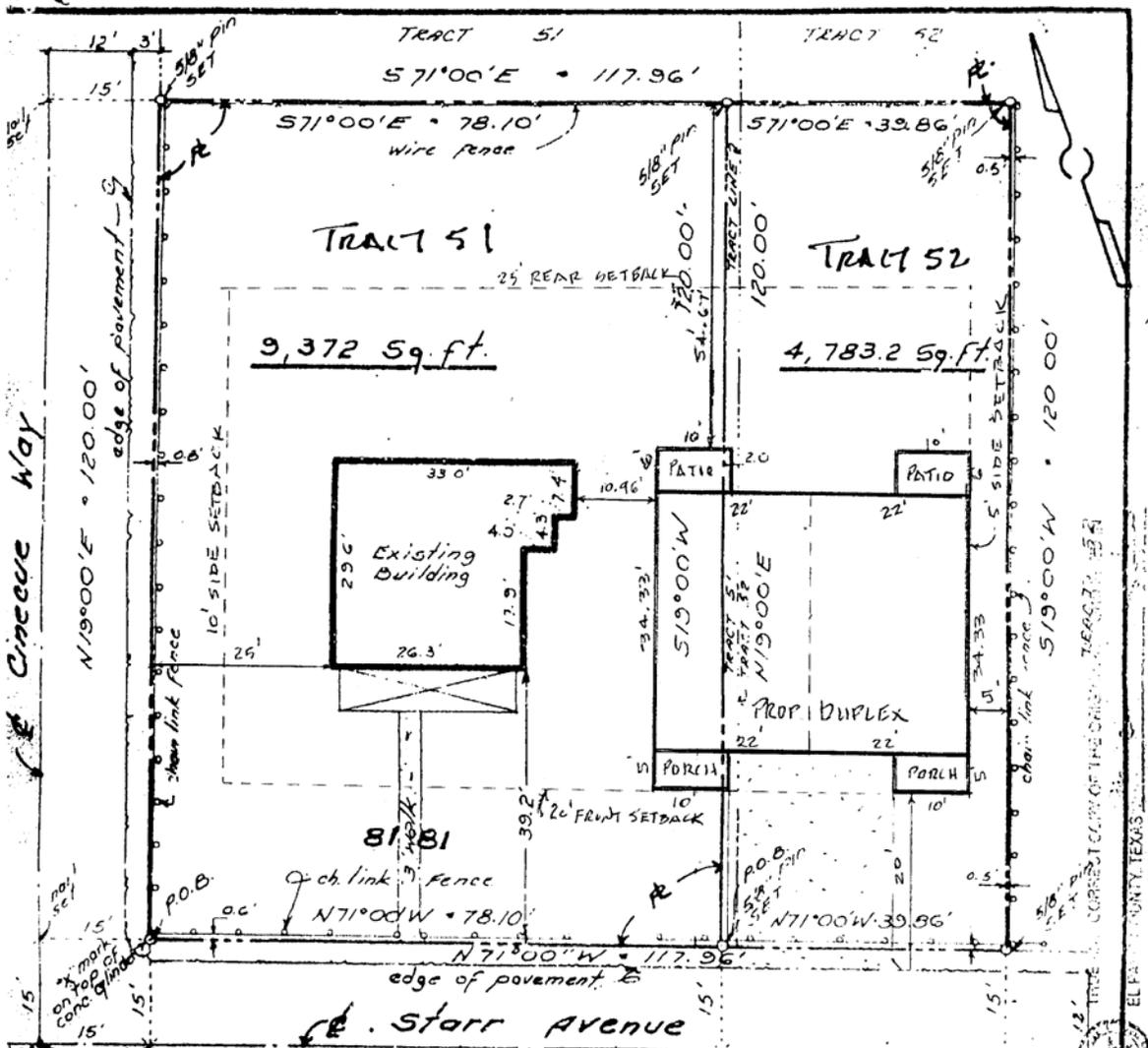


List of Attachments

Attachment 1: Conceptual Site Plan

Attachment 2: Application

Attachment1: Conceptual Site Plan



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 Plat Records, El Paso County, Texas

I hereby certify that the foregoing survey was made under my supervision and that the improvements shown thereon are correct and that there are no encroachments shown by this plat of the same.

NICHOLAS P. WILSON
 1355
 REGISTERED PUBLIC SURVEYOR

MINIMAL FLOODING - ZONE C - FLOOD INSURANCE RATE MAP
 R-44 8181 Starr Avenue

Portions out of Tract 51 and Tract 52	
Cinecue Park Subdivision	
City of El Paso, El Paso County, Texas	
El Paso, Texas	Scale: 1" = 20'
WILSON & ASSOCIATES Surveyors	

WILSON 1100 REGISTERED PUBLIC SURVEYOR NO. 1355

COPY FOR COPY POOR
 BEST COPY AVAILABLE FOR FILM PRINT

2011 0914

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): Alma R. Avalos

REPRESENTATIVE(S): ANDRES LOPEZ

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: C572-999-0010-0601 & C572-999-0010-0608
LEGAL DESCRIPTION: PORTIONS OUT OF TR. 51 & TR. 52 CINEQUE PARK SUBDIVISION
STREET ADDRESS OR LOCATION: 8181 STARR AVE REP DISTRICT: #7
ACREAGE: 14,155 s.f. 325 PRESENT ZONING: R-F PRESENT LAND USE: SINGLE-FAM./VACANT
PROPOSED ZONING: R-S PROPOSED LAND USE: RESIDENTIAL SINGLE FAMILY + DUPLEX

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: _____

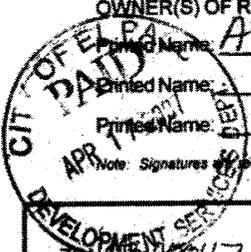
4. PARCEL THREE INFORMATION

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: Alma R. Avalos 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****
ZONING: 0047 RECEIVED DATE: 4/17/07 APPLICATION FEE: \$ 715.00
DCC REVIEW DATE: 5/09/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 6/07/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: [Signature]

Revised 9/2006

CITY CLERK DEP
07 JUN 26 AM 9:00