

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: July 28, 2009
Public Hearing: August 18, 2009

CONTACT PERSON/PHONE: Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of Lots 1 through 25, Block 25, Sandstone Ranch Unit Four, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-3A (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 11205 through 11253 Horse Ranch Drive. Property Owners: Tropicana Development, Inc. and Saratoga Homes, Inc. ZON09-00024 (**District 4**)

BACKGROUND / DISCUSSION:

N/A

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 (4-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres _____
Director, Development Services

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 1 THROUGH 25, BLOCK 25, SANDSTONE RANCH UNIT FOUR, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-3A (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 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 *Lots 1 through 25, Block 25, Sandstone Ranch Unit Four, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **R-3A (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 _____, 2009.

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

Mathew S. McElroy, Deputy Director
Development Services Department
Planning Division

MEMORANDUM

DATE: July 8, 2009

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

FROM: Mirian Spencer, Planner

SUBJECT: ZON09-00024

The City Plan Commission (CPC) on July 2, 2009 voted 4-0 to recommend **APPROVAL** of rezoning the property from R-F (Ranch and Farm) to R-3A (Residential) in agreement with the recommendation from the DCC and staff. The proposed R-3A (Residential) zoning district is in conformance with the 2025 Projected General Land Use Map for the area which designates the property for residential and mixed-use land uses. The proposed R-3A (Residential) is compatible with the adjacent zoning and land uses.

The City is initiating the rezoning application from R-F (Ranch and Farm) to R-3A (Residential) to permit the existing 25 single-family residential lots. The property was formerly the proposed park site for the Sandstone Ranch Subdivision; however, the park site was relocated to the intersection of Marcus Uribe Drive and North View Drive. Access to the properties is via Stampede Drive. There are no zoning conditions imposed on the property.

The request is compatible with the adjacent R-3A (Residential) development and the adjacent school site. The proposed development is in conformance with the 2025 Projected General Land Use Map which designates the property for mixed-use and residential land uses.

The CPC found that the rezoning is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Northeast Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general; and the rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were no public comments in support or in opposition to this request.

Attachment: Staff Report, Zoning Map, Aerial Map, Subdivision Plat Map



City of El Paso – City Plan Commission Staff Report

Case No: ZON09-00024
Application Type Rezoning
CPC Hearing Date July 2, 2009
Staff Planner Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

Location 11205 through 11253 Horse Ranch Drive
Legal Description Lots 1 through 25, Block 25, Sandstone Ranch Unit Four, City of El Paso, El Paso County, Texas
Acreage 3.10 acres
Rep District 4
Request From R-F (Ranch and Farm) to R-3A (Residential)
Proposed Use Single-family Residential Development

Property Owners Tropicana Development Inc. and Saratoga Homes, Inc.
Representative City of El Paso

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / Single-family Residential
South: R-3A (Residential) / Single-family Residential
East: R-3A (Residential) / Single-family Residential
West: R-F (Ranch and Farm) / Future School Site

THE PLAN FOR EL PASO DESIGNATION: Mixed-use and Residential (North East Planning Area)

NEAREST PARK: Veterans Park (5,080 Feet)

NEAREST SCHOOL: Future Elementary School under construction (Adjacent)

NEIGHBORHOOD ASSOCIATIONS

Northeast Civic Association

NEIGHBORHOOD INPUT

Notices of the July 2, 2009 public meeting were mailed out to property owners within 300 feet of the subject property on June 18, 2009. The Planning Division has received no responses to the rezoning application.

APPLICATION DESCRIPTION

The City is initiating the rezoning application from R-F (Ranch and Farm) to R-3A (Residential) to permit the existing 25 single-family residential lots. Access to the properties is via Stampede Drive. There are no zoning conditions imposed on the property.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

The Development Coordinating Committee provides the following comments:

The DCC recommends **APPROVAL** of rezoning the property from R-F (Ranch and Farm) to R-3A (Residential).

PLANNING DIVISION RECOMMENDATION

Planning recommends **APPROVAL** of rezoning the property from R-F (Ranch and Farm) to R-3A (Residential).

The Plan for El Paso –City-wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: provide and enforce standards for providing decent, safe, and sanitary housing for all El Pasoans in accordance with Federal, State, and Local regulations.
- c. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- d. Goal: protect residential areas from incompatible land uses and encroachments which may have a negative impact on the residential living environment.

The request is compatible with the adjacent R-3A (Residential) development and the adjacent school site. The proposed development is in conformance with the 2025 Projected General Land Use Map which designates the property for mixed-use and residential land uses.

Development Services Department - Building Permits and Inspections Division

Zoning: The proposed residential development is permitted in R-3A (Residential) district. There are no violations of yard, off-street parking, and loading standards.

Landscaping: Landscaping is not required for residential development.

Development Services Department - Planning Division

Current Planning: recommends **APPROVAL** of rezoning the property from R-F (Ranch and Farm) to R-3A (Residential).

Engineering Department - Traffic Division

The Engineering Department – Traffic Division has no objections to the rezoning request.

Fire Department

No opposition to the request at this time.

El Paso Water Utilities

EPWU does not object to this request.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Subdivision Plat Map

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



