

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

DEPARTMENT: Development Services/Planning Division
AGENDA DATE: Introduction 08/01/06; Public Hearing 08/22/06
CONTACT PERSON/PHONE: Esther Guerrero, Planner – 541-4720
DISTRICT(S) AFFECTED: #7

SUBJECT:

An Ordinance changing the zoning of the West Portion of Tract 9, Fruitvale Subdivision, El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to R-3A (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.

Subject Property: 8468 Roseway Drive. Applicant: Esaul and Rosalinda Campos. ZON06-00062 (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: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Alan Shubert

APPROVED FOR AGENDA:

ORDINANCE NO. _____

CITY CLERK DEPT.
06 JUL 24 PM 12:33

AN ORDINANCE CHANGING THE ZONING OF THE WEST PORTION OF TRACT 9, FRUITVALE SUBDIVISION, EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO R-3A (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 the *West Portion of Tract 9, Fruitvale Subdivision, El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **R-3A (Residential)**, and as more particularly described by metes and bounds on Exhibit "A", attached and incorporated by reference, 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 _____, 2006.

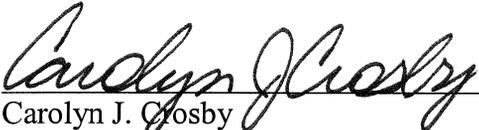
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

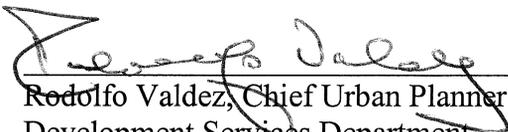
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

CITY CLERK DEPT.

8468 Roseway Dr. 33
METES AND BOUNDS

Metes and bounds description of a parcel of land that is a West portion of Tract 9 Fruitvale Subdivision, City of El Paso, El Paso County, Texas, and more particularly described by metes and bounds as follows;

Commencing on the Northwest corner of Tract 9, said point lying on the Southerly Right of Way line of Roseway Dr. and also being the Point of Beginning of this description;

Thence S 75° 00' E, along the Southerly Right of Way line of Roseway Dr., a distance of 100.20 ft. to a point;

Thence S 15° 00' W, a distance of 178.00 ft. to a point;

Thence S 75° 00" E, a distance of 60.00 ft. to a point;

Thence S 15° 00' W, a distance of 264.30 ft. to a point;

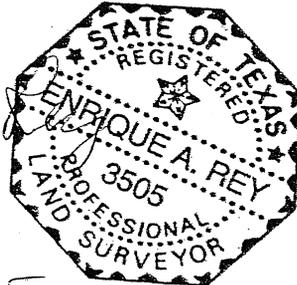
Thence N 64° 00' W, a distance of 163.20 ft. to a point;

Thence N 15° 00' E, a distance of 411.13 ft. to the Point of Beginning. Said parcel contains 57,682.17 square feet or 1.3242 acres of land more or less.

C. Enrique

R.P.L.S.

TX 3505



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER



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**

July 24, 2006

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

FROM: Esther Guerrero, Planner

SUBJECT: ZON06-00062

The City Plan Commission (CPC), on July 6, 2006, voted **(6-0)** to recommend **approval** of rezoning the subject property from R-F (Ranch and Farm) to R-3A (Residential) in order to satisfy the required yard standards permitted in R-3A (Residential) due to the proposed expansion of the existing single-family dwelling on the property, 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, which designates the subject property for residential land uses. 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 one in opposition to this application present at the meeting.

Attachment: Location Map, Aerial, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00062

Property Owner(s): Esaul and Rosalinda Campos

Applicant(s): Esaul and Rosalinda Campos

Representative(s): Jesus L. Jaime

Legal Description: Portion of Tract 9, Fruitvale

Location: 8468 Roseway Drive

Representative District: # 7

Area: 1.1441 acres

Present Zoning: R-F (Ranch and Farm)

Present Use: Single-family Residential

Proposed Zoning: R-3A (Residential)

Proposed Use: Single-family Residential

Recognized Neighborhood Associations Contacted: Save The Valley 21, Valle Bajo Association, Teens In Action for a Healthy Community

Surrounding Land Uses:

North -	R-F (Ranch and Farm) / Vacant
South -	R-4 (Residential) / Single-family Residential
East -	R-F (Ranch and Farm) / Single-family Residential
West-	R-F (Ranch and Farm) / Single-family Residential

Year 2025 Designation: Residential (Mission Valley Planning Area)

**CITY PLAN COMMISSION HEARING, JULY 6, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00062

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3A (Residential) in order to permit single-family residential development. The property is 1.1441 acres in size and is currently utilized as single-family residential. The proposed site plan shows one single-family unit to be located on the site. Access is proposed via Roseway Drive. There are no zoning conditions currently imposed on this property.

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 this request for rezoning from R-F (Ranch and Farm) to **R-3A** (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 **Mission Valley** Planning Area designates this property for **Residential** land uses.

R-3 (Residential) zoning permits single-family residential and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the R-3A (Residential) zoning protect the best interest, health, safety, and welfare of the public in general?
2. Will single-family residential 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 zone change 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 re-zoning exceeds general R-3 lot size standards. Meets set backs except that carport will exceed the maximum 150 sq. ft. allowable encroachment to front 25 ft. set back. R-3 (Residential) district allows keeping of animals for personal use or enjoyment, and not as a business, when in compliance with Title 7 of this code.

Landscape Review: Landscape not required for residential use.

Development Services Department - Planning Division Comments:

Current Planning: Planning Division recommends a rezoning to R-3A.

Subdivision Review:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required. *
2. Drainage plans must be approved by the City Engineer. *
3. No water runoff allowed outside the proposed development boundaries. *
4. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone(s) X, Panel(s) **480214 0048 C**.

* This requirement will be applied at the time of development.

Engineering Department - Traffic Division Comments:

No apparent traffic concerns with the proposed zoning change.

Fire Department Comments:

No comments received.

EI Paso Water Utilities Comments:

Water:

The property at 8468 Roseway Drive has an active water meter connection (3/4-inch) from an existing 6-inch diameter water main located along Roseway Drive.

Sanitary sewer:

There is an existing 8-inch diameter sanitary sewer main along Roseway Drive fronting the subject property.

General:

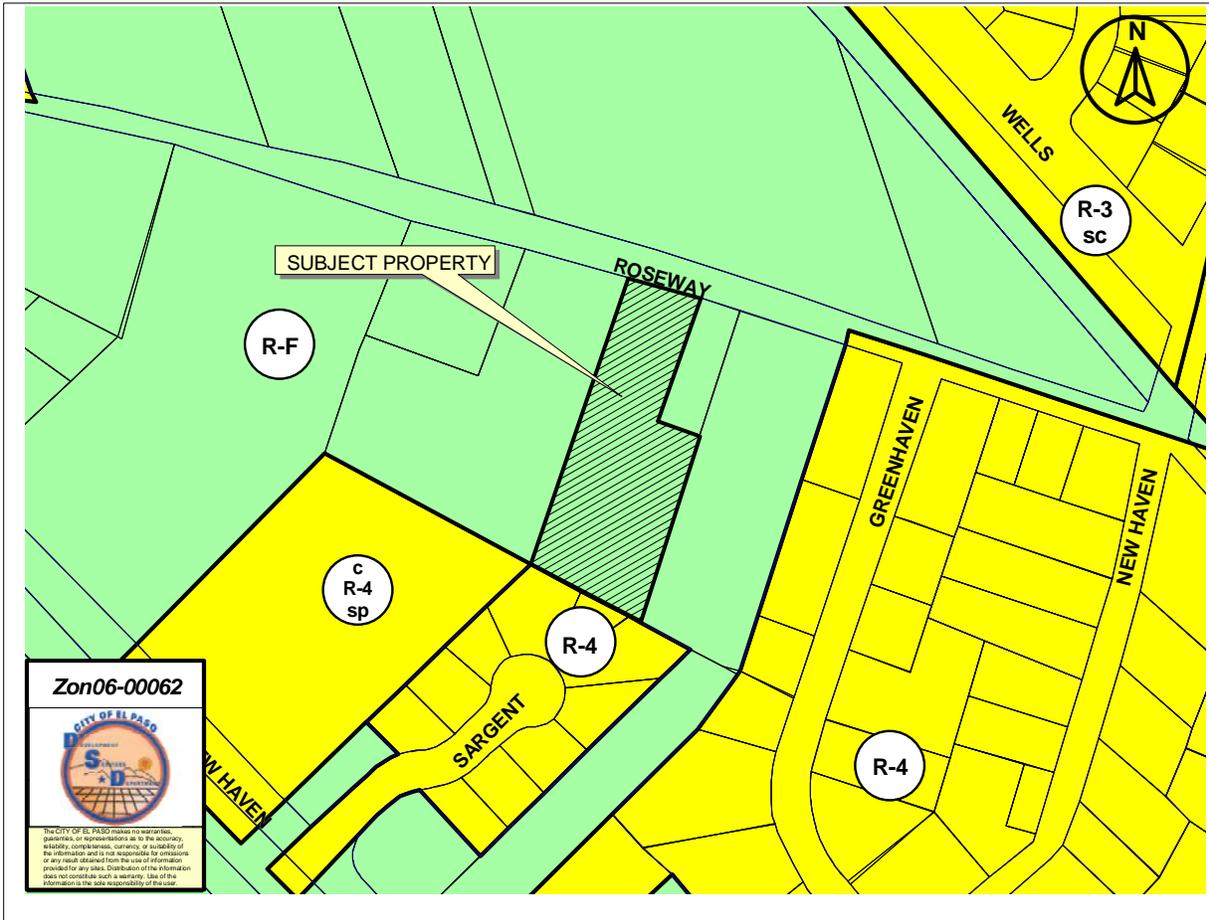
Application for additional water and sanitary sewer services should be made 6 to 8 weeks in advance of construction. A site plan, a utility plan, grading and drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. 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.

EPWU does not object to this request.

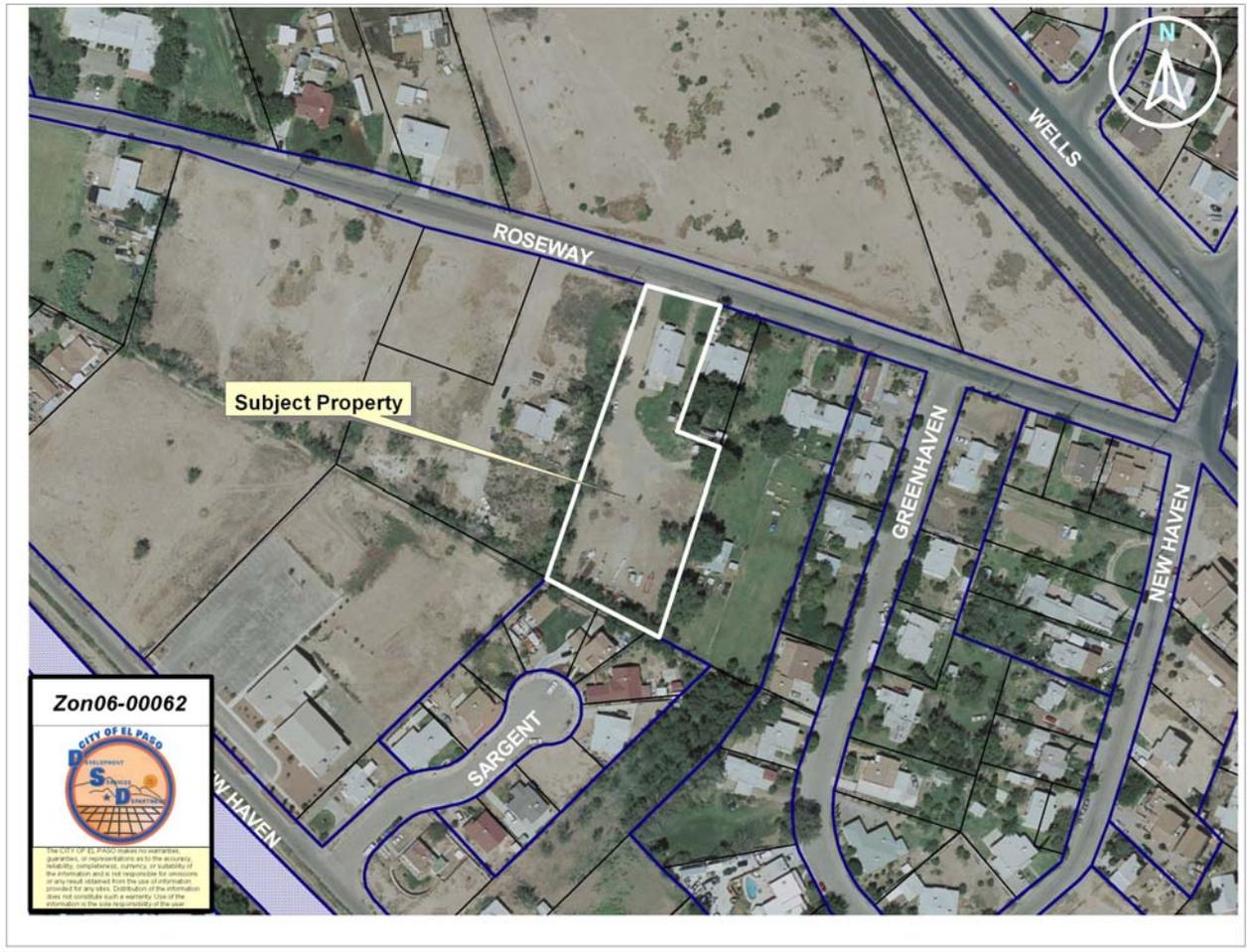
ATTACHMENT: Location Map, Aerial Map, Site Plan

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.

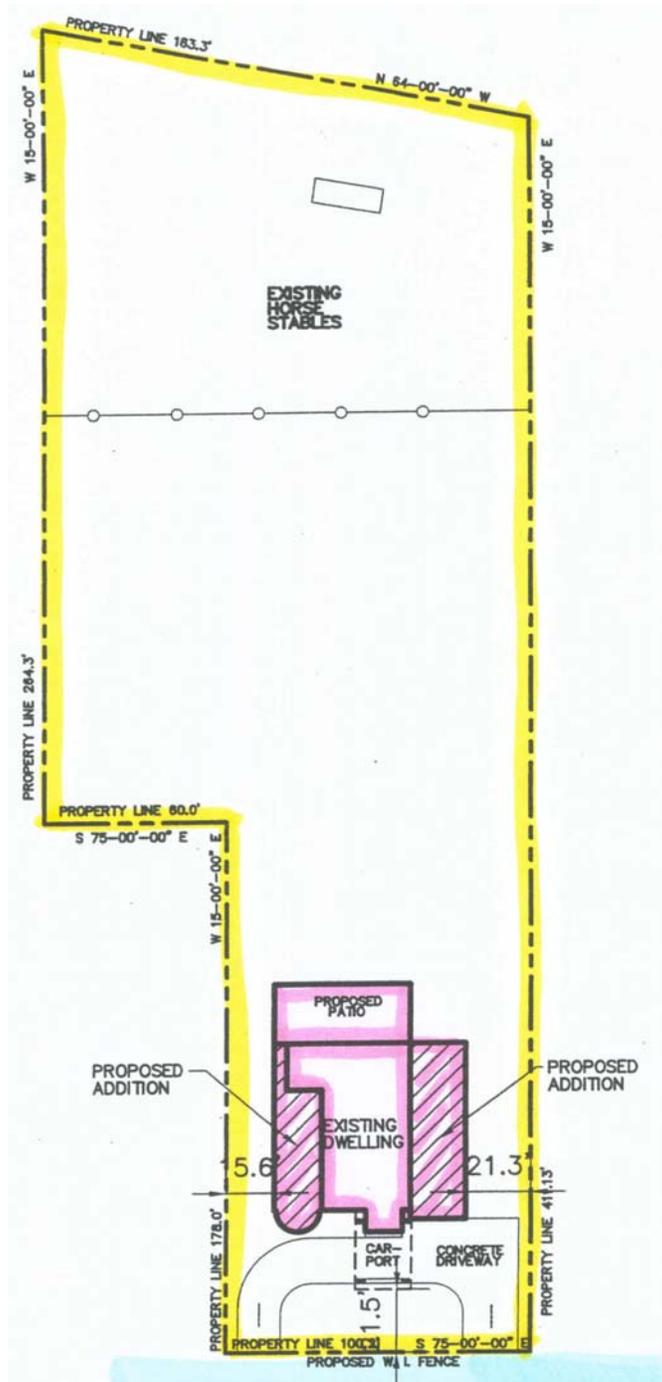
LOCATION MAP



AERIAL MAP



SITE PLAN



SITE PLAN

SCALE: 1" = 60'-0"

LEGAL DESCRIPCION :

FRUITVALE, WEST PORTION OF TRACT 9,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.