

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: August 5, 2008
Public Hearing: August 26, 2008

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

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of Lots 11 and 12, Block 13, Sahara Subdivision, City of El Paso, El Paso County, Texas from R-4 (Residential) to R-5 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 5708 and 5710 Saluki Drive. Applicant: David Velasco ZON08-00041 (District 4)

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 (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres, Director _____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 11 AND 12, BLOCK 13, SAHARA SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-5 (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 11 and 12, Block 13, Sahara Subdivision, City of 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 _____, 2008.

THE CITY OF EL PASO

CITY CLERK DEPT.
08 JUL 28 PM 2:51

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Philip Elmer

Mathew S. McElroy
Deputy Director - Planning
Development Services Department



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: July 7, 2008

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

FROM: Mirian Spencer, Planner

SUBJECT: ZON08-00041

The City Plan Commission (CPC), on July 1, 2008, voted (6-0) to recommend **Approval** of rezoning the subject property from R-4 (Residential) to R-5 (Residential) concurring with Staff's recommendation.

The applicant is requesting to change the zoning of the subject property from R-4 (Residential) to R-5 (Residential) in order to permit duplex development. The property is 0.3030 acres in size and is vacant. The applicant is requesting to change the zoning on the property because the lots do not meet the required area of 7,000 square feet for duplex development in an R-4 (Residential) development. The two lots will permit two, 6,600 square foot duplex lots. Lots with a minimum area of 6,000 square feet are required for duplex development in an R-5 (Residential) zoning district. Access is proposed via Saluki Drive. There are no conditions imposed on the property.

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.

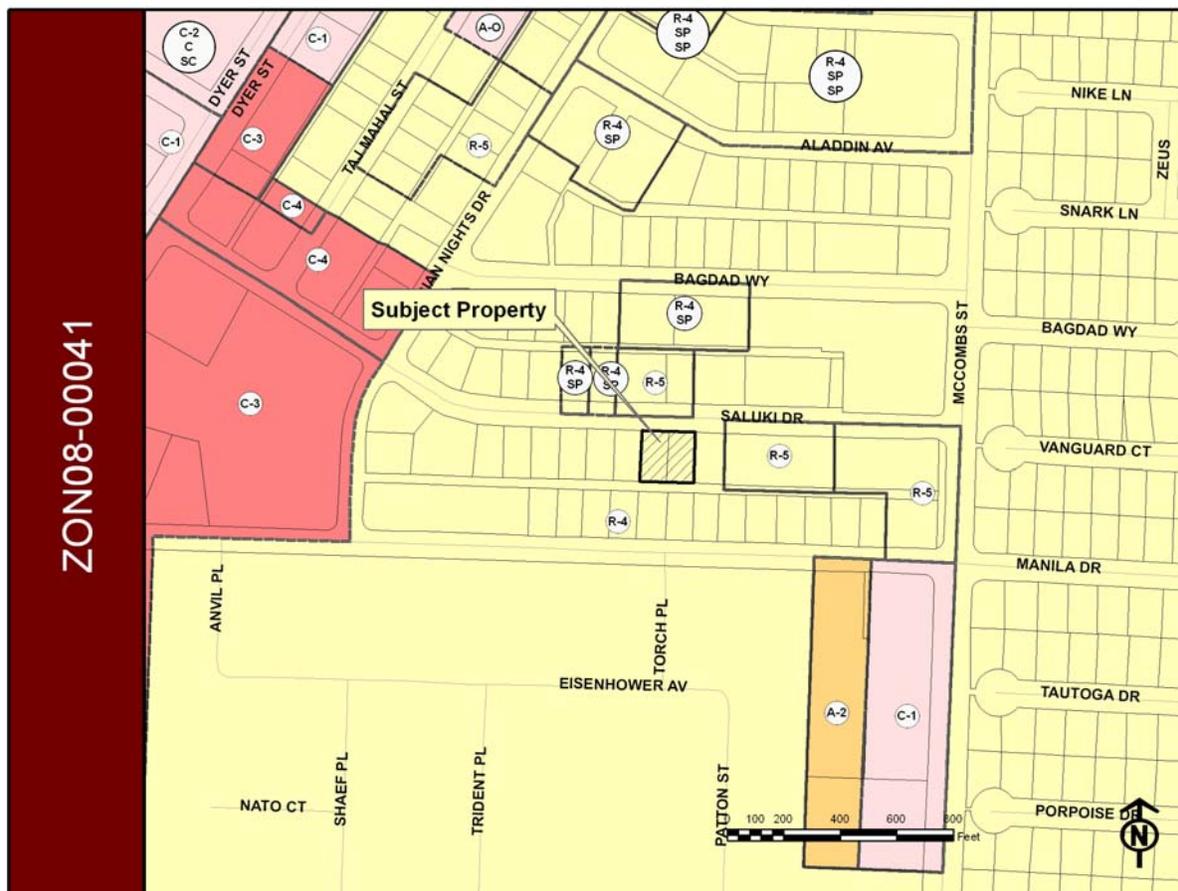
There was **NO PUBLIC RESPONSE** to this request.

Attachment: Staff Report, Conceptual Site Plan, Application



ZON08-00041

Application Type: Rezoning
Property Owner(s): David Velasco
Representative(s): Edgar Montiel
Legal Description: Lots 11 and 12, Block 13, Sahara Subdivision, City of El Paso, El Paso County, Texas
Location: 5708 and 5710 Saluki Drive
Representative District: 4
Area: 0.3030 Acres
Present Zoning: R-4 (Residential)
Present Use: Vacant
Proposed Zoning: R-5 (Residential)
Proposed Use: Residential Duplexes
Recognized Neighborhood Associations Contacted: Northeast El Paso Civic Association
Public Response: None
Surrounding Land Uses: **North - R-5 (Residential) / Vacant; South – R-4 (Residential) / Single-family Residential; East – R-4 (Residential) / Single-family Residential; West - R-4 (Residential) / Single-family Residential Residential (Northeast)**
Year 2025 Designation:



General Information:

The applicant is requesting to change the zoning of the subject property from R-4 (Residential) to R-5 (Residential) in order to permit duplex development. The property is 0.3030 acres in size and is vacant. The applicant is requesting to change the zoning on the property because the lots do not meet the required area of 7,000 square feet for duplex development in an R-4 (Residential) development. The two lots will permit two, 6,600 square foot duplex lots. Lots with a minimum area of 6,000 square feet are required for duplex development in an R-5 (Residential) zoning district. Access is proposed via **Saluki Drive**. There are no conditions imposed on the property.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **Approval** of the request from R-4 (Residential) to R-5 (Residential).

The recommendation is based on the following:

The subdivision is within an older area of the city that has seen changing development from single-family residential to duplex development in recent years. There have been three additional requests for rezoning from R-4 (Residential) to R-5 (Residential) to permit residential duplex development within the block of Saluki Drive since 2006. The three additional requests permitted lots of 6,600 square feet duplex lots. Eight residential duplexes have been constructed on Saluki Drive since the three requests for rezoning.

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 Northeast Planning Area designates this property for **Residential** land uses.

R-5 (Residential) zoning permits residential duplex development and **is compatible** with adjacent development.

Findings:

The Commission must determine the following:

1. Will the R-5 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will residential duplex 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:

Zoning Review: No objections to the proposed request. Parcels meet minimum lot size standards for two-family (duplex) dwelling units.

Landscape Review Not required for residential development

Development Services Department - Planning Division:

Current Planning: Recommends approval of the request to change from R-4 (Residential) to R-5 (Residential). The Year 2025 Projected General Land Use Map for the **Northeast** Planning Area designates this property for **Residential** land uses. R-5 (Residential) zoning permits residential duplex and is compatible with adjacent development.

Subdivision Review:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*

2. Grading plan and permit shall/may be required.*
3. Storm Water Pollution Prevention plan and/or permit shall/may be required.*
4. Drainage plans must be approved by the City Engineer.*
5. Additional Comments: Site location is located within a Special Flood Hazard Area, Flood Zone **AH**; Panel **480214 0020 B**.

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

Engineering Department - Traffic Division:

No objections to the proposed rezoning request.

Fire Department:

No comments received.

El Paso Water Utilities:

EPWU does not object to this request.

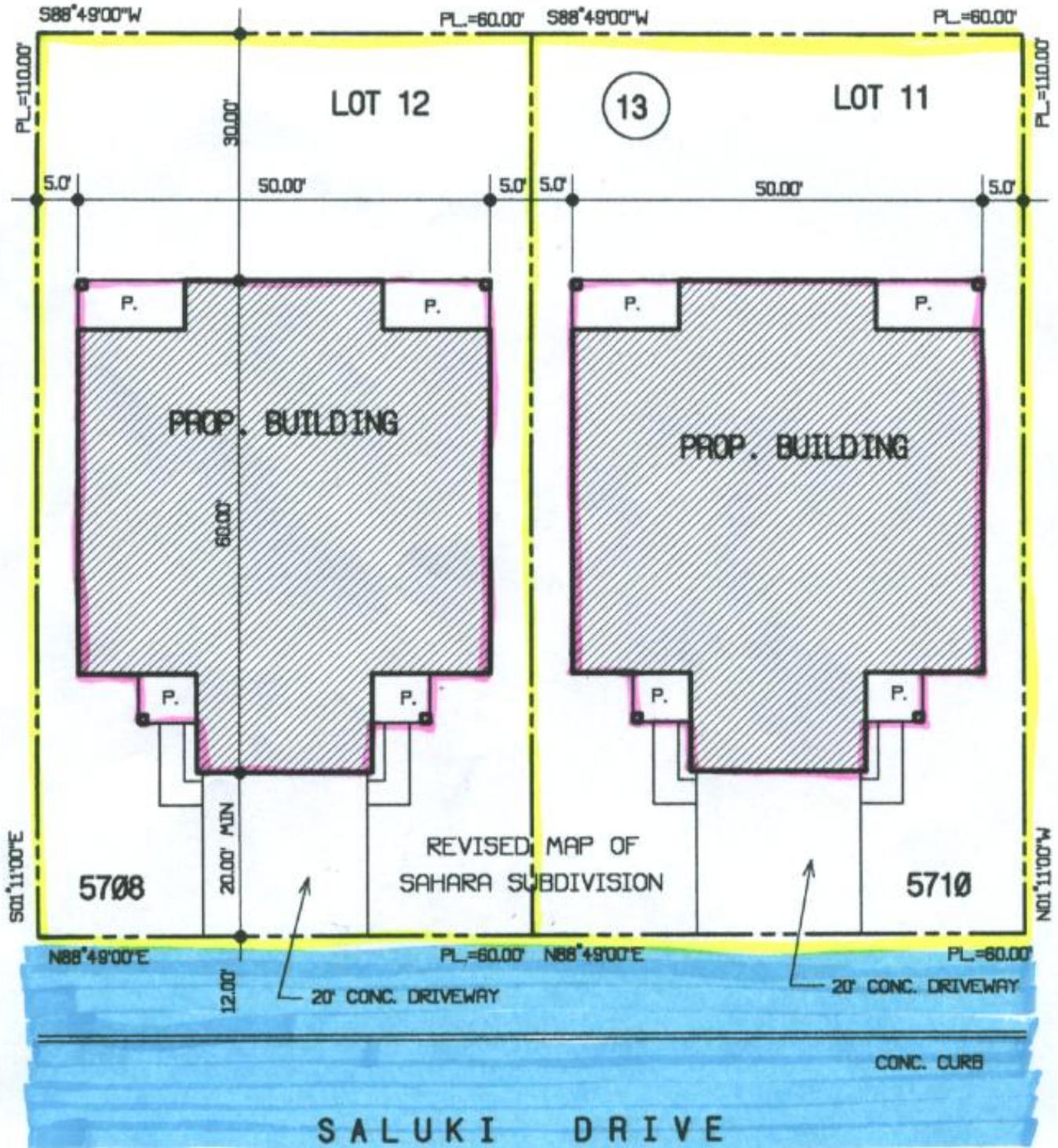


List of Attachments

Attachment 1: Conceptual Site Plan

Attachment 2: Application

ATTACHMENT 1: CONCEPTUAL SITE PLAN



ATTACHMENT 2: APPLICATION



REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

City of El Paso
2 Civic Center
El Paso, TX 79
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S): DAVID VELASCO
ADDRESS: _____ ZIP CODE: _____ PHONE: 915
APPLICANT(S): DAVID VELASCO
ADDRESS: _____ ZIP CODE: _____ PHONE: 915
REPRESENTATIVE(S): EDGAR MONTIEL
ADDRESS: _____ ZIP CODE: _____ PHONE: 915
E-MAIL ADDRESS: _____ FAX: 915

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: 8033-999-0130-2600
LEGAL DESCRIPTION: BLOCK 13 LOT 12 SAHARA SUBDIVISION
STREET ADDRESS OR LOCATION: 5710 SALUKI DR REP DISTRICT: _____
ACREAGE: .1515 PRESENT ZONING: R4 PRESENT LAND USE: VACANT
PROPOSED ZONING: RS PROPOSED LAND USE: DUPLEX

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: 8033-999-0130-2500
LEGAL DESCRIPTION: BLOCK 13 LOT 11 SAHARA SUBDIVISION
STREET ADDRESS OR LOCATION: 5708 SALUKI DR REP DISTRICT: _____
ACREAGE: .1515 PRESENT ZONING: R4 PRESENT LAND USE: VACANT
PROPOSED ZONING: RS PROPOSED LAND USE: DUPLEX

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: DAVID VELASCO 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 DR-00041 RECEIVED DATE: 05/07/08 APPLICATION FEE: \$ 7
DCC REVIEW DATE: 06/04/08 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 07/03/08 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)

CITY CLERK DEPT.
JUL 20 PM 2:57