

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: October 16, 2007
Public Hearing: November 6, 2007

CONTACT PERSON/PHONE: Arturo Rubio, 541-4633

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of a portion of Tracts 3 & 4, Block 6, Christy Tract in Block 31, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) District to R-3 (Residential) District. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 8031 Valley View Drive. Applicant: Sergio Elguea. ZON07-00083 (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) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 3 & 4, BLOCK 6, CHRISTY TRACT IN BLOCK 31, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-3 (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 *a portion of Tracts 3 & 4, Block 6, Christy Tract in Block 31, 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)** to **R-3 (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 _____, 2007.

THE CITY OF EL PASO

ATTEST:

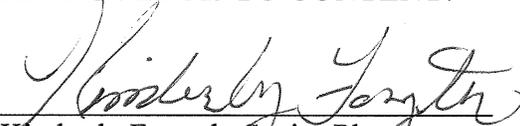
John F. Cook
Mayor

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

07 OCT - 8 AM 10:38
CITY CLERK DEPT.

ORDINANCE NO. _____

Zoning Case No: ZON07-00083

Exhibit "A"

BEING the description of a parcel of land and being a portion of Tracts 3 and 4, Block 6 of Christy Tract in Block 31, Ysleta Grant in El Paso County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point, said point being the point of intersection of the northwesterly R.O.W. line of Schwabe Road and the northeasterly R.O.W. line of Valley View Drive; thence along the northeasterly R.O.W. line of Valley View Drive North $71^{\circ} 10' 00''$ West a distance of 306.61 feet to the Point of Beginning of the parcel of land being described;

THENCE along the northeasterly R.O.W. line of Valley View Drive North $71^{\circ} 10' 00''$ West a distance of 155.30 feet to a point;

THENCE North $18^{\circ} 47' 00''$ East a distance of 152.13 feet to a point;

THENCE South $71^{\circ} 10' 00''$ East a distance of 153.30 feet to a point in the northwesterly R.O.W. line of Schwabe Road;

THENCE South $18^{\circ} 47' 00''$ West a distance of 152.13 feet to the Point of Beginning of the parcel of land being described and containing 0.535 acres of land more or less

**POOR QUALITY ORIGINAL
BEST AVAILABLE FILM**

07 OCT - 8 AM 10:38
CITY CLERK DEPT.



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM**

DATE: October 8, 2007
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Arturo Rubio, Planner
SUBJECT: **ZON07-00083**

The City Plan Commission (CPC), on September 20, 2007, voted **6-0** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-3 (Residential), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; "provide a wide range of housing types that respond to the needs of all economic segments of the community," 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; 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.

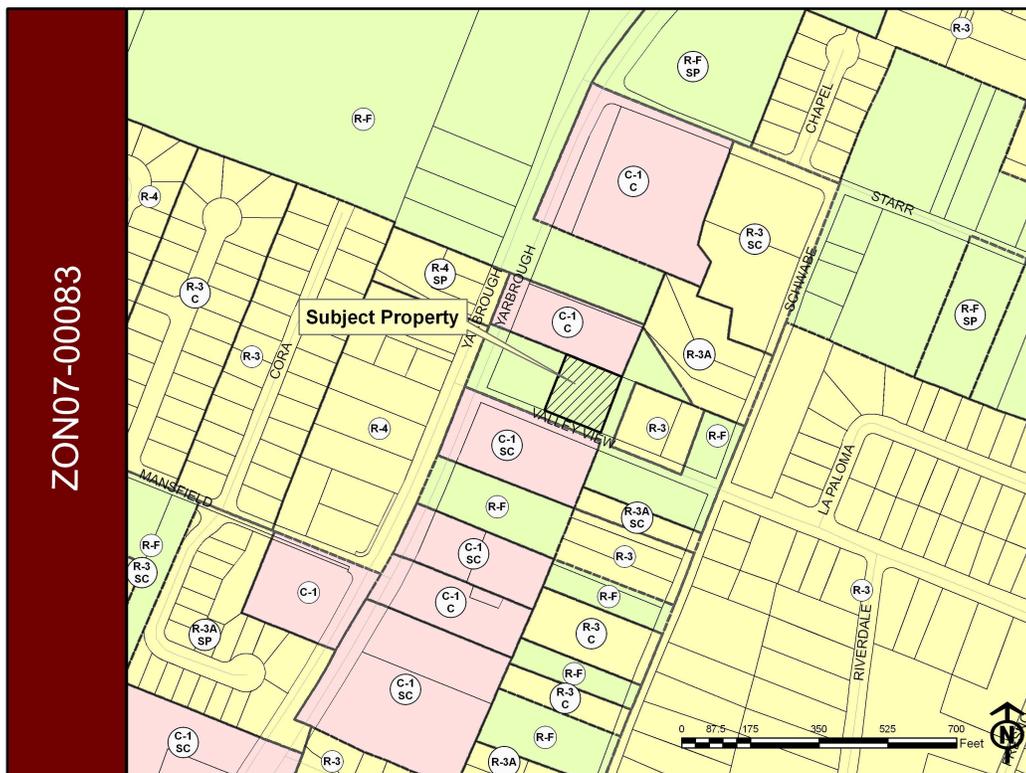
There were no letters of support or opposition to this request.

Attachment: Staff Report



ZON07-00083

Application Type: Rezoning
Property Owner: Sergio Elguea
Representative: Same
Legal Description: A portion of Tracts 3 & 4, Block 6, Christy Tract, City of El Paso, El Paso County, Texas
Location: 8031 Valley View Drive
Representative District: 7 **Area:** .535
Present Zoning: R-F (Ranch and Farm) **Present Use:** Vacant
Proposed Zoning: R-3 (Residential)
Recognized Neighborhood
Associations Contacted: Save the Valley 21, Teens in Action for a Healthy Community
Public Response: None
Surrounding Land Uses: **North:** C-1/c; **South:** C-1/sc, Vacant; **East:** R-3, R-F; **West:** R-4, Yarbrough Drive
Year 2025 Designation: Residential (Mission Valley Planning Area)



General Information:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3 (Residential) in order to permit single family dwellings. The property is .535 acres in size and is currently vacant. There are two conceptual site plans that show two single family dwellings on the property. Access is proposed via Valley View. There are no zoning conditions on this property.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from R-F (Ranch and Farm) to R-3 (Residential)

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends 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 zoning** permits single family development and **is compatible** with adjacent development.

Findings:

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 building a home 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: Single family dwelling units permitted on proposed R-3 Residential District. Request meets District’s minimum lot and yard standards.

Landscape Review: No comments received

Development Services Department - Planning Division:

Current Planning: Recommends approval of zoning request from R-F to R-3.

Land Development: No Comments Received

Engineering Department - Traffic Division:

No apparent traffic concerns.

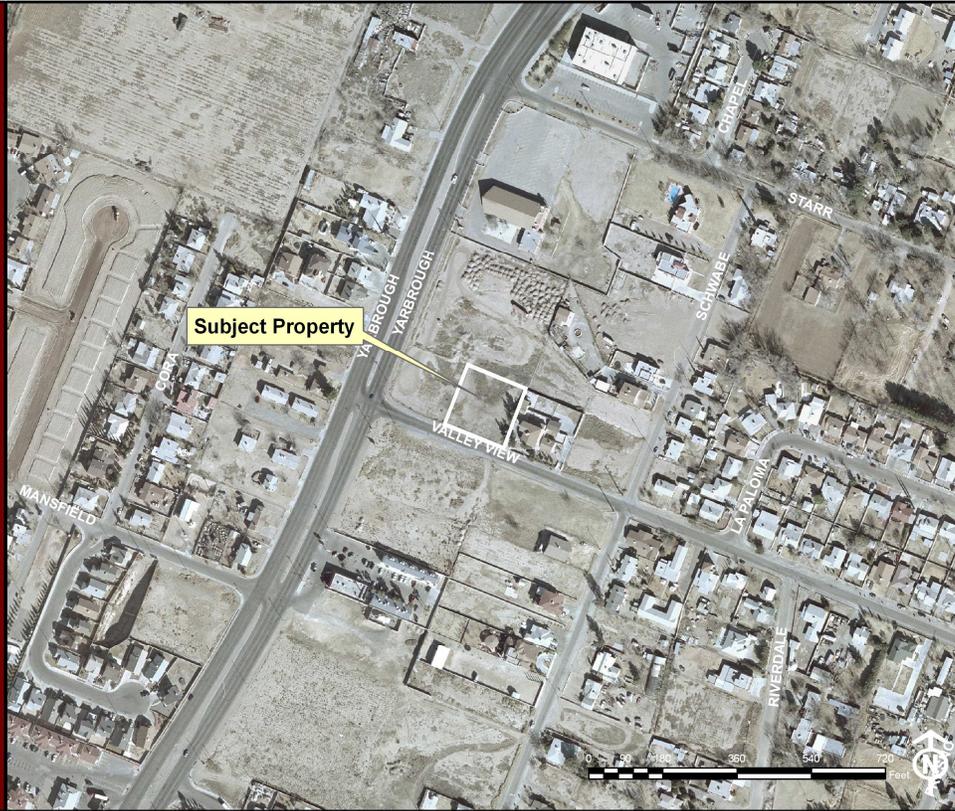
Fire Department

No comments received.

El Paso Water Utilities:

EPWU does not object to this request.

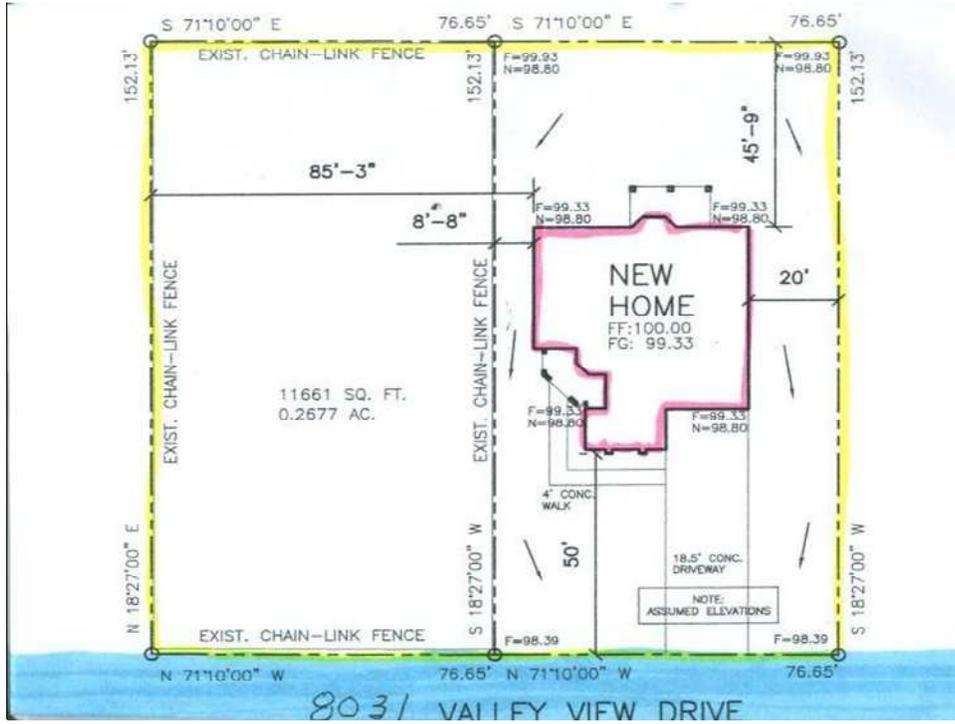
ZON07-00083



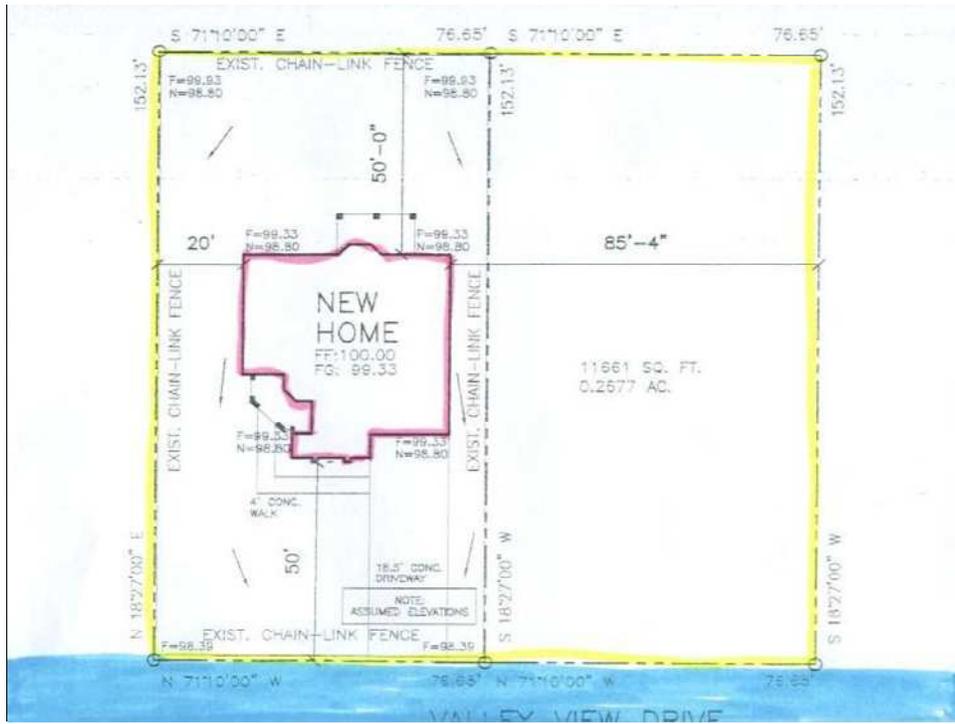
List of Attachments:

- Attachment 1: Conceptual Site Plan 1
- Attachment 2: Conceptual Site Plan 2
- Attachment 3: Application

Attachment 1: Conceptual Site Plan 1



Attachment 2: Conceptual Site Plan 2

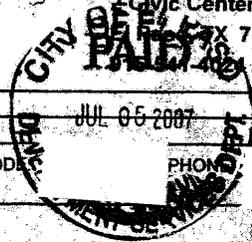


Attachment 3: Application



REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

City of El Paso, Texas
2 Civic Center Plaza
El Paso, Texas 79901-1196



1. CONTACT INFORMATION

PROPERTY OWNER(S): SERGIO ELGUERA
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
E-MAIL ADDRESS: _____

REPRESENTATIVE(S): SERGIO ELGUERA
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
E-MAIL ADDRESS: _____ FAX: _____

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: C 45499900603500
LEGAL DESCRIPTION: 6 CHASTY NWLY PT OF 3 1/4 SWLY OF 4 1/4 535 Lot 17
STREET ADDRESS OR LOCATION: 8031 VALLEY VIEW REP. DISTRICT: 1
ACREAGE: 1.535 PRESENT ZONING: R-F PRESENT LAND USE: VACANT
PROPOSED ZONING: R-3 PROPOSED LAND USE: BUILD HOME

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: SERGIO ELGUERA 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****

ZON07-00083 RECEIVED DATE: 7/5/07 APPLICATION FEE: \$ 715.00
DCC REVIEW DATE: 8/8/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 9/16/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: [Signature]