

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

DEPARTMENT: Planning and Economic Development Department, Planning Division

AGENDA DATE: Introduction: November 9, 2010
Public Hearing: November 30, 2010

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An ordinance changing the zoning of all of Tracts 1N6 and 1N7, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2 (Residential) and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: East of Westside Drive and North of Gomez Road. Applicant: Keystone Residences, LCC. ZON10-00067 (**District 1**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Reviewed
City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director, Planning and Economic Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACTS 1N6 AND 1N7, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-2 (RESIDENTIAL), AND IMPOSING A CONDITION. 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 *all of Tracts 1N6 and 1N7, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **R-2 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

Include an 8 foot rockwall to the east of the property line.

PASSED AND APPROVED this _____ day of _____, 2010.

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
Planning and Economic Development
Department

ORDINANCE NO. _____

ZONING CASE NO: ZON10-00067

MEMORANDUM

DATE: November 1, 2010

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

FROM: Andrew Salloum, Planner

SUBJECT: ZON10-00067

The City Plan Commission (CPC), on October 7, 2010, voted 5-0 to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-2 (Residential) and imposing a condition: *include an 8 foot rockwall to the east of the property line.*

The CPC found that the rezoning is in conformance with the Plan for El Paso. The CPC also determined that the 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 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 was no **OPPOSITION** to this request.

Attachment: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00067
Application Type: Rezoning
CPC Hearing Date: October 7, 2010
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: East of Westside Drive and North of Gomez Road
Legal Description: All of Tracts 1N6 and 1N7, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Acreage: 4.12 acres
Rep District: 1
Existing Use: Vacant
Zoning: R-F (Ranch and Farm)
Existing Use: Single-family residential and vacant
Request: From R-F (Ranch and Farm) to R-2 (Residential)
Proposed Use: Single-family dwelling

Property Owner: Keystone Residences, LCC
Applicant: CAD Consulting, Co
Representative: CAD Consulting, Co.

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch and Farm) / Single-family dwelling
South: R-F (Ranch and Farm) / vacant
East: R-F (Ranch and Farm) / Single-family dwelling and vacant
West: R-F (Ranch and Farm) / Grocery

THE PLAN FOR EL PASO DESIGNATION: Residential (Northwest Upper Valley Planning Area)
Nearest Park: Valley Creek Park (4,651 feet)
Nearest School: Garcia Elementary (9,973 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association
Upper Valley Neighborhood Association
Save the Valley
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association
Mountain Arroyos Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 21, 2010. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is to change the zoning from R-F (Ranch and Farm) to R-2 (Residential) in order to allow 10 single-family residential lots. The subject property is 4.12 acres in size and is currently used for one single-family residential lot. R-F (Ranch and Farm) district requires a minimum of 1 acre per lot and R-2 (Residential) district requires a minimum of 10,000 sq. ft. per lot.

The rezoning request complies with the Northwest Upper Valley Plan of 2.5 units per acre. The applicant proposes a total of 10 units, the maximum density allowed by the Upper Valley Plan. (2.5 units x 4.12 acres = 10 units).

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-2 (Residential).

The Plan for El Paso-City-Wide Land Use Goals

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

- a. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

The purpose of the R-2 (Residential) district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to the Planning Staff's recommendation for **APPROVAL**.

Engineering & Construction Management Services Department

Construction Management Division

Zoning Review: Plan Review has no objections to the rezoning

Land Development Division

- 1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- 2. Grading plan and permit shall be required.*
- 3. Storm Water Pollution Prevention Plan and/or permit required.*
- 4. Drainage plans must be approved by the Development Services Department, Engineering Section.*
- 5. No water runoff allowed outside the proposed development boundaries,(On-site ponding required)
- 6. The Subdivision is within Flood Zone X - "Areas of minimal flooding, (No shading)." - Panel # 480212 0125B, dated September 4, 1991.

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

Department of Transportation

No objections to rezoning.

El Paso Water Utilities

- 1. There is an existing 20-foot wide PSB easement within the subject property. The easement is located east of and parallel to Westside Road. EPWU requires for this easement to be shown on the site plan.
- 2. EPWU is interested in leasing the water rights of the subject property. Please contact EPWU Land Administration at 594-5513.

Water

- 3. There are existing 12-inch diameter water mains along Gomez Road and Westside Drive fronting the subject property.

Sanitary Sewer

4. There is an existing 15-inch diameter sanitary sewer main along the 20-foot wide PSB easement described above. There is an existing 8-inch diameter sanitary sewer main along Gomez Road. Also, there is an existing 8-inch diameter sewer force main along Gomez Road. No service connections are allowed to this main.

General

5. EPWU records indicate active water and sewer connections for the proposed Lot 8 with 981 Gomez Road as the service address.
6. Water and sanitary sewer main extensions are required along the proposed Martti Lane.
7. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. EPWU-PSB requires access to the existing sanitary sewer mains and appurtenances within the PSB Easement 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement shall be constructed or maintained on the above referenced Easement without the written consent of EPWU-PSB.
8. De-watering may be required to enable the construction of water and sanitary sewer main extensions and related appurtenant structures.
9. EPWU-PSB requires a new service application to initialize the design of the water and sanitary sewer main extensions to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. 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.

Fire Department

El Paso Fire Department has no objections to the rezoning 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 in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

ZON10-00067



ATTACHMENT 2: AERIAL MAP

ZON10-00067



ATTACHMENT 3: CONCEPTUAL SITE PLAN

