

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: November 13, 2007
Public Hearing: December 4, 2007

CONTACT PERSON/PHONE: Arturo Rubio, 541-4633

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 7, Boothville , City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to PR-II (Planned Residential) and imposing a condition. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 8622-8624 North Loop Drive. Applicant: Herman Guardado. ZON07-00090 (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 (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

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AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 7, BOOTHVILLE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO PR-II (PLANNED 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 *a portion of Tract 7, Boothville, 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 **PR-II (Planned 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: *"That platting be required prior to the issuance of any building permits."*

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

Kelly Carpenter
Kelly Carpenter, AICP, Deputy Director
Development Services Department -
Planning Division



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 31, 2007
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Arturo Rubio, Planner
SUBJECT: ZON07-00090

The City Plan Commission (CPC), on September 20, 2007, voted **5-0** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to P-R II (Planned Residential) and imposing a condition.

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; 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.

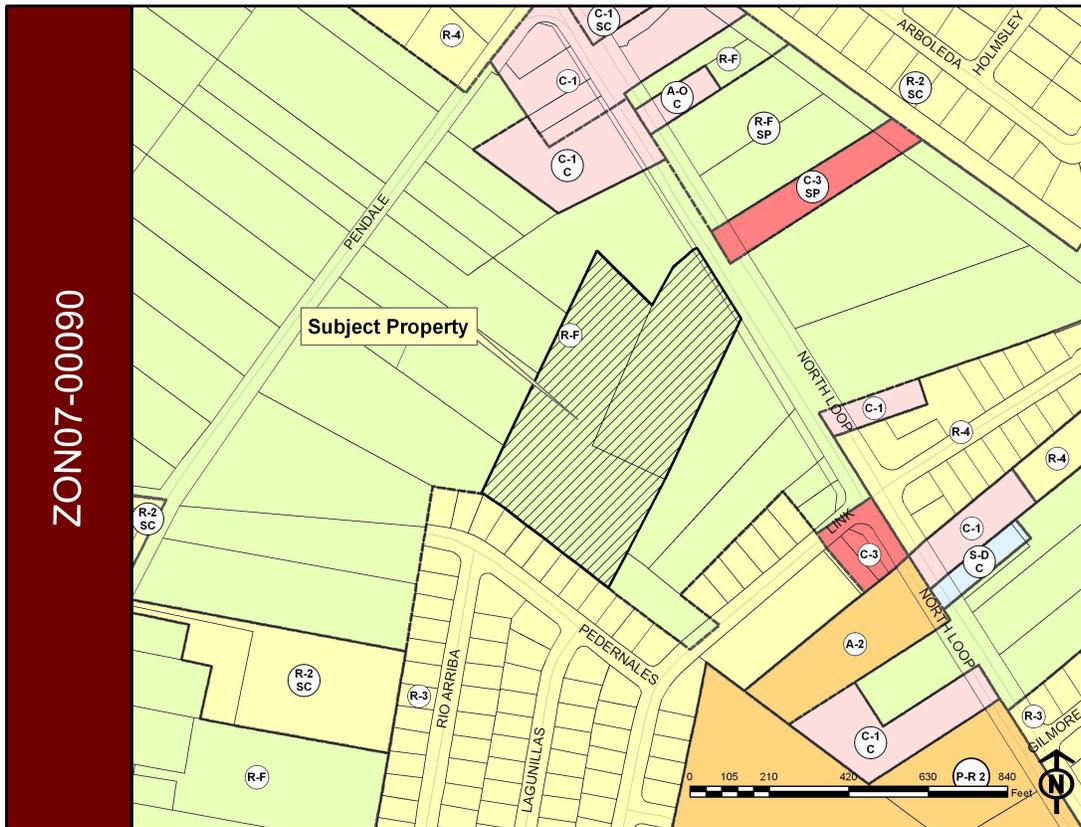
Attachment: Staff Report

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ZON07-00090

Application Type: Rezoning
Property Owner: Herman Guardado
Representative: Sergio J. Adame, P.E.
Legal Description: A portion of Tract 7, Boothville, City of El Paso, El Paso County, Texas
Location: 8622-8624 North Loop Drive
Representative District: 7 **Area:** 7.39 acres
Present Zoning: R-F (Ranch and Farm) **Present Use:** Residential
Proposed Zoning: P-R II (Planned Residential)
Recognized Neighborhood
Associations Contacted: Save the Valley 21, Teens in Action for a Healthy Community
Public Response: None
Surrounding Land Uses: **North:** R-F, C-3/sp, North Loop Drive; **South:** R-3; **East:** R-F
West: R-F
Year 2025 Designation: **Residential** (Mission Valley Planning Area)



General Information:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to P-R II (Planned Residential) in order to permit the construction of town homes and patio homes. The property is 7.3 acres and is currently unoccupied. The conceptual site plan shows 71 units to be located on the site. A detailed site development plan will be required prior to issuance of building permits per a zoning district requirement. Access is proposed via North Loop Drive and there are no zoning conditions on this property.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommended **Approval** of this request to rezone from R-F to P- R II with two conditions.

1. That platting be required prior to the issuance of any building permits; and
2. That only single story buildings be permitted where abutting existing R-3 zoned property.

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 **Mixed** land uses.
- **P-R II zoning** permits town home 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 town homes 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: Town houses and patio homes permitted on proposed P-R II Apartment district. Need scaled plan (with individual site and set back dimensions to determine compliance with district’s development standards.

Landscape Review: No comments received

Development Services Department - Planning Division:

Current Planning: Recommends approval of request to rezone to P-R II with two conditions:

1. That platting be required prior to the issuance of any building permits; and
2. That only single story buildings be permitted where abutting existing R-3 zoned property.

Land Development: No comments received

Engineering Department - Traffic Division:

No apparent traffic concerns with proposed zoning change.

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

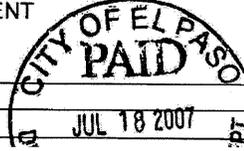
Attachment 1: Conceptual Site Plan



Attachment 2: Application



REZONING APPLICATION
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
CITY OF EL PASO, TEXAS



1. CONTACT INFORMATION

PROPERTY OWNER(S): Herman Guardado

ADDRESS: _____ ZIP CODE: _____

REPRESENTATIVE(S): Sergio J. Adame, P.E., Brock & Bustillos Inc.

2. PARCEL ONE INFORMATION B68099900103300

PROPERTY IDENTIFICATION NUMBER: _____

LEGAL DESCRIPTION: Boothville Unit One, Tract 7, El Paso County, Texas (A portion of Tract 7)

STREET ADDRESS OR LOCATION: 8622 North Loop REP DISTRICT: 7

ACREAGE: 4.6000 PRESENT ZONING: R-F PRESENT LAND USE: Vacant Land

PROPOSED ZONING: R-4 PROPOSED LAND USE: Residential Subdivision

3. PARCEL TWO INFORMATION B68099900103650

PROPERTY IDENTIFICATION NUMBER: _____

LEGAL DESCRIPTION: Boothville Unit One, Tract 7, El Paso County, Texas (A portion of Tract 7)

STREET ADDRESS OR LOCATION: 8624 North Loop REP DISTRICT: _____

ACREAGE: 0.5001 PRESENT ZONING: R-F PRESENT LAND USE: Vacant Land

PROPOSED ZONING: R-4 PROPOSED LAND USE: Residential Subdivision

4. PARCEL THREE INFORMATION B68099900103600

PROPERTY IDENTIFICATION NUMBER: _____

LEGAL DESCRIPTION: Boothville Unit One, Tract 7, El Paso County, Texas (A portion of Tract 7)

STREET ADDRESS OR LOCATION: None Applicable REP DISTRICT: _____

ACREAGE: 2.2951 PRESENT ZONING: R-F PRESENT LAND USE: Vacant Land

PROPOSED ZONING: R-4 PROPOSED LAND USE: Residential Subdivision

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):

Printed Name: Herman Guardado 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 07-00090 RECEIVED DATE: 7/18/07 APPLICATION FEE: \$ 770.00
 DCC REVIEW DATE: 8/8/07 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 9/6/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: [Signature] FUND - 01 1 01, DEPT ID - 99010335, ACCOUNT - 404126

REVISED 02/2004

1