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

DEPARTMENT: Development Services Department

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

CONTACT PERSON/PHONE: Frank Delgado, 541-4238

DISTRICT(S) AFFECTED: 6

SUBJECT:
An ordinance changing the zoning of Tracts 11A, 11B, 12A and 13A, Block 39 and Tract 3C, Block 40, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential). The penalty is as provided for in chapter 20.24 of the El Paso City Code. Applicant: John H. Trien ZON07-00040 (District 6)

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 (7-0)

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

LEGAL: (if required) N/A **FINANCE:** (if required) N/A

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 11A, 11B, 12A AND 13A, BLOCK 39 AND TRACT 3C, BLOCK 40, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) 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 *Tracts 11A, 11B, 12A and 13A, Block 39 and Tract 3C, Block 40, Ysleta Grant Description, City of El Paso, El Paso County, Texas,* be changed from **R-F (Ranch and Farm) 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 _____, 2007.

THE CITY OF EL PASO

ATTEST:

_____
John F. Cook
Mayor

_____
Richarda Duffy Momsen
City Clerk

CITY CLERK DEPT.
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APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Kimberly Forsyth, Senior Planner
Development Services Department

ORDINANCE NO._____ **Zoning Case No: ZON07-00040**

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DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

MEMORANDUM

DATE: November 2, 2007

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

FROM: Frank Delgado, Senior Planner

SUBJECT: ZON07-00040

The City Plan Commission (CPC), on October 18, 2007, voted 7-0 to recommend **APPROVAL** of rezoning the subject property to R-5, concurring with Staff's recommendation.

The request was to rezone Tracts 11A, 11B, 12A, and 13A, Block 39, Ysleta Grant, City of El Paso, El Paso County, Texas and Tract 3C, Block 40, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-5 (Residential).

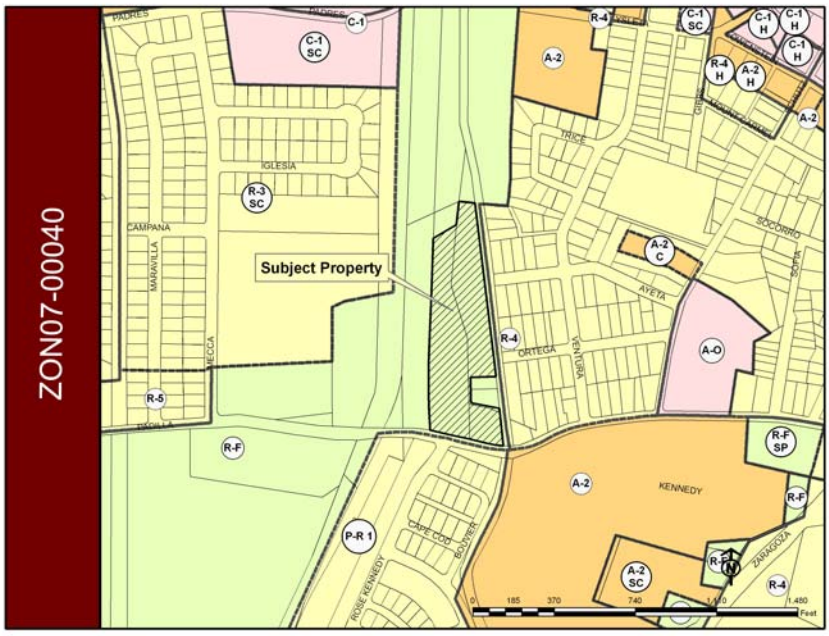
The CPC found that this rezoning is in conformance with *The Plan for El Paso*. The proposed use is in conformance with the *Year 2025 Projected General Land Use Map*. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

Attachment: Staff Report, Conceptual Site Plan, Application

ZON07-00040

Application Type:	Rezoning
Property Owner(s):	John H. Trien
Representative(s):	CAD Consulting Co.
Legal Description:	Parcel 1: Tracts 11A, 11B, 12A, and 13A, Block 39, Ysleta Grant, City of El Paso, El Paso County, Texas Parcel 2: Tract 3C, Block 40, Ysleta Grant, City of El Paso, El Paso County, Texas
Location:	North of Padilla Drive and West of Ventura Drive
Representative District:	6
Area:	Parcel 1: 5.8187 acres Parcel 2: 0.5054 acres
Present Zoning:	R-F (Ranch and Farm)
Present Use:	Vacant
Proposed Zoning:	R-5 (Residential)
Recognized Neighborhood Associations Contacted:	Save the Valley 21; Teens in Action for a Healthy Community
Surrounding Land Uses:	**North:** R-F / Vacant, **South:** P-R-1 / Single-family, **East:** R-4 / Single-family, **West:** R-F / Vacant
Year 2025 Designation:	**Residential** (Mission Valley Planning Area)



General Information:
The applicant requests a rezoning from R-F (Ranch and Farm) to R-5 (Residential) in order to permit development of single-family residences. The conceptual plan shows thirty-nine single-family residences. The property is 6.3241 acres in size and is currently vacant. Access is proposed via Padilla Road. There are no zoning conditions currently imposed on this property.

Existing density is 0.0 dwelling units per acre, as the property is currently vacant. Sixty-one dwelling units would be allowed on this property with an R-5 zoning (4,500 sq ft minimum lot area), a density of 9.65 units per acre. Thirty-nine dwelling units are proposed, a density of 6.70 units per acre.

Staff Recommendation:
The Development Coordinating Committee (DCC) recommends **APPROVAL** of this request for rezoning from R-F (Ranch and Farm) to R-5 (Residential).

The recommendation is based on the following:

- *The Plan for El Paso*'s Citywide 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-5 (Residential) zoning permits residential development and **is compatible** with surrounding development.

Findings:
The Commission must determine the following:

1. Will R-5 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will residential development be compatible with adjacent land uses?
3. What is the relation of the proposed change to the City's comprehensive plan?
4. What effects will the rezoning have on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole?

Development Services - Building Permits and Inspections Division Notes:
No comments received.

Development Services - Planning Division Notes:
Current Planning:
Recommends **APPROVAL**. Proposed zoning is compatible with projected land-use and surrounding development.

Land Development: No comments received.

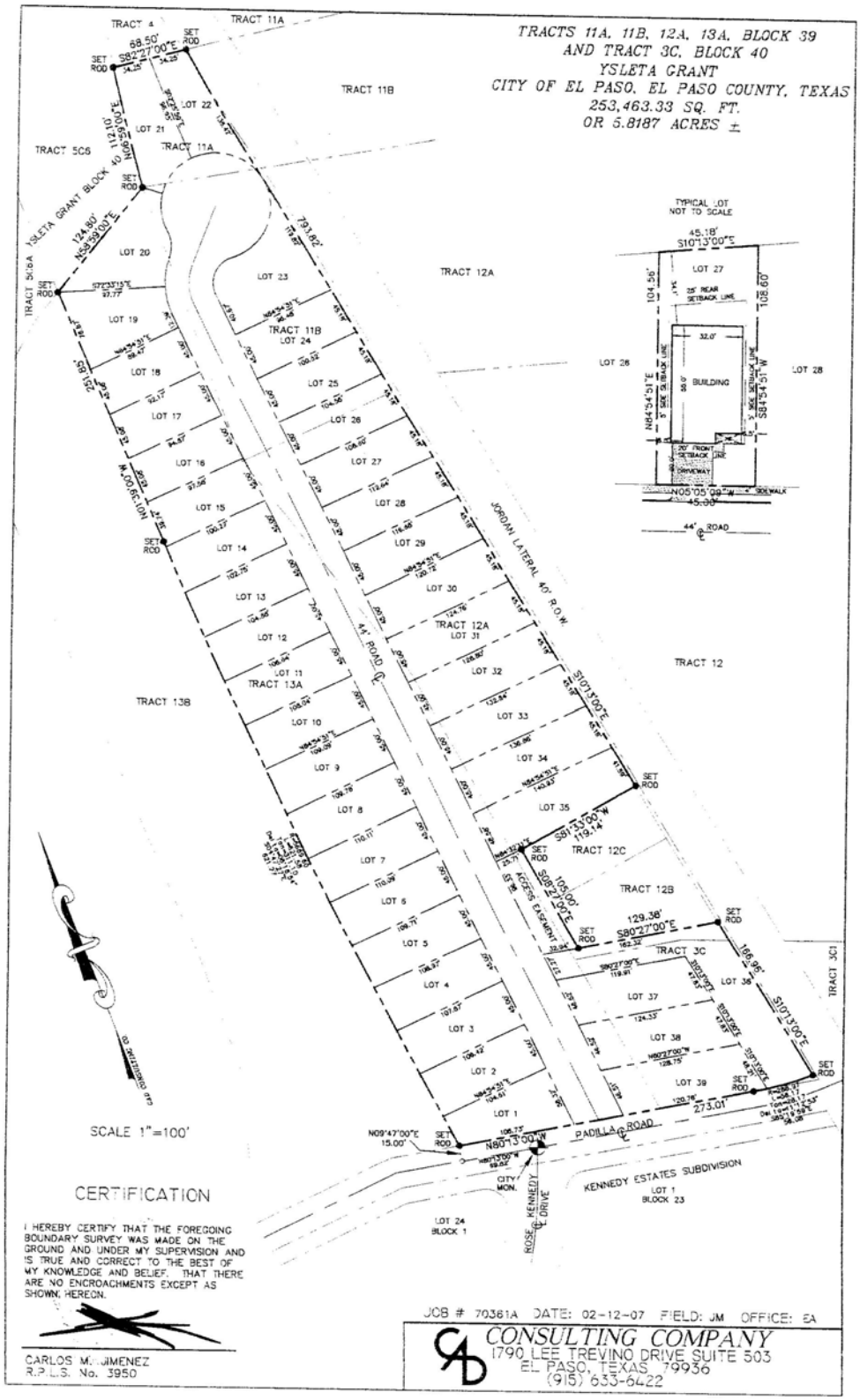
Engineering Department, Traffic Division Notes:
No apparent traffic concerns with proposed zoning change.

Conceptual site plan shall comply with minimum roadway-offset and cul-de sac requirements. It shall comply with *Subdivision Improvement Design Standards* that call for 120-foot minimum offset spacing between intersections.

El Paso Water Utilities Notes:
No objections to rezoning request.

List of Attachments
Attachment 1: Site Plan
Attachment 2: Application

Attachment 1: Site Plan



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Attachment 2: Application

REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

City of El Paso, Texas
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S): JOHN H. TRIEN

REPRESENTATIVE(S): CAD CONSULTING CO

ADDRESS: 1790 N. LEE TREVINO ZIP CODE: 79936 PHONE: 633-6440

E-MAIL ADDRESS: CADCONSULTING1@AOL.COM FAX: 633-6424

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: [illegible] A13A [illegible]

LEGAL DESCRIPTION: TRACTS 11A, 11B AND 12A, BLOCK 39, YSLETA GRANT

STREET ADDRESS OR LOCATION: NORTH OF PADILLA & JOSE KENNEDY REP DISTRICT: 10

ACREAGE: 5.8187 PRESENT ZONING: RF PRESENT LAND USE: VACANT

PROPOSED ZONING: RS PROPOSED LAND USE: SINGLE FAMILY HOMES

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: Y805-909-0400 0366

LEGAL DESCRIPTION: TRACT 3C, BLOCK 40, YSLETA GRANT

STREET ADDRESS OR LOCATION: NORTH OF PADILLA & JOSE KENNEDY REP DISTRICT: _____

ACREAGE: 0.5054 PRESENT ZONING: RF PRESENT LAND USE: VACANT

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: JOHN H TRIEN Signature: John H. Trien

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 07-00040 RECEIVED DATE: 4/5/07 APPLICATION FEE: $ 770.00

DCC REVIEW DATE: 5/9/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)

CPC REVIEW DATE: 6/7/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)

ACCEPTED BY: Arlan Green

Revised 9/2006