

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

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: December 6, 2005
Public Hearing: December 27, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of Tract 2, Save and Except a portion thereof, Map of Lomaland, El Paso, El Paso County, Texas from R-F (Ranch-Farm) to A-1/c (Apartment/condition). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 8303 North Loop. Applicant: Guadalupe Yturales. ZON05-00104 (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) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 2, SAVE AND EXCEPT A PORTION THEREOF, MAP OF LOMALAND, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO A-1/C (APARTMENT/CONDITION). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tract 2, Save and Except a portion thereof, Map of Lomaland, El Paso, El Paso County, Texas*, and more completely described in the attached Exhibit 'A', be changed from R-F (Residential) to A-1/c (Apartment/condition), 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 intensity 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 the density be restricted to two dwelling units maximum.

PASSED AND APPROVED this _____ day of _____, 2005.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:

Christina Valles, Planner II
Development Services Department

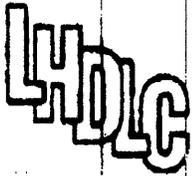
APPROVED AS TO CONTENT:

Rodolfo Valdez, Chief Urban Planner
Development Services Department

DOC # /Planning/Ord/13/ZON05-00104/CCRO

ORDINANCE NO. _____

Zoning Case No: ZON05-00104



LUIS H. DE LA CRUZ
LAND USE CONSULTANT &
DRAFTING - DESIGN SERVICES
9013 LAIT ST. EL PASO, TX
915/598-0571

Metes & Bonds

8303 North Loop Drive

A parcel of land being a portion of Tract 2 Lomaland Addition,
City of El Paso, County of El Paso, Texas and being more
particularly described as follow to wit;

From a point a that is the Centerline of North Loop Dr. and Borrett
Dr, thence N 49 25' 34'' W a distance of 253.00 Ft to a point
being the T.P.O.B

Thence N 63 44' 22'' W a distance of 161.03 Ft;

Thence N 26 18' 00 E a distance of 127.95 Fr;

Thence N 63 34' E a distance of 246.10 Ft;

Thence S 26 44 E a distance of 15.10 Ft;

Thence S 26 18 W a distance of 314.61 Ft to the T.P.O.B.,
containing an area of 37,462 sq ft or 0.86 Acres more or less

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



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

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

November 29, 2005

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

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00104

The City Plan Commission (CPC), on November 17, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, concurring with staff recommendation, with the following conditions:

That the density be restricted to two dwelling units maximum.

The CPC found that this rezoning request 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 request is in the best interest, health, safety and welfare of the public in general.

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

Attachment: Location Map, Site Plan.

STAFF REPORT

Rezoning Case: ZON05-00104

Property Owner(s): Guadalupe Yturales

Applicant(s): Guadalupe Yturales

Representative(s): Luis & Rene de la Cruz

Legal Description: Tract 2, Save and Except a portion thereof, Map of Lomaland

Location: 8303 North Loop

Representative District: # 7

Area: 0.86 Acres

Present Zoning: R-F (Ranch - Farm)

Present Use: Single-family residential

Proposed Zoning: A-1 (Apartment)

Proposed Use: Convert existing building into apartment

Recognized Neighborhood Associations Contacted: N/A

Surrounding Land Uses:

North -	R-2 (Residential) / Church
South -	R-4/sp (Residential/special permit) / Church
East -	R-F (Ranch-Farm) / Single-family residential
West-	R-F (Ranch-Farm) / Single-family residential

Year 2025 Designation: Mixed-Use (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, NOVEMBER 17, 2005,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM # 9

Zoning Case: ZON05-00104

General Information:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to A-1 (Apartment) in order to convert an existing building into apartment. The property is 0.86 acres in size and is currently residential. The proposed site plan shows an existing single-family house and an accessory structure located on the site. Access is proposed via North Loop. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Division has received no calls or letters in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-F (Ranch and Farm) to A-1 (Apartment) with the following condition:

“That the density be limited to two units.”

The recommendation is based on the following:

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 Mixed-Use Planning Area designates this property for Lower Valley land uses.

A-1 (Apartment) zoning permits an apartment and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-1 (Apartment) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will converting an existing building into an apartment be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Division Notes:

Zoning: Need to specify number and type of units to determine parking requirements. Shall require 6ft. masonry screening wall abutting residential districts.
Landscaping: This project lacks the ability to meet the landscape ordinance as submitted. Project lacks landscape area in landscape window.

Engineering Department, Development Division Notes:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
2. Drainage plans must be approved by the City Engineer.*
3. Coordination with TXDOT.*
4. On-site ponding may be required. *
5. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone(s) **C**, Panel(s) **480214 0045 B**.
*** This requirement will be applied at the time of development.**

Engineering Department, Traffic Division Notes:

No comments.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No objections.

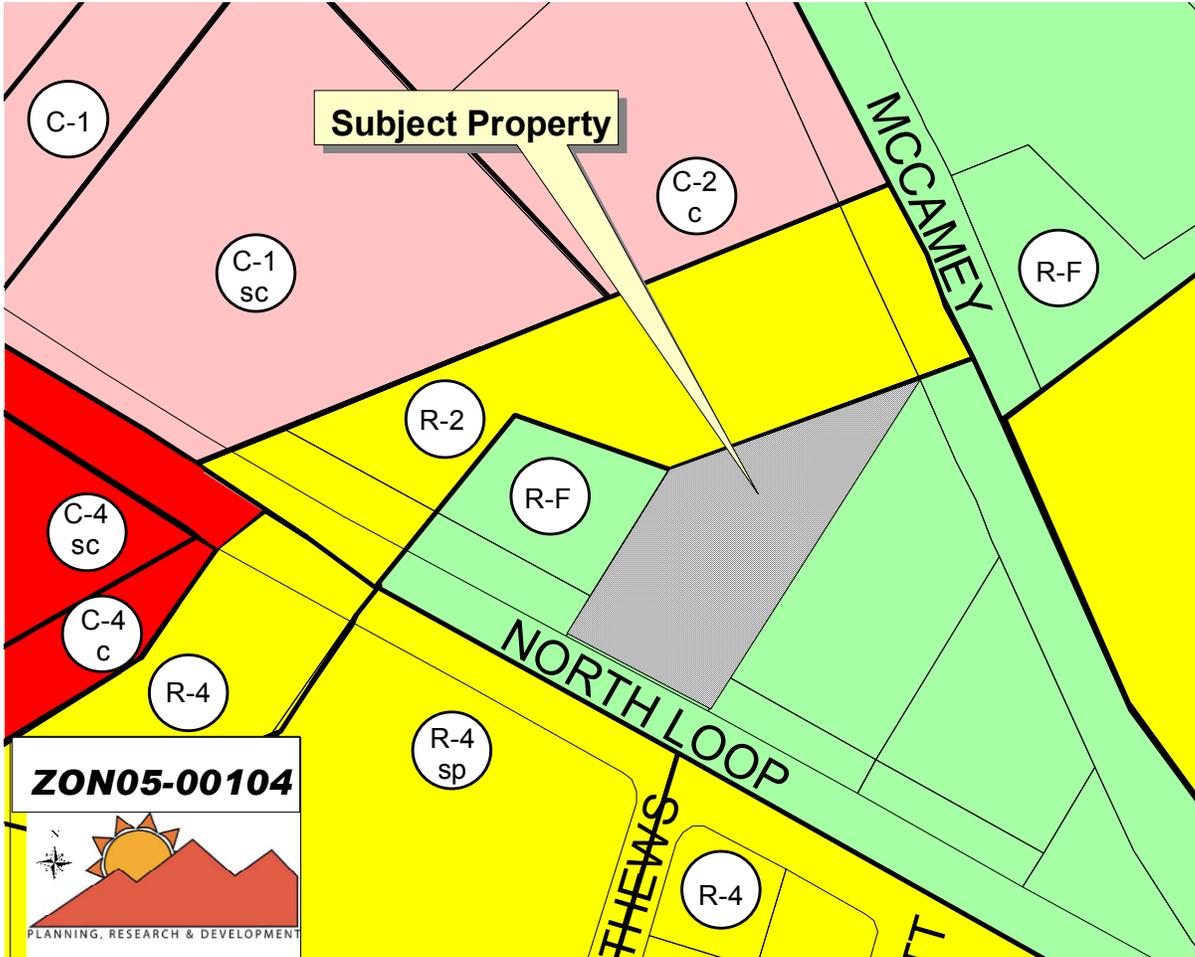
Planning, Research & Development Department Notes:

Recommend approval of the proposed rezoning provided that the density be restricted to two units.

ATTACHMENT: Site Plan; Location Map.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP

