

**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: 1

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 3, S.A. & M.G. Survey No. 268, El Paso, El Paso County, Texas from R-3 (Residential) to R-4 (Residential). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 314 Thorn Avenue. Applicant: D.H. & Mary Villarreal. ZON05-00119 (District 1)

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 A PORTION OF TRACT 3, S.A. & M.G. SURVEY NO. 268, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-4 (RESIDENTIAL). 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 *a portion of Tract 3, S.A. & M.G. Survey No. 268, El Paso, El Paso County, Texas*, and more completely described in Exhibit 'A', be changed from *R-3 (Residential)* to *R-4 (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 _____, 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

Being a portion of Tract 3,
(S.A. & M.G. R.R. Co.)
Survey No. 268
City of El Paso, El Paso County, Texas
Prepared for: Al Fernandez
August 16, 1996

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 3, (S.A. & M.G. R.R. Co.), Survey No. 268, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found nail on the centerline intersection of Thorn Drive (60' R.O.W) and Ridge Street (60' R.O.W.); Thence along the centerline of Thorn Drive North $71^{\circ}44'00''$ East a distance of 31.59 feet to a point, Thence leaving said centerline South $00^{\circ}00'00''$ West a distance of 31.59 feet to a Chisiled X on sidewalk on the Southerly Right-of-Way of Thorn Drive, and being the "TRUE POINT OF BEGINNING";

Thence along said Right-of-Way North $71^{\circ}44'00''$ East a distance of 65.45 feet to a set 5/8" rebar with cap marked Conde, Inc. TX 5152;

Thence leaving said Right-of-Way South $18^{\circ}42'34''$ East a distance of 90.00 feet to a set 5/8" rebar with cap marked Conde, Inc. TX 5152;

Thence South $71^{\circ}17'32''$ West a distance of 96.10 feet to a set 5/8" rebar with cap marked Conde, Inc. TX 5152 and being on the Easterly Right-of-Way of Ridge Street;

Thence along said Right-of-Way North $00^{\circ}00'00''$ East a distance of 95.55 feet to the "TRUE POINT OF BEGINNING" and containing 7,293.921 square feet or 0.167 acres of land more or less.



Ron R. Conde
R.P.L.S. No. 5152

CONDE, INC.
1790 Lee Trevino, Suite 400
El Paso, Texas 79936
(915) 592-0283

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: ZON05-00067

The City Plan Commission (CPC), on November 17, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

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: ZON05-00119

Property Owner(s): D.H & Mary Villarreal

Applicant(s): D.H & Mary Villarreal

Representative(s): Same

Legal Description: A portion of Tract 3, S.A. & M.G. Survey No. 268

Location: 314 Thorn

Representative District: # 1

Area: 0.167 Acres

Present Zoning: R-3 (Residential)

Present Use: vacant lot

Proposed Zoning: R-4 (Residential)

Proposed Use: duplex

Recognized Neighborhood Associations Contacted: Texas Apache Nations Inc., Save the Valley, Coronado Neighborhood, Upper Mesa Hills Neighborhood Association

Surrounding Land Uses:

North -	R-3 (Residential) / Public Elementary School
South -	R-3 (Residential) / Vacant
East -	R-3 (Residential) / Single-family
West-	R-4 (Residential) / Single-family

Year 2025 Designation: Residential (Northwest Planning Area)

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

ITEM # 14

Zoning Case: ZON05-00119

General Information:

The applicant is requesting a rezoning from R-3 (Residential) to R-4 (Residential) in order to permit a duplex. The property is 0.167 acres in size and is currently a vacant lot. The proposed site plan shows a duplex to be located on the site. Access is proposed via Thorn Avenue. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department 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-3 (Residential) to R-4 (Residential).

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 Northwest Planning Area designates this property for Residential land uses.

R-4 (Residential) zoning permits a duplex and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the R-4 (Residential) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a duplex be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Division Notes:

Zoning: Meets R-4 (duplex) minimum lot size and yard standards.

Landscaping: This project doesn't require landscaping. Landscaping not required for residential use under the ordinance.

Engineering Department, Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No comments.

El Paso Water Utilities Notes:

No objections.

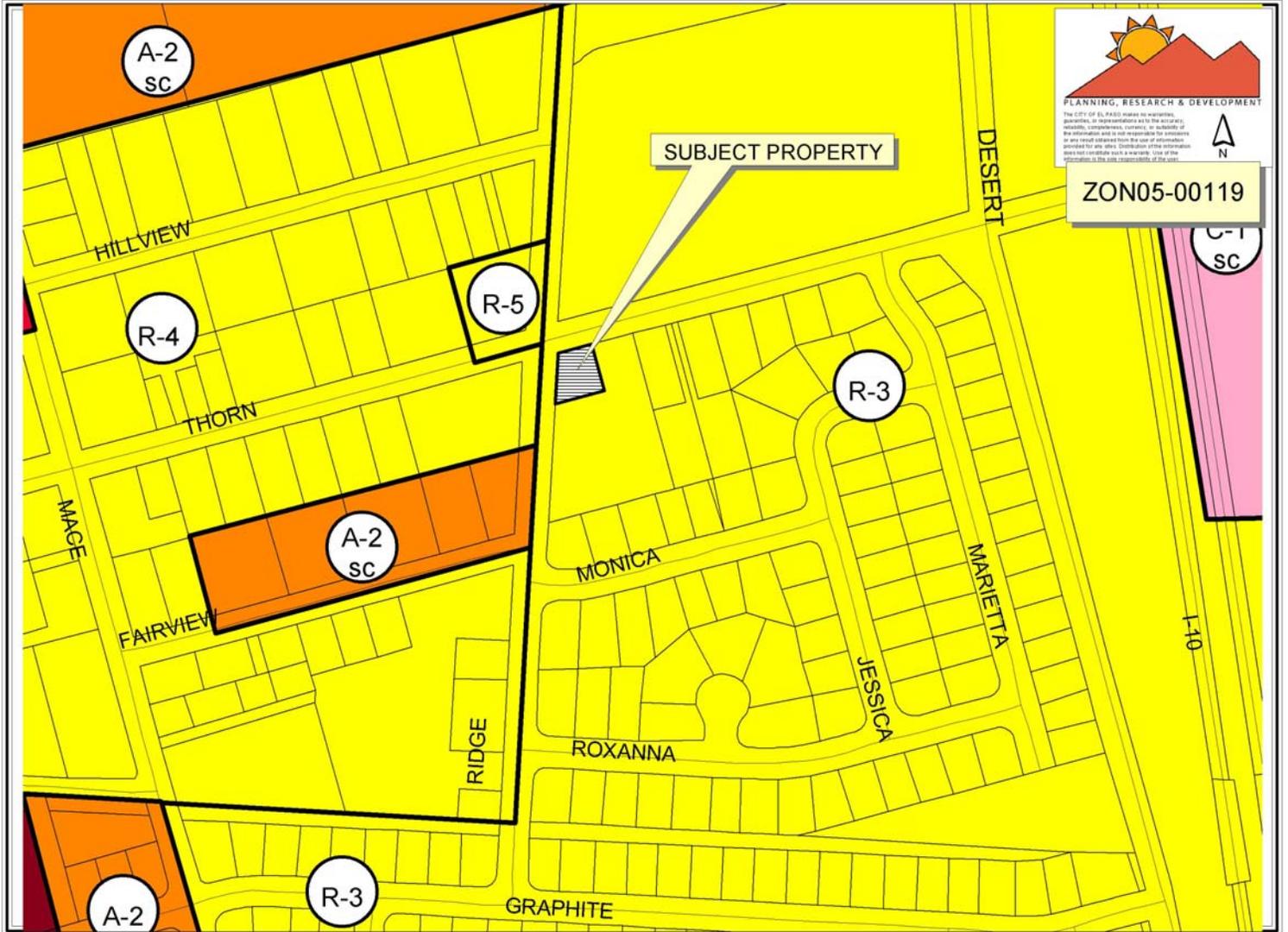
Planning, Research & Development Department Notes:

Recommend approval of the proposed rezoning.

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



