

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

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: November 22, 2005
Public Hearing: December 13, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of Lot 3, Block 1, Loya's Subdivision, 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: 322 A Thorn Avenue. Applicant: Librado Loya. ZON05-00110 (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 LOT 3, BLOCK 1, LOYA'S SUBDIVISION, 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 *Lot 3, Block 1, Loya's Subdivision, El Paso, El Paso County, Texas* 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

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 15, 2005

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

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00110

The City Plan Commission (CPC), on November 3, 2005, voted **6-0** 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: ZON05-00110

Property Owner(s): Librado Loya

Applicant(s): Librado Loya

Representative(s): Andres Lopez

Legal Description: Lot 3, Block 1, Loya's Subdivision

Location: 322 A Thorn

Representative District: # 1

Area: 13,050 s.f.

Present Zoning: R-3 (Residential)

Present Use: Residential

Proposed Zoning: R-4 (Residential)

Proposed Use: Residential 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) / Vacant, Elementary School
South -	R-3 (Residential) / Single-family
East -	R-3 (Residential) / Single-family
West-	R-3 (Residential) / Single-family

Year 2025 Designation: Residential (Northwest Planning Area)

**CITY PLAN COMMISSION HEARING, NOVEMBER 3, 2005,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON05-00110

General Information:

The applicant is requesting a rezoning from R-3 (Residential) to R-4 (Residential) in order to permit Residential Duplex. The property is 13,050 s.f. in size and is currently vacant. 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 Residential 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 Residential Duplex be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Division Notes:

Landscaping not required for this project.
Proposed use meets minimum yard and lot standards.

Engineering Department, Development Division Notes:

1. ADA accessible Sidewalks, Wheel-chair ramps, and Driveways will be required.*
2. Drainage plan and permit required. *
3. Site location is not located within a Special Flood Hazard Area, Flood Zone C Panel 480214 0021 D.

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

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No Comments.

El Paso Water Utilities Notes:

1. Existing water and sanitary sewer mains along Thorn Avenue are available to serve the property.
2. Water and sanitary sewer services for the proposed panhandle lot shall be located at the lot entrance within Thorn Avenue right-of-way. Water services shall be located outside the limits of the driveway; no vehicular traffic is allowed over water meter boxes.
3. EPWU does not object to this request. Application for water and sanitary sewer services should be made six to eight weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading and drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board Rules and Regulations. The applicant 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.

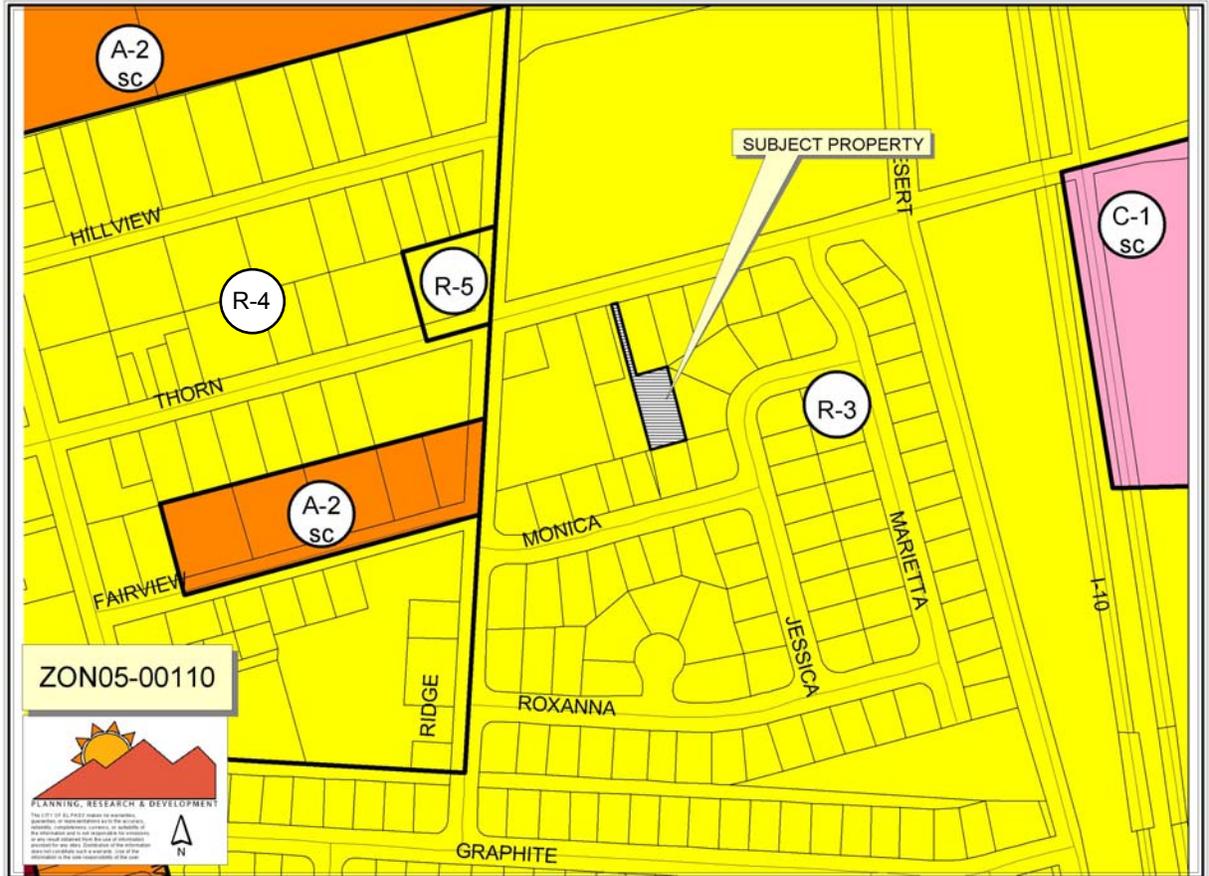
Planning Division Notes:

Recommend approval of this rezoning request.

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



SITE PLAN

