

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: December 18, 2007  
Public Hearing: January 8, 2008

**CONTACT PERSON/PHONE:** Arturo Rubio, 541-4633

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of a portion of Tract 2A and all of 2J, Block 34, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-3 (Residential) and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 210 Smith Road. Applicant: Raul and Jozette E. Nava. ZON07-00117 (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 (6-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

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

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

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

CITY CLERK DEPT.

ORDINANCE NO. \_\_\_\_\_

07 DEC -7 PM 4: 22

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 2A AND ALL OF 2J, BLOCK 34, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-3 (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 2A and all of 2J, Block 34, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **R-3 (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 the density be limited to no more than four single-family dwellings.*

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.**

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
*Kelley Carpenter*  
Kelly Carpenter, AICP, Deputy Director  
Development Services Department -  
Planning Division

**ORDINANCE NO. \_\_\_\_\_**

**Zoning Case No: ZON07-00117**



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

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

R. ALAN SHUBERT  
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP  
DEPUTY DIRECTOR, PLANNING

DEVELOPMENT SERVICES  
PLANNING DIVISION  
MEMORANDUM

CITY CLERK DEPT.  
07 DEC -7 PM 4:23

**DATE:** December 7, 2007  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Arturo Rubio, Planner  
**SUBJECT:** ZON07-00117

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The City Plan Commission (CPC), on November 1, 2007, voted **6-0** to recommend **APPROVAL** of rezoning the subject property from R-F (Ranch and Farm) to R-3 (Residential) and imposing a condition.

*That the density be limited to no more than four single-family dwellings.*

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.

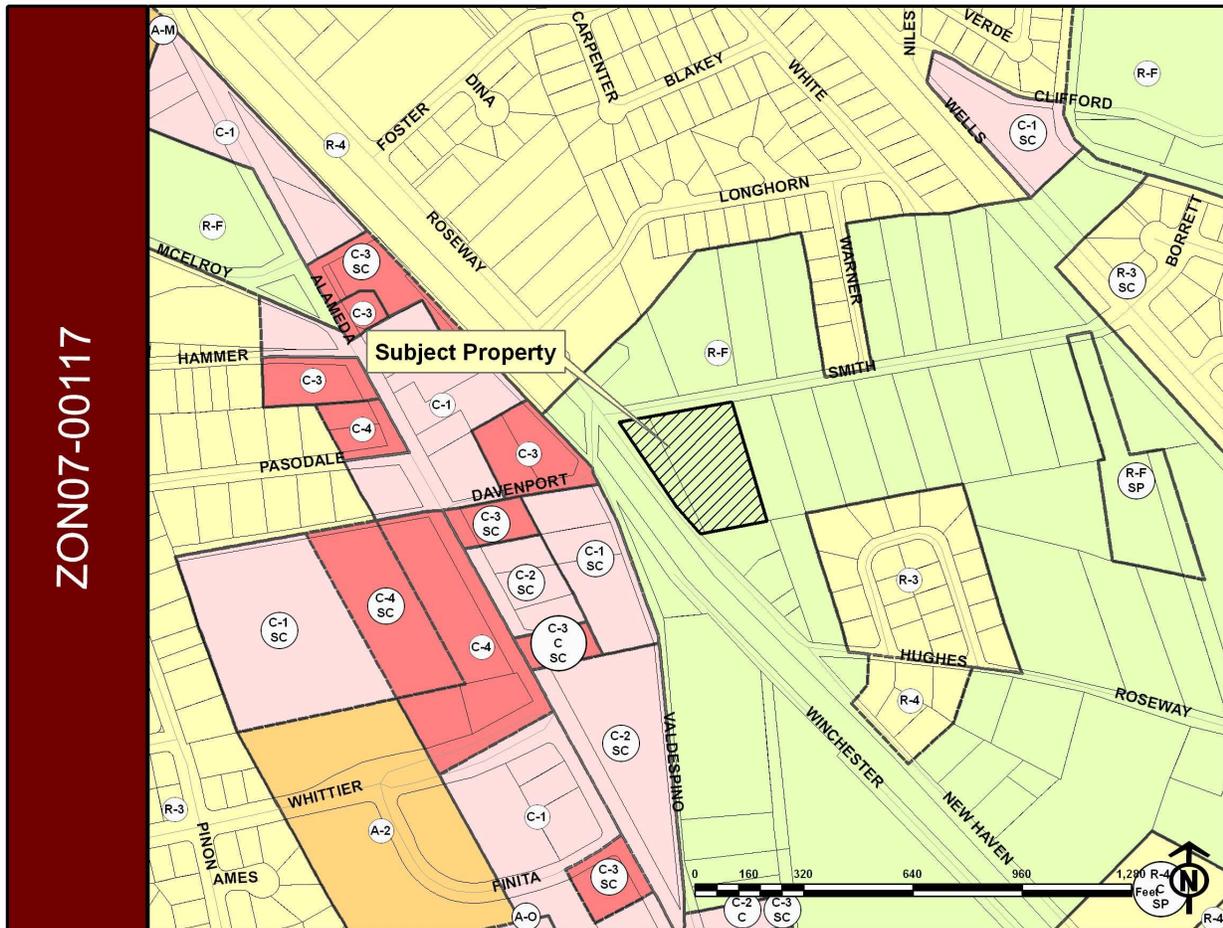
There were no letters of support or opposition to this request.

**Attachment:** Staff Report



## ZON07-00117

**Application Type:** Rezoning  
**Property Owners:** Raul and Jozette E. Nava  
**Representative:** CAD Consulting Co.  
**Legal Description:** A portion of Tract 2A and all of 2J, Block 34, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Location:** 210 Smith Road  
**Representative District:** 7 **Area:** 2.266 acres  
**Present Zoning:** R-F (Ranch and Farm) **Present Use:** Residential  
**Proposed Zoning:** R-3 (Residential)  
**Recognized Neighborhood**  
**Associations Contacted:** Save the Valley 21, Teens in Action for a Healthier Community  
**Public Response:**  
**Surrounding Land Uses:** **North:** R-F **South:** R-F, Winchester Road **East:** R-F **West:** C-3, C-1/sc  
**Year 2025 Designation:** Residential (Mission Valley)



**General Information:**

The applicant is requesting a rezoning from R-F (Ranch and Farm) to R-3 (Residential). The property is 2.26 acres of land and is currently residential. The site plan shows three existing structures on the property. Primary access is proposed via Smith Road and there are no zoning conditions on this property.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from R-F (Ranch and Farm) to R-3 (Residential) with a condition.

“That density be limited to no more that 4 single-family dwellings.”

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “provide a 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-3 zoning** permits single family 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 building a single-family dwelling 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: Proposed rezoning meets minimum district general lot size standards.

Landscape Review: No comments received

**Development Services Department - Planning Division:**

Current Planning: Recommends approval of zoning request from R-F to R-3 with a condition.

“That density be limited to no more than four single-family dwellings.”

Land Development: No Comments Received

**Engineering Department - Traffic Division:**

No apparent traffic concerns.

**Fire Department**

No comments received.

**El Paso Water Utilities:**

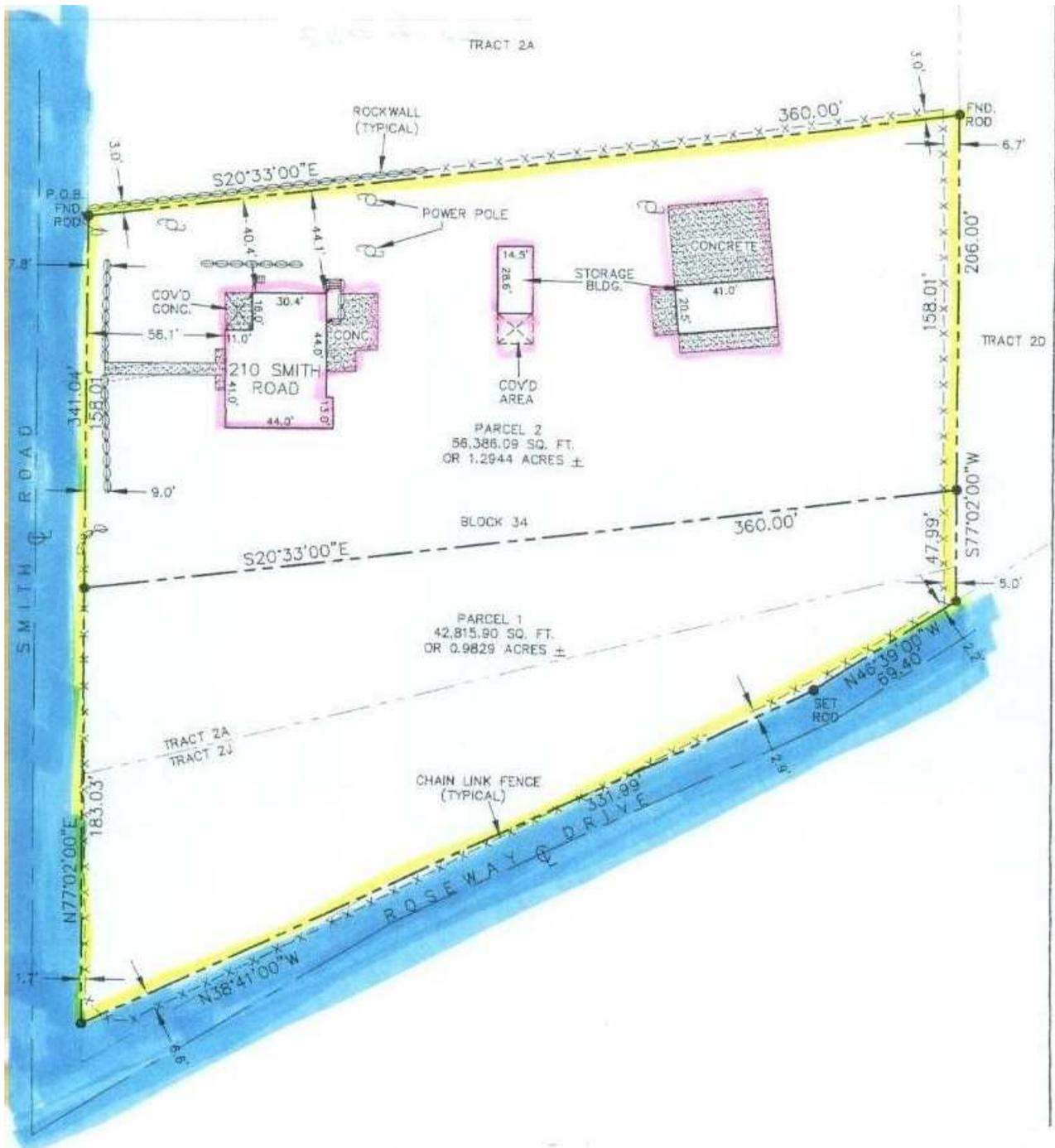
EPWU does not object to this request.



**List of Attachments:**

- Attachment 1: Site Plan
- Attachment 2: Application

Attachment 1: Site Plan



CITY CLERK DEPT.

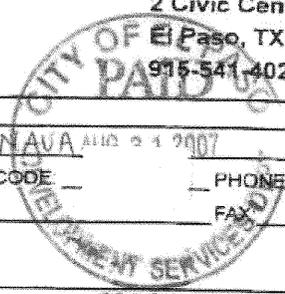
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Attachment 2: Application



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): RAUL & JOSETTE E. NAVA NAVA A110 24 2007  
ADDRESS \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_

REPRESENTATIVE(S): CAD CONSULTING CO.  
ADDRESS: 1790 N. LEE TRAVINO ZIP CODE: 79934 PHONE: 633-6422  
E-MAIL ADDRESS: CAD CONSULTING @ AOL COM FAX: 633-6424

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: V-805-999-0340-0201  
LEGAL DESCRIPTION: TRACT 2A, BLOCK 34, YSLETA GRANT  
STREET ADDRESS OR LOCATION: 210 SMITH REP DISTRICT: 7  
ACREAGE: 1.749 PRESENT ZONING: RF PRESENT LAND USE: \_\_\_\_\_  
PROPOSED ZONING: R-3 PROPOSED LAND USE: RESIDENTIAL

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: V-805-999-0340-0270  
LEGAL DESCRIPTION: TRACT 2J, BLOCK 34, YSLETA GRANT  
STREET ADDRESS OR LOCATION: SMITH ROAD REP DISTRICT: \_\_\_\_\_  
ACREAGE: 0.5170 PRESENT ZONING: RF PRESENT LAND USE: RESIDENTIAL  
PROPOSED ZONING: R3 PROPOSED LAND USE: RESIDENTIAL

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: RAUL NAVA JR. Signature: Raul Nava  
Printed Name: JOSETTE E. NAVA Signature: Jose E. Nava  
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 07-00117 RECEIVED DATE: 8/31/07 APPLICATION FEE: \$ 770.00  
DCC REVIEW DATE: 10/3/07 (8:30 am, Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
CPC REVIEW DATE: 11/01/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
ACCEPTED BY: Ester...

SAVE The Valley 21  
PA Carina Romero  
240-SMITH RD EL PASO TX 07