

**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 Lots 5 and 6, Tract 14, Block C, Christy Tract, City of El Paso, El Paso County, Texas from R-4 (Residential) to A-2 (Apartment). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 507-513 Yarbrough Drive. Applicant: Marco and Araceli Del Valle. ZON07-00118 (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 (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 5 AND 6, TRACT 14, BLOCK C, CHRISTY TRACT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-2 (APARTMENT). 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 *Lots 5 and 6, Tract 14, Block C, Christy Tract, City of El Paso, El Paso County, Texas*, be changed from **R-4 (Residential)** to **A-2 (Apartment)**, 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 _____, 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:

K. Carpenter
for Kelly Carpenter, AICP, Deputy Director
Development Services Department -
Planning Division

CITY CLERK DEPT.
07 DEC 11 AM 8:27

ORDINANCE NO. _____

Zoning Case No: ZON07-00118



CITY COUNCIL

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

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

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

DEVELOPMENT SERVICES
PLANNING DIVISION
MEMORANDUM

DATE: December 10, 2007

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

FROM: Arturo Rubio, Planner

SUBJECT: ZON07-00118

The City Plan Commission (CPC), on November 1, 2007, voted **5-0** to recommend **APPROVAL** of rezoning the subject property from R-4 (Residential) to A-2 (Apartment).

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.

Applicant was originally requesting to rezone from R-4 to C-1 and staff recommended A-2 as it would be more compatible to surrounding land uses. Applicant was in agreement and application reflects amended request.

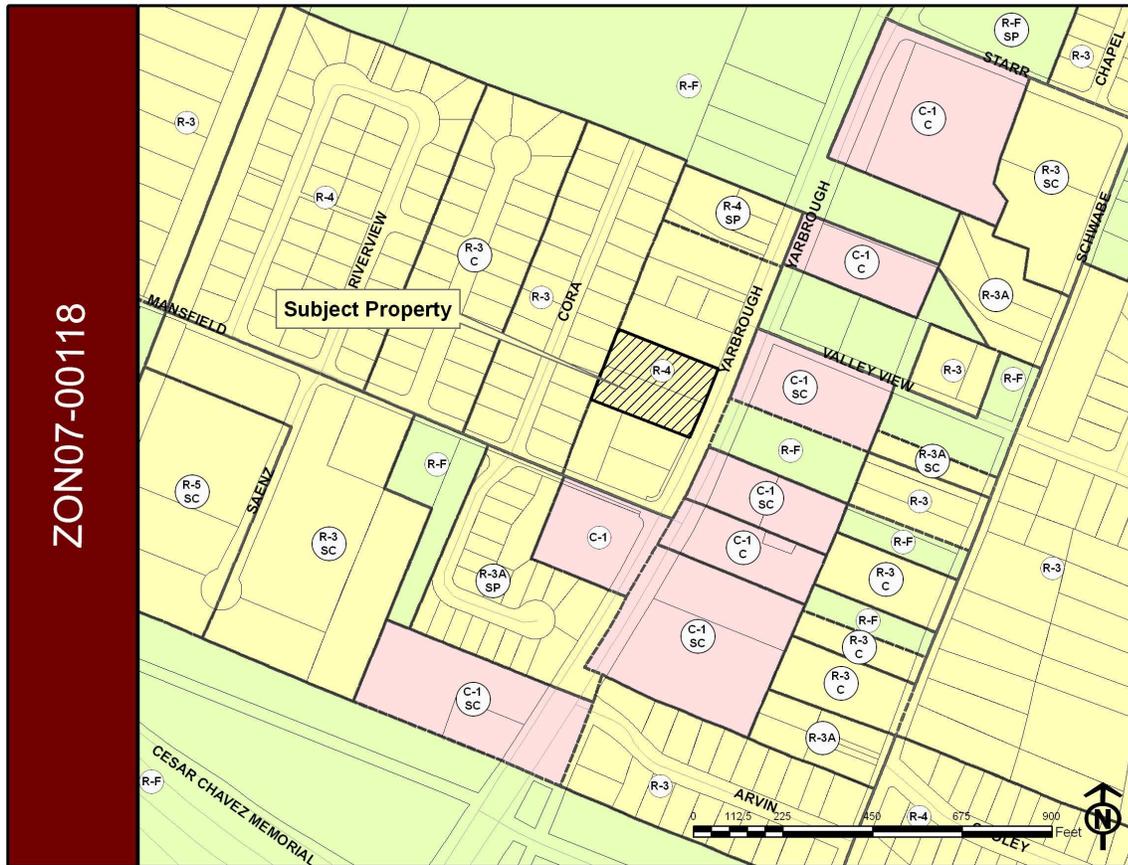
There was one call in opposition to this request.

Attachment: Staff Report



ZON07-00118

Application Type: Rezoning
Property Owners: Marco and Araceli Del Valle
Representative: CAD Consulting Co.
Legal Description: Lots 5 and 6, Tract 14, Block C, Christy Tract, City of El Paso, El Paso County, Texas
Location: 507-513 Yarbrough Drive
Representative District: 7 **Area:** 1.13 acres
Present Zoning: R-4 (Residential) **Present Use:** Residential
Proposed Zoning: A-2 (Apartment)
Recognized Neighborhood
Associations Contacted: Thomas Manor Neighborhood Association
Public Response: Received one call in opposition.
Surrounding Land Uses: **North:** R-4 **South:** R-4 Mansfield **East:** C-1/sc, R-F **West:** R-3
Year 2025 Designation: Residential (Mission Valley)



General Information:

The applicant is requesting rezoning from R-4 (Residential) to A-2 (Apartment). The property is 1.13 acres and is currently residential. The conceptual site plan shows three structures and access is proposed via Yarbrough Drive. There are no zoning conditions on this property.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommended **Approval** of this request to rezone from R-4 to A-2.

The recommendation is based on the following:

- **The Plan for El Paso City-Wide 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.
- **A-2 zoning** permits Apartment 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 apartments 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: Apartments permitted on proposed rezoning request. Insufficient information submitted to determine compliance with district requirements. Owner will be required to construct a six foot high screening wall on abutting residential district.

landscape Review: No comments received

Development Services Department - Planning Division:

Current Planning: Recommends approval of request to rezone from R-4 to A-2

Land Development: No comments received

Engineering Department - Traffic Division:

No apparent traffic concerns with proposed zoning change.

Fire Department:

No comments received.

El Paso Water Utilities:

EPWU does not object to this request.

ZON07-00118

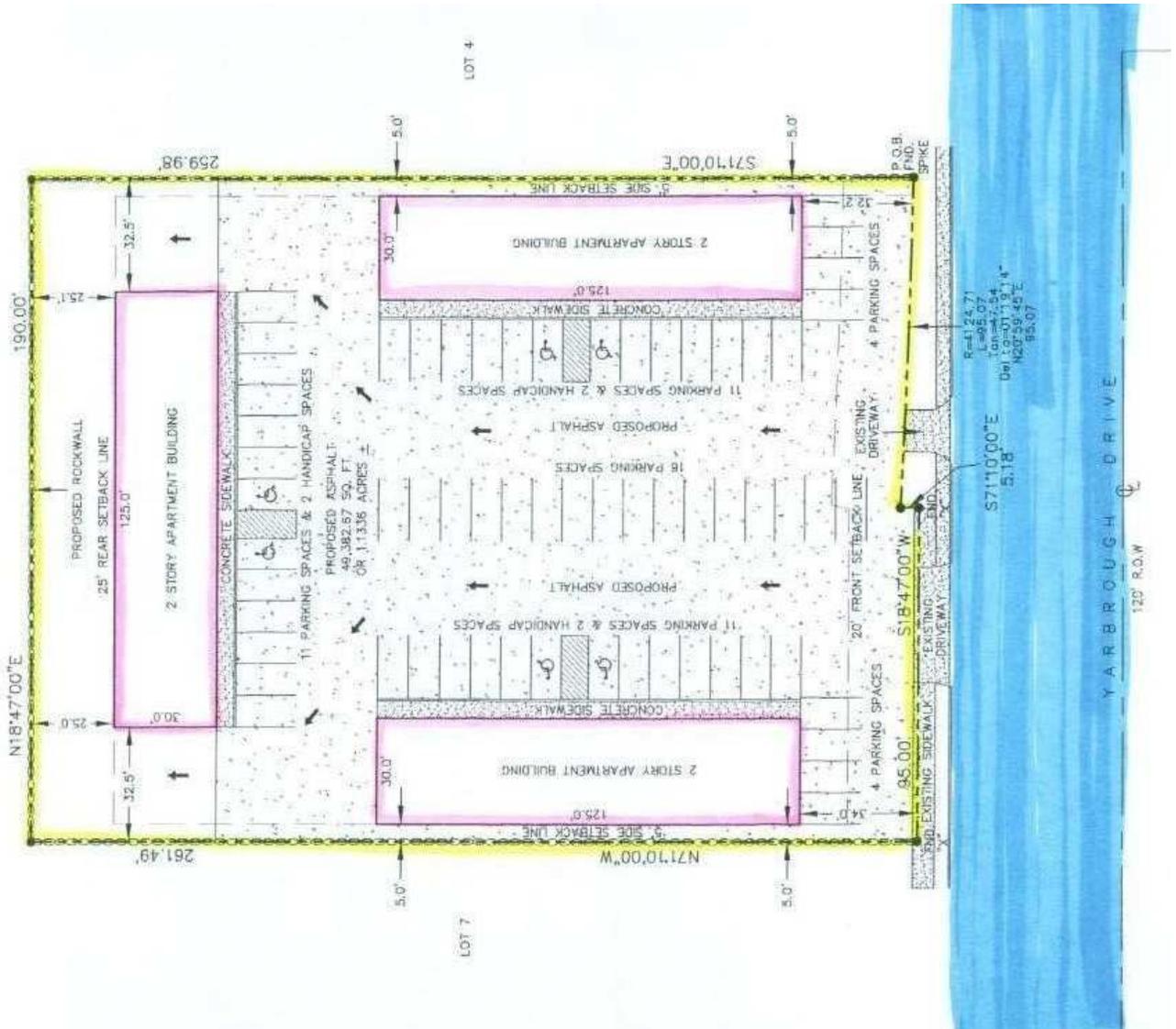


Attachments:

Attachment 1: Conceptual Site Development Plan

Attachment 2: Application

Attachment 1: Conceptual Site Development Plan



Attachment 2: Application

Aug 31 07 09:05a PLANNING-CITY OF EL PASO 915-541-4028 P.1



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 *E.A.*

PROPERTY OWNER(S): MANCO
ANTONIO & ARACELI DEL VALLE
 ADDRESS _____ ZIP CODE _____ PHONE _____
 E-MAIL ADDRESS _____ FAX _____

REPRESENTATIVE(S): CAD CONSULTING CO. CARLOS M. JIMENEZ
 ADDRESS 1790 N. LEE TARVINO ZIP CODE: 79936 PHONE: 633-6400
 E-MAIL ADDRESS CADCONSULTING1@AOL.COM FAX: 633-6404

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: C454999000C8200
 LEGAL DESCRIPTION: LOT 6, OUT OF TRACT 14, BLOCK C, CHASTY TRACT
 STREET ADDRESS OR LOCATION: 513 YARBROUGH REP DISTRICT: _____
 ACREAGE: 0.5627 PRESENT ZONING: R4 PRESENT LAND USE: RESIDENTIAL
 PROPOSED ZONING: A-2 PROPOSED LAND USE: APARTMENTS
10/3/07

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: C454999000C8000
 LEGAL DESCRIPTION: LOT 5, OUT OF TRACT 14, BLOCK C, CHASTY TRACT
 STREET ADDRESS OR LOCATION: 507 YARBROUGH REP DISTRICT: _____
 ACREAGE: 0.5692 PRESENT ZONING: R4 PRESENT LAND USE: RESIDENTIAL
 PROPOSED ZONING: A-2 PROPOSED LAND USE: APARTMENTS
10/3/07

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: ANTONIO DEL VALLE Signature: Antonio Del Valle
 Printed Name: ARACELI DEL VALLE Signature: Araceli Del Valle
 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 07-00118 RECEIVED DATE 9/11/07 APPLICATION FEE \$ 770.00
 DCC REVIEW DATE: 10/03/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 11/01/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: [Signature]

CITY CLERK DEPT.
07 DEC 11 AM 8:28

