

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: December 27, 2007
Public Hearing: January 16, 2007

CONTACT PERSON/PHONE: Arlan Greer, 541-4723

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of a portion of Lot 13, Bonnie Ann Place City of El Paso, El Paso County, Texas from R-4 (Residential) to R-5 (Residential). The penalty as provided for in Chapter 20.86 of the El Paso City Code.

Subject Property: 488 A. Craig Lane. Applicant: Ruben G. Candelaria. ZON06-00129
(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 (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 13, BONNIE ANNE PLACE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-5 (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 Lot 13, Bonnie Anne Place, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-4 (Residential) to R-5 (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 _____, 2006.

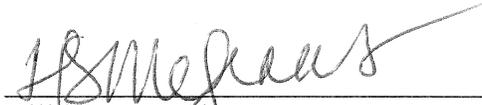
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

06 DEC 15 PM 4: 19
CITY CLERK DEPT.

DORADO ENGINEERING INC.

2717 E Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

**Portion of Lot 13,
Bonnie Anne Place,**

Metes and Bound description of a portion of Lot 13, out of Bonnie Anne Place, City of El Paso, County of El Paso, Texas and more particularly described as follows;

From a Texas Highway Department (THD) brass cap located at the Westerly Right-of-Way line of North Loop (FM 76) and adjacent to Lot 3, Bonnie Anne Place (8684 North Loop Dr.); Thence South 09°31'57" West a distance of forty two and forty four hundredths (42.44) feet to a (THD) brass cap located at the said Westerly Right-of-Way line of North Loop Drive (FM 76) and the Northerly Right-of-Way line Craig WAY, Thence South 30°11'20" West a distance of one hundred twenty one and thirty seven hundredths (121.37) feet to set nail located on the Southerly Right-of-Way line of Craig WAY and being the Point of Beginning for this description;

Thence South 35°29'00" East a distance of ninety nine and ninety three hundredths (99.93) feet to a corner, said corner lying on the common boundary line of Lot 13, Bonnie Anne Place and Tract 4C, Block 7, Ysleta Grant;

Thence South 54°32'00" West along said common boundary line of Lot 13 and Tract 4C, a distance of forty eight and fifty hundredths (48.50) feet to a corner, said corner being the common Southerly corner of Lots 12 and 13, Bonnie Anne Place;

Thence North 35° 29' 00" West along the common lot line of Lot 12 and Lot 13, Bonnie Anne Place, a distance of ninety nine and ninety two hundredths (99.92) feet to a corner, said corner lying on the said Southerly Right-of-Way line of Craig WAY and being the common Northerly corner of Lots 12 and 13, Bonnie Anne Place;

Thence North 54° 31' 00" East along said Right-of-Way Line of Craig WAY a distance of forty eight and forty hundredths (48.40) feet to a point, said point being the Point of Beginning.

Said parcel of land contains 4,841 square feet or 0.11 acres of land more or less.


Fermin Dorado, R.P.L.S

06 DEC 15 PM 4:19
CITY CLERK DEPT.



October 3, 2006



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: 12/12/2006

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

FROM: Arlan Greer, Planner

SUBJECT: ZON06-00129: Portion of Lot 13, Bonnie Ann Place
City of El Paso, El Paso County, Texas

LOCATION: 488 A. Craig Lane (District 7)

REQUEST: From: R-4 (Residential);
To: R-5 (Residential)

The City Plan Commission (CPC), on 11/16/06, voted **(6-0)** to recommend **approval** of the rezoning from R-4 (Residential) to R-5 (Residential) in order to permit a single-family home on the subject property, concurring with staff's recommendation.

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, which designates the subject property for mixed use. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses; and the rezoning will have no significant effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

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

Attachment: Staff Report, Location Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00129

Property Owner(s): Ruben G. Candelaria

Representative(s): Same

Legal Description: A portion of Lot 13 Bonnie Ann Place
City of El Paso, El Paso County, Texas

Location: 488 A. Craig Lane

Representative District: 7

Area: 0.11 Acres

Present Zoning: R-4 (Residential)

Present Use: Vacant

Proposed Zoning: R-5 (Residential)

Proposed Use: Residential

Recognized Neighborhood Associations Contacted: Save the Valley 21
Teens in Action for a Healthy Community

Surrounding Land Uses:

North -	P-R-2 (Planned Residential), R-4 (Residential) / Single Family Residential
South -	R-F (Ranch-Farm) / Single Family Residential
East -	R-4 (Residential) / Single Family Residential
West-	R-4 (Residential) / Vacant

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

**CITY PLAN COMMISSION HEARING, 11/16/06,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00129

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-4 (Residential) to R-5 (Residential) in order to permit a single family house. The property is 0.11 acres in size and is currently vacant. Access is proposed via Craig Way. There are no zoning conditions currently imposed on this property.

INFORMATION TO THE COMMISSION:

The Development Services Department – 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-4 (Residential) to R-5 (Residential).

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 Lower Valley Planning Area designates this property for Residential land uses.

R-5 (Residential) zoning permits Single Family use and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the R-5 zoning protect the best interest, health, safety and welfare of the public in general?
2. Will Residential 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?

Information To The Applicant:

Development Services Department - Building Permits and Inspections Division Comments:

Zoning Review: Proposed R-5 residential parcel meets minimum lot development standards for single family dwelling units only.

Landscape Review: Landscape not required for residential use.

Development Services Department - Planning Division Comments:

Current Planning:

1. The Year 2025 Projected General Land Use Map for the Planning Area designates this property for Residential land uses.
2. R-5 zoning permits single family use and is compatible with adjacent development.

Subdivision Review:

1. No comments.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall/may be required.*
4. Storm Water Pollution Prevention plan and/or permit shall/may be required.*
5. Drainage plans must be approved by the City Engineer.*
6. Coordination with TXDOT.*
7. No water runoff allowed outside the proposed development boundaries.*
8. Additional Comments: Site location is located within a Special Flood Hazard Area, Flood Zone(s) AH, Panel 480214 0044 C. The buildings will have to be built at or above the Base Flood Elevation for the area, confirmed by elevation certificates.

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

Engineering Department - Traffic Division Comments:

No apparent traffic concerns.

Fire Department Comments:

No comments received.

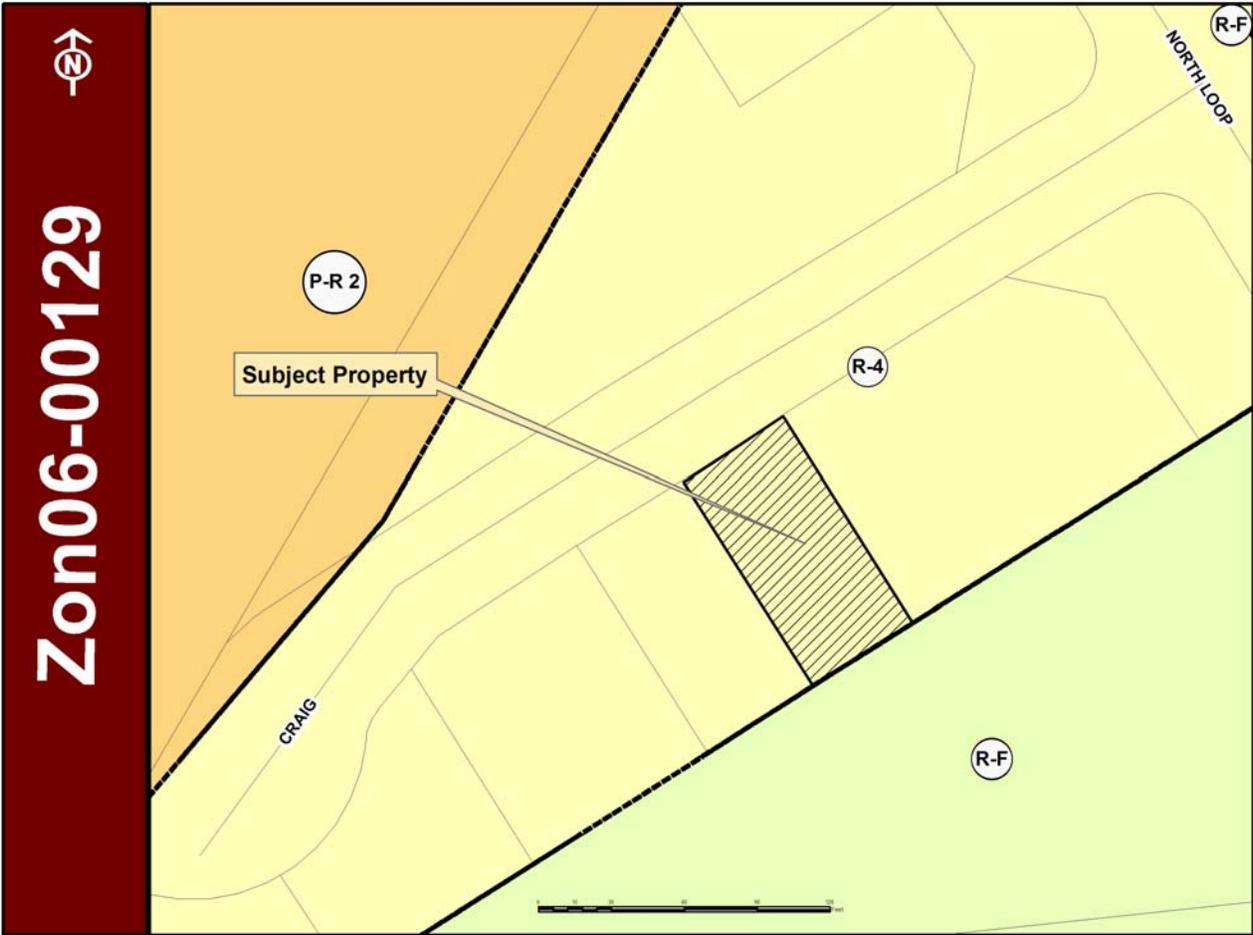
El Paso Water Utilities Comments:

General Water and sanitary sewer mains exist along Craig Lane fronting the subject Property and are available for service. In the event that the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained on the 5th floor at City Hall. The owner is responsible for the costs

of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. EPWU does not object to this request.

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 DIVISION AT (915) 541-4056.

LOCATION MAP



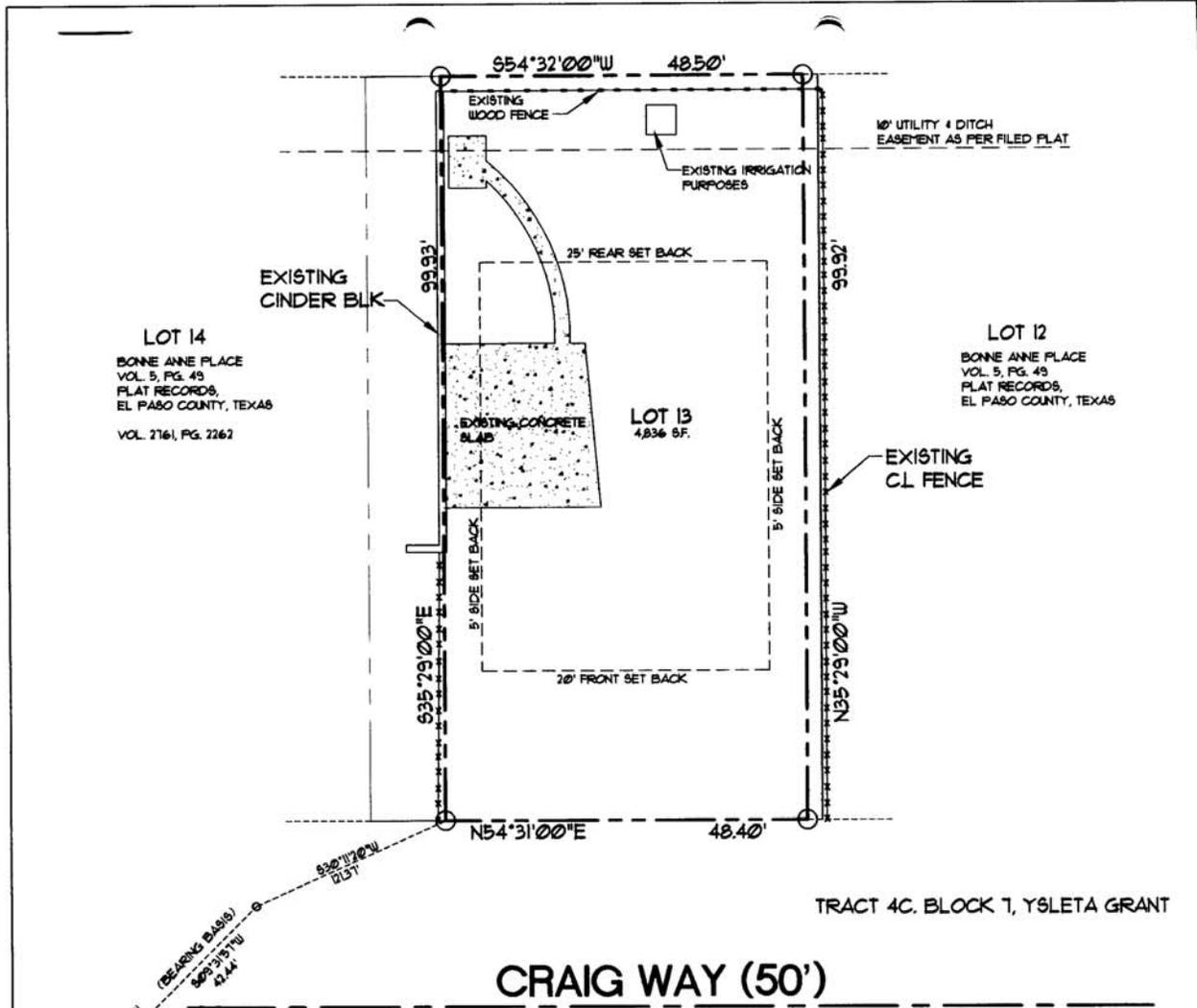
AERIAL MAP



Zon06-00129



SITE PLAN



CRAIG WAY (50')

EXISTING SITE PLAN

SCALE: 1"=20'



PROPOSED REZONING FROM (R-4) TO (R-5)

LEGAL DESCRIPTION:

SUBDIVISION: BONNIE ANNE PLACE

LOT 13

BLOCK

ZONE R-4

EL PASO, TEXAS.

EL PASO COUNTY, TEXAS.

FRONT YARD - 20'

SIDEYARD - 5'

A SIDE STREET - 10'

REAR YARD - 25'

SHEET TITLE: PLOT PLAN OF: - PAGE: 1 A1.1	DRAWN BY: ENCL: CHECKED BY: EA PROJECT NO.: 0801108 DATE: SEPT. 2, 2008 SHEET:
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DESIGN	SERVICES
1790 LEE TRWING	EL PASO, TEXAS 79904
SUITE No. 518	TEL. (915) 252-0822

PROPOSED REZONING FOR:

MR. RUBEN CANDELARIA

488-A CRAIG WAY EL PASO, TEXAS 79907