

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

AGENDA DATE: August 17, 2021
PUBLIC HEARING DATE: September 14, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Adriana Martinez, (915) 212-1611

DISTRICT(S) AFFECTED: District 7

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance changing the zoning for the property described as Tract 6A and Tract 6E, Block 16, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to R-3 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: North of Yarbrough Dr. and East of Hampton Rd.
Applicant: Daniel Barragan-Arzola and Ruby Barragan; PZRZ21-00012

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from R-F (Ranch-Farm) to R-3 (Residential) to allow the construction of a dwelling, single-family. The City Plan Commission recommended 6-0 to approve the proposed request on July 1, 2021. As of August 9, 2021, the Planning Division has received one email in support and one email of inquiry to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

Philip Etiwe

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

DEPARTMENT HEAD:

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 6A AND TRACT 6E, BLOCK 16, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO R-3 (RESIDENTIAL). 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:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of Tract 6A and 6E, Block 16, Ysleta Grant, located in the City of El Paso, El Paso County, Texas, be changed from **R-F (Ranch-farm) to R-3 (Residential)** as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2021.

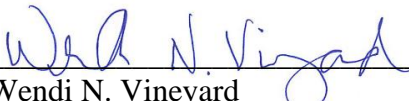
THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:


Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Efiwe, Director
Planning & Inspections Department

North of Yarbrough Dr. and East of Hampton Rd.



City Plan Commission — July 1, 2021

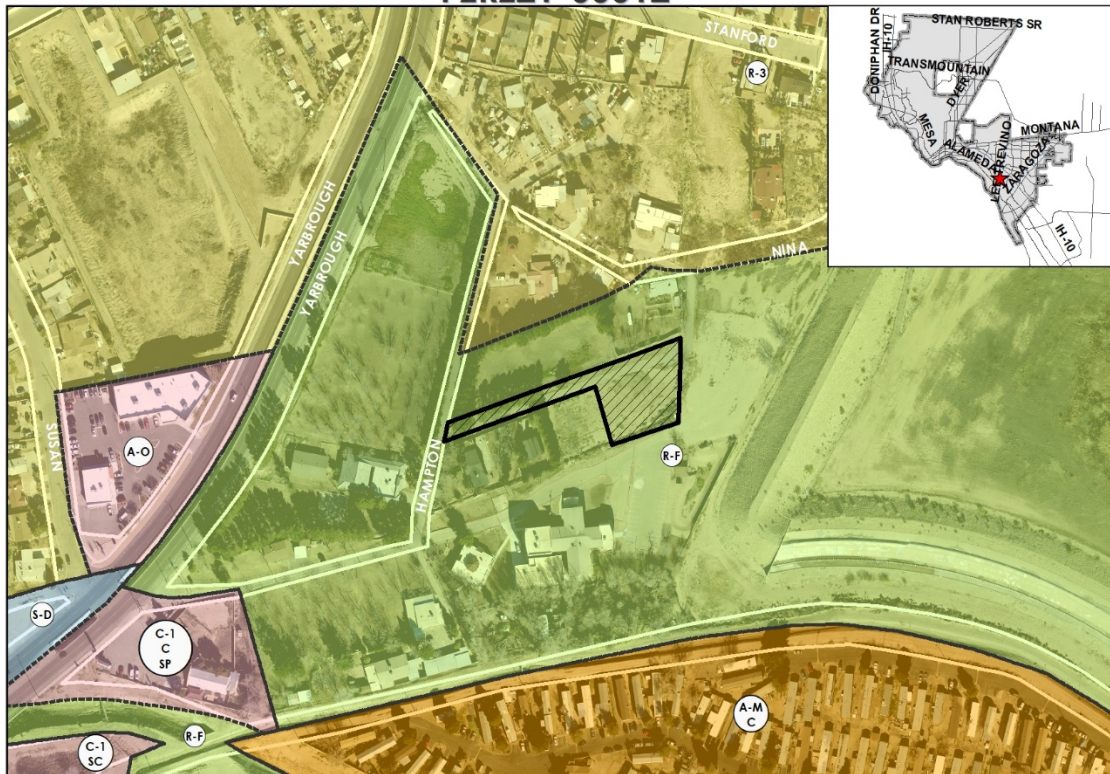
REZONING

CASE NUMBER:	PZRZ21-00012
CASE MANAGER:	Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
PROPERTY OWNER:	Daniel Barragan-Arzola and Ruby Barragan
REPRESENTATIVE:	Daniel Barragan-Arzola
LOCATION:	North of Yarbrough Dr. and East of Hampton Rd. (District 7)
PROPERTY AREA:	0.81 acres
REQUEST:	To rezone from R-F (Ranch-farm) to R-3 (Residential)
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	As of June 24, 2021, Planning has received one email in support to the rezoning request.

SUMMARY OF REQUEST: The applicant is requesting to rezone 0.81 acres of land from R-F (Ranch-farm) to R-3 (Residential) to allow for the construction of a single-family dwelling.

SUMMARY OF DCC RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is consistent with the surrounding neighborhood. Further, the proposed development meets the intent of the G-3, Post-War land use designation of *Plan El Paso*, the City of El Paso's Comprehensive Plan in the Mission Valley Planning area.

PZRZ21-00012



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant proposes to rezone approximately 0.81 acres of land from R-F (Ranch-farm) to R-3 (Residential). The subject property is located north of Yarbrough Drive and east of Hampton Road within the Mission Valley Planning Area. There is an existing lot and existing private access strip to be combined at the subdivision stage. Both the existing and proposed lot configurations are too small to develop as single-family dwelling in the Ranch-Farm District. The conceptual site plan shows a single-family dwelling approximately 2,280 square feet in size. Primary access to the proposed development is from Hampton Road.

PREVIOUS CASE HISTORY: N/A

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development meets the intent of G-3, Post-War use designation of *Plan El Paso* in the Mission Valley Planning area. The nearest park is Williams Park (0.1 miles) and the nearest school is Young Women's Elementary School (0.9 miles).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the proposed R-3 zoning district is compatible with the G-3 designation. The block face along Hampton Road is zoned R-3 (Residential) and R-F (Ranch-farm) and features single-family dwellings and vacant land. The properties to the north are zoned R-3 (Residential) with a single-family residential development.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-3 (Residential): Low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, the proposed development is a permitted use in the R-3 (Residential) zone district. All properties on the same block face fronting Hampton Road are zoned R-3 (Residential) and R-F (Ranch-farm) which are currently vacant or with a single-family dwelling.</p>
<p>Preferred Development Locations: Yes. As per Policy 1.4.1.c, the proposed rezoning is appropriate and encourages neighborhoods to have a greater variety of housing types.</p>	<p>Yes. The proposed development is located in proximity to various public transit facilities. The property has access to Yarbrough Drive, classified as a Major Arterial as per the City of El Paso's Major Thoroughfare Plan.</p>
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	No, the proposed development is outside any historic districts or other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no adverse effects anticipated from the proposed rezoning. The existing infrastructure was originally designed for the proposed district and uses.
Natural Environment: Anticipated effects on the natural environment.	No effect on the natural environment anticipated as the subject property is in an already developed area.
Stability: Whether the area is stable or in transition.	The area is stable. The most recent rezoning is dated March 6, 2018 (PZRZ15-00040) from R-F (Ranch-Farm) to S-D (Special Development).
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	No. The proposed zoning supplements the character within the residential uses within its vicinity.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The property is currently unplatted, there is an existing 6-inch diameter water main extending along the west side of Hampton Rd., approximately four feet east of and parallel to the western right-of-way line of Hampton Rd.. This water main is available for service. There is no water meter serving the subject property; however, public facilities would be constructed and provided during the subdivision stage.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to the proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the Mission Planning area. Notices were mailed to property owners within 300-feet on June 17, 2021. As of June 24, 2021, Planning has received one email from Lomaland Neighborhood Association and Mission Valley Civic Association in support to the rezoning request.

RELATED APPLICATIONS: N/A

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

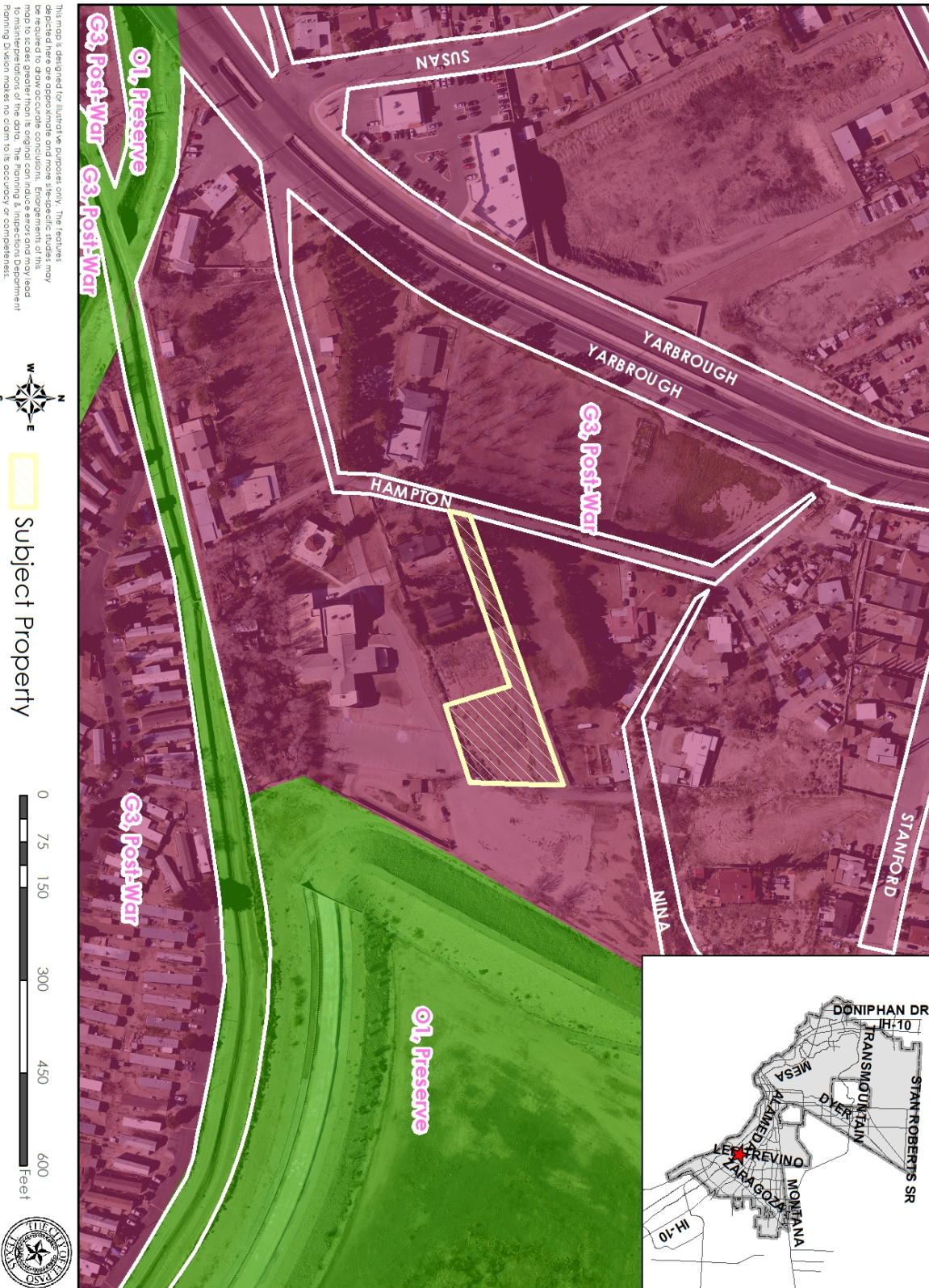
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Letter in support
5. Conceptual Site Plan

ATTACHMENT 1

PZR21-00012



ATTACHMENT 2

Planning and Inspections Department – Planning

No objections to the Rezoning.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning and Inspections Department – Plan Review

Recommend Approval.

Planning and Inspections Department – Land Development

Approved proposed rezoning plan.

Fire Department

Recommend Approval.

El Paso Police Department

No objections.

El Paso County 911 District

No objections.

Sun Metro

Recommend Approval.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 6-inch diameter water main extending along the west side of Hampton St., approximately 4-feet east of and parallel to the western right-of-way line of Hampton St. This water main is available for service.

EPWater records indicate there is no water meter serving the subject property.

Previous water pressure from fire hydrant #5738 located on the north intersection of Hampton St. and Nina Dr. has yield a static pressure of 94 (psi), a residual pressure of 90 (psi) and a discharge of 1,061 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the east side of Hampton St., approximately 3.5-feet west of and parallel to the eastern right-of-way line of Hampton St. This main is available for service.

General:

Services will be provided at the Hampton right-of-way.

EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in

advance of construction to ensure water for construction work. A site plan, 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 EPWater – PSB 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.

Stormwater:

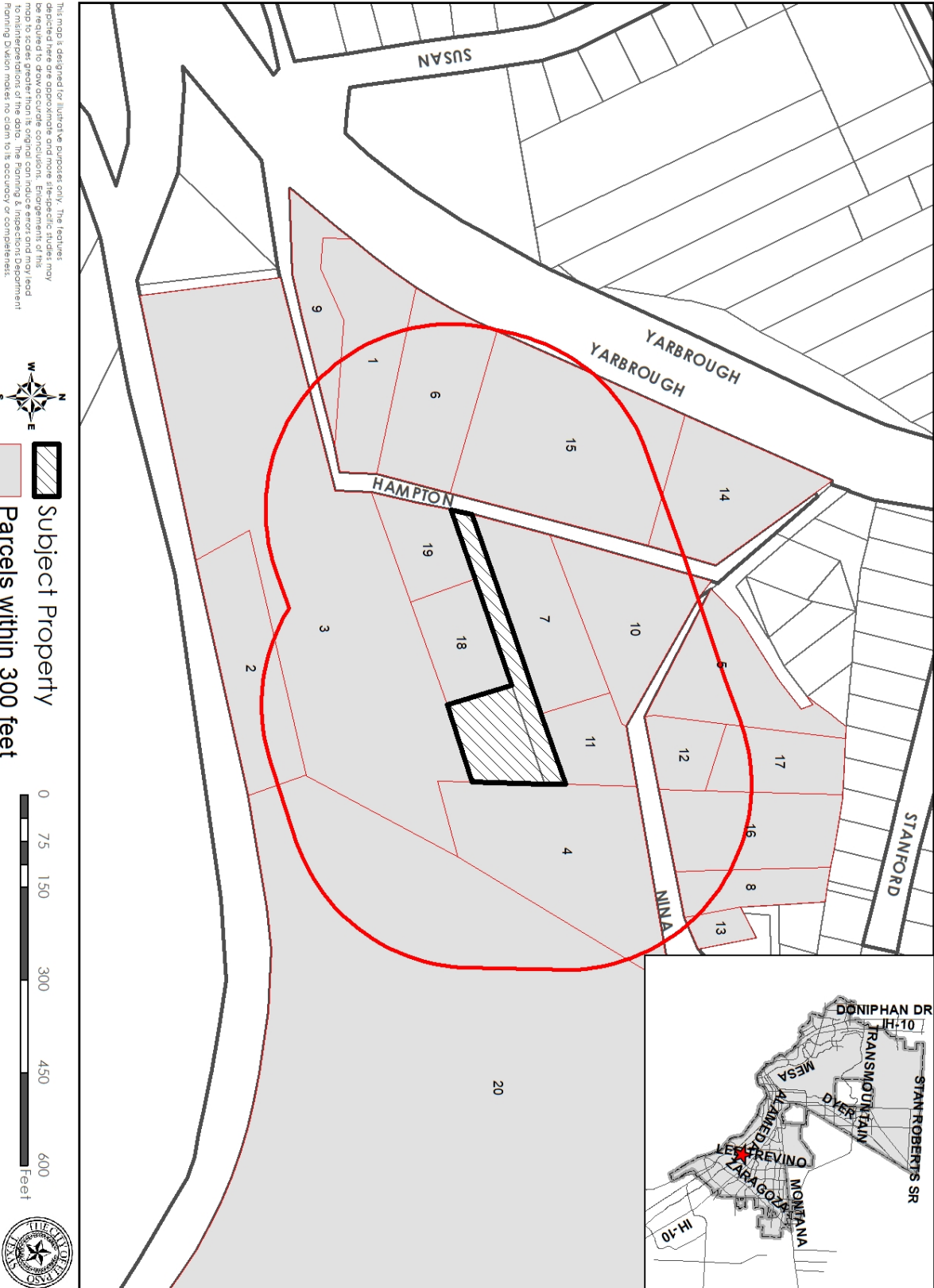
EP Water-SW reviewed the property described above and provide the following comments:

EP Water-SW has reviewed these plans for DCC/CPC under the name of Hacienda Arzola and provided the following comments:

1. The streets in this area are not designed to take in any outside runoff. Provide a street cross-section of the public street and private driveway and show the slope & direction.
2. A note should be placed on the plat: "On-site ponding of all storm-water runoff discharge volume is required within the subdivision and shall comply with all provisions of the Municipal Code Section 19.19.010A2, DSC panel 1-4C-J, and DDM #11.1.
3. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

ATTACHMENT 3

PZR21-00012



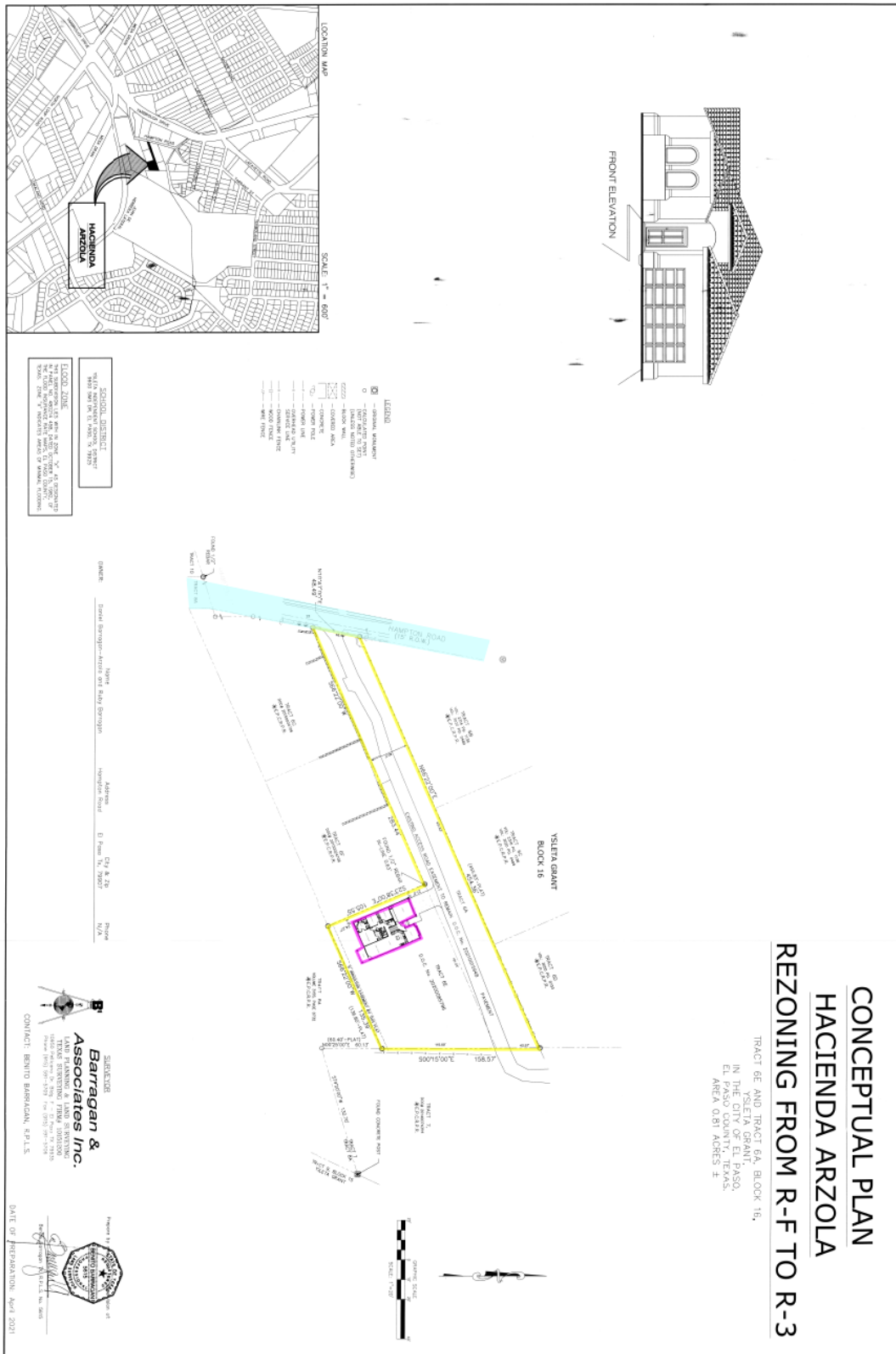
ATTACHMENT 4

Martinez, Adriana

From: Sylvia Carreon <longhorn_1989@hotmail.com>
Sent: Tuesday, June 22, 2021 10:22 AM
To: Martinez, Adriana
Cc: Fabiola Lopez
Subject: PZRZ21-00012

GM Ms Martinez, this is Sylvia Carreon, president of the Lomaland NA and Mission Valley Civic Association and we concur the proposal of this rezone request from R-F to R-3 By Daniel Barragan. I visited the location which is across from E.L. Williams Park and he wants to build his home. Thank you

ATTACHMENT 5



From: [Julio Villalobos](#)
To: [Martinez, Adriana](#)
Subject: Question Regarding PZRZ21-00012
Date: Monday, June 28, 2021 8:24:24 AM

Hi Adriana good morning, I have a question regarding the property located behind 704 Hampton Rd. The map that I received has a road adjacent to my property. Was that also purchased? If the current owners decide to block that area I will not have access to the lot behind 704 Hampton correct? That is my only concern.

Thank you,
Julio Villalobos



North of Yarbrough Dr. and East of Hampton Rd. Rezoning

PZRZ21-00012

Strategic Goal 3.

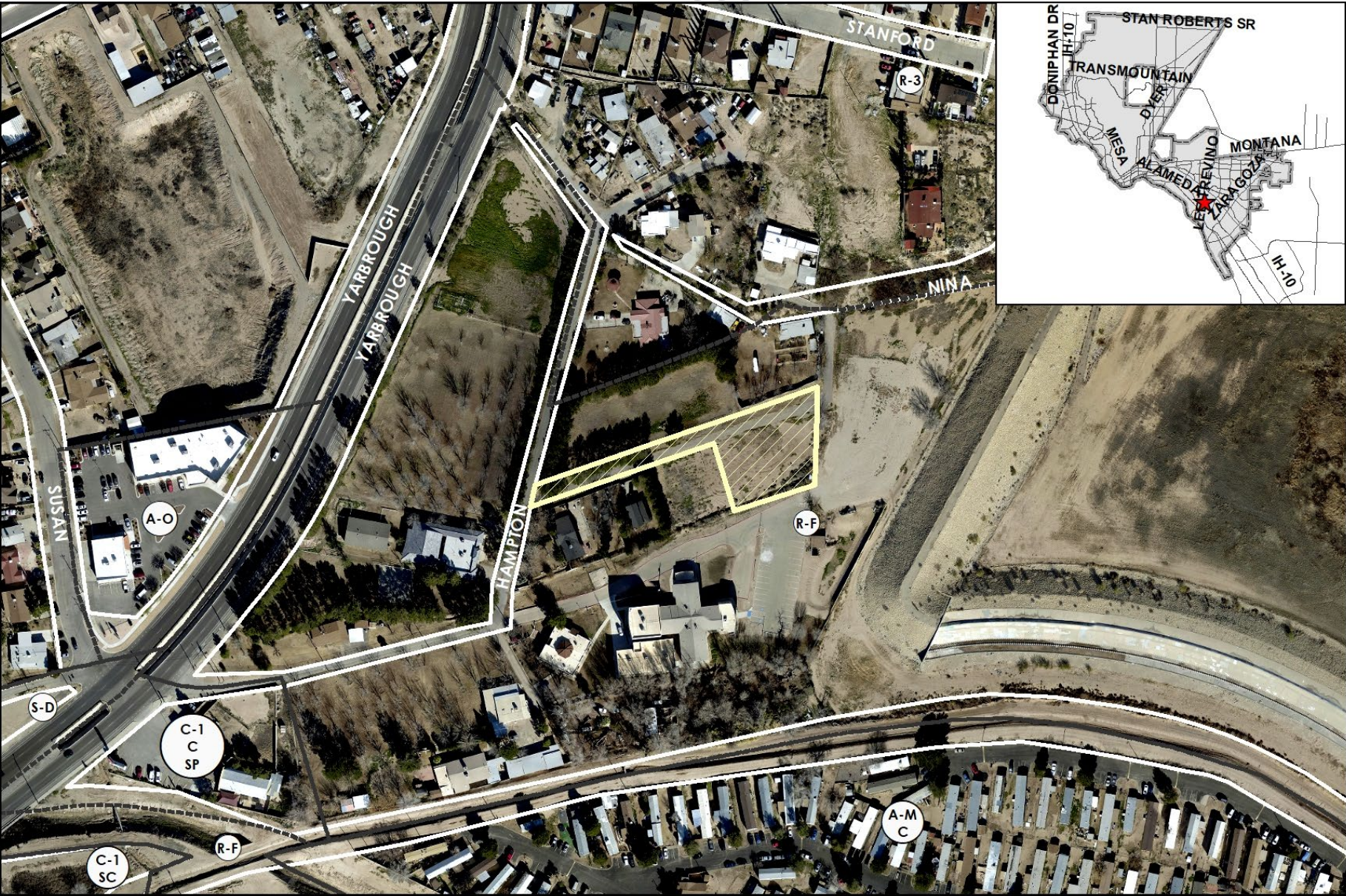
Promote the Visual Image of
El Paso



PZRZ21-00012



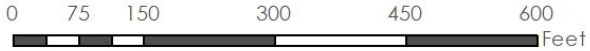
Aerial



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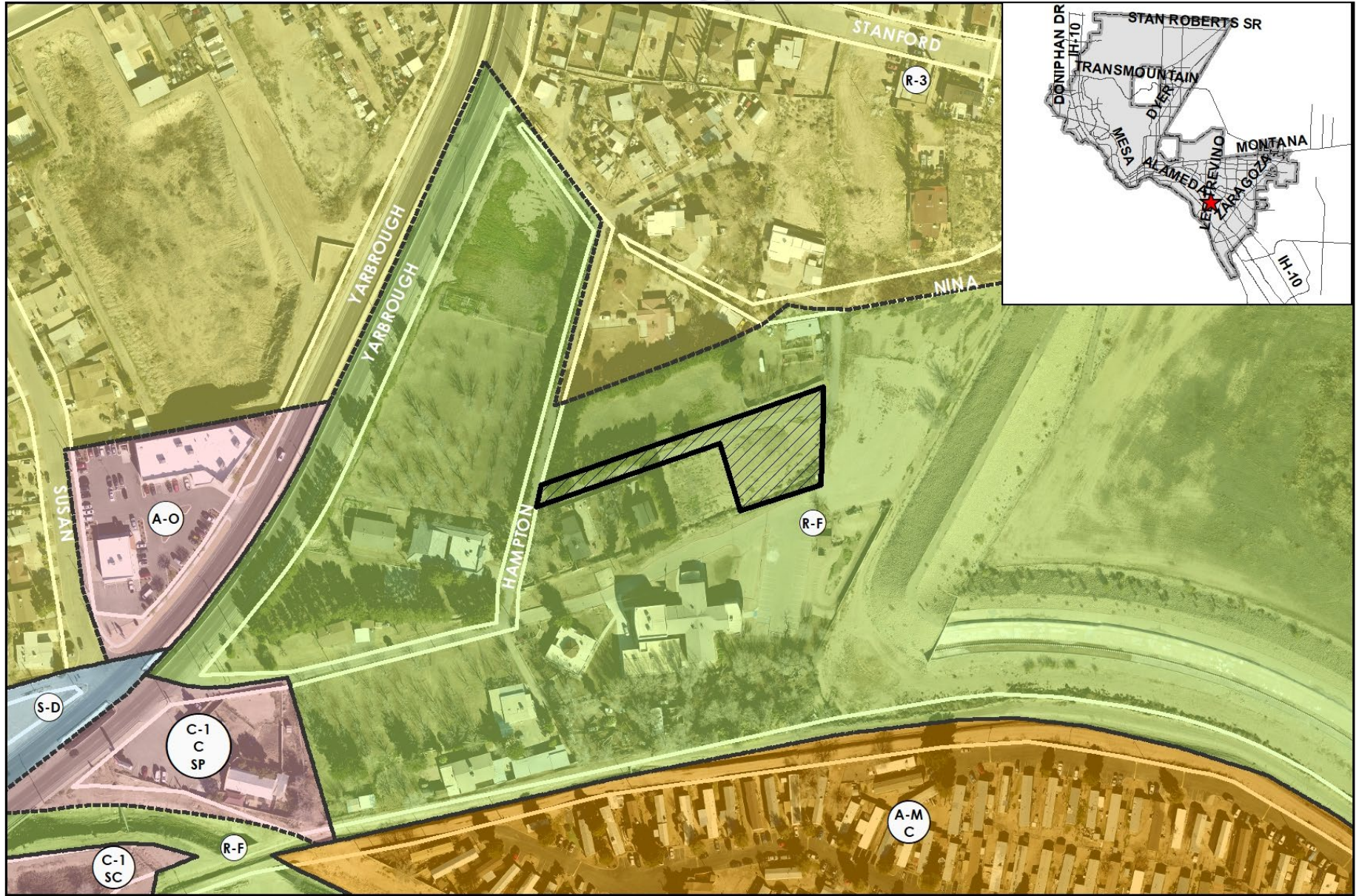
 Subject Property



PZRZ21-00012



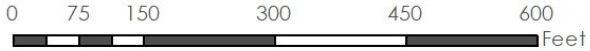
Existing Zoning



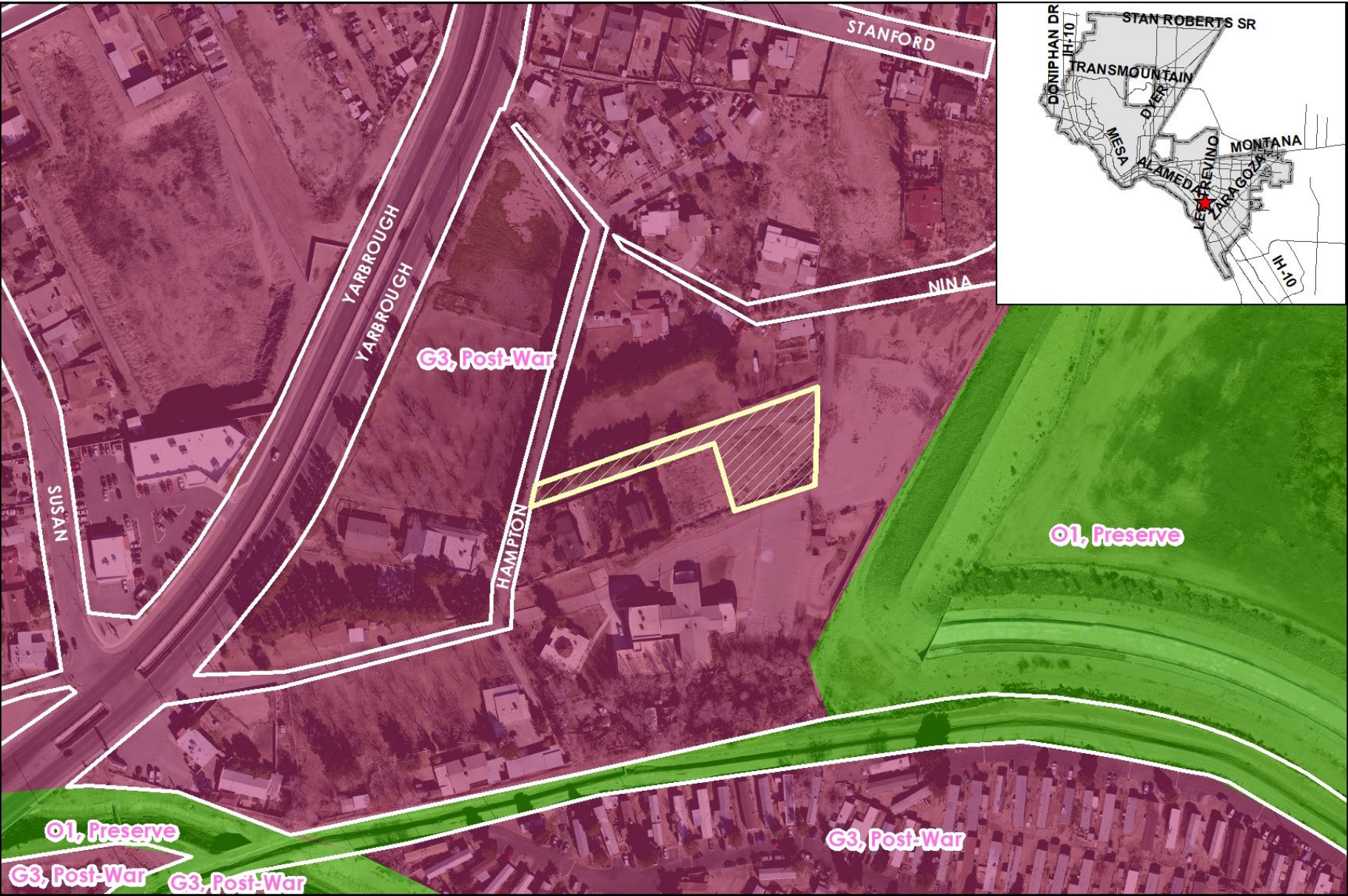
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 Subject Property




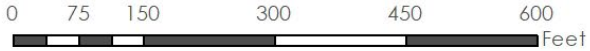
Future Land Use



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 Subject Property

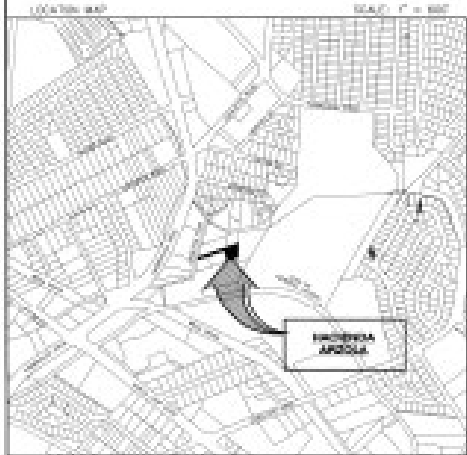


CONCEPTUAL PLAN HACIENDA ARZOLA REZONING FROM R-F TO R-3

TRACT 6E AND TRACT 6A, BLOCK 16,
YULETA GRANT,
IN THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS
AREA, DUTY ACRES 4.

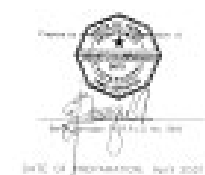


- LEGEND**
- ▣ - existing structure
 - ▣ - proposed structure
 - ▣ - proposed driveway
 - ▣ - proposed sidewalk
 - ▣ - proposed fence
 - ▣ - proposed pool
 - ▣ - proposed deck
 - ▣ - proposed patio
 - ▣ - proposed pergola
 - ▣ - proposed porch
 - ▣ - proposed screen
 - ▣ - proposed wall
 - ▣ - proposed gate
 - ▣ - proposed fence
 - ▣ - proposed wall
 - ▣ - proposed gate



NOTICE TO CONTRACTOR
THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EL PASO AND THE STATE OF TEXAS.

Baragan & Associates Inc.
LAND PLANNING & LAND DEVELOPMENT
2000 W. TEXAS STREET, SUITE 100
EL PASO, TEXAS 79902
PHONE: (915) 785-1111
FAX: (915) 785-1112
WWW.BARAGAN.COM



DATE OF PREPARATION: April 2008

Conceptual Plan



Subject Property

Surrounding Development



W



N



E



S

Public Input

- Notices were mailed to property owners within 300-feet on June 17, 2021. As of June 24, 2021.
- Planning has received one email from Lomaland Neighborhood Association and Mission Valley Civic Association in support to the rezoning request.





Recommendation

- Staff recommend **APPROVAL** of the rezoning request



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People