

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

AGENDA DATE: September 14, 2021
PUBLIC HEARING DATE: October 12, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Emily Diaz-Melendez, (915) 212-1612

DISTRICT(S) AFFECTED: District 1

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 of Lot 21, Block 2, 5984 Sixta Drive, Harvest Moons Farms, City of El Paso, El Paso County, Texas from RMH (Residential Mobile Home) 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: 5984 Sixta Drive
Applicant: Vista del Sol Architectural Design, PZRZ21-00010

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone one (1) 0.22-acre lot from RMH (Residential Mobile Home) to R-3 (Residential) to allow a single-family home. City Plan Commission recommended 5-0 to approve the proposed rezoning on July 15, 2021. As of September 7, 2021, the Planning Division has not received any communication in support or opposition 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

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 21, BLOCK 2, 5984 SIXTA DRIVE, HARVEST MOONS FARMS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM RMH (Residential Mobile Home) 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 **LOT 21, BLOCK 2, 5984 SIXTA DRIVE, HARVEST MOONS FARMS**, located in the City of El Paso, El Paso County, Texas, be changed from **RMH (Residential Mobile Home)** 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

Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Efiwe

Philip F. Efiwe, Director
Planning & Inspections Department

5984 Sixta Dr.

City Plan Commission — July 15, 2021

REZONING



CASE NUMBER:	PZRZ21-00010
CASE MANAGER:	Emily Diaz-Melendez, 915-212-1612, DiazMelendezEM@elpasotexas.gov
PROPERTY OWNER:	Franciscan Fathers of Texas
REPRESENTATIVE:	Luis Javier Lopez
LOCATION:	5984 Sixta Dr. (District 1)
PROPERTY AREA:	0.22 acres
REQUEST:	Rezone from RMH (Residential Mobile Home) to R-3 (Residential)
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting to rezone one (1) 0.22-acre lot from RMH (Residential Mobile Home) to R-3 (Residential) to allow a single-family home.

SUMMARY OF DCC RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed development is in keeping with the policies of the G-3, Post-war Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZRZ21-00010

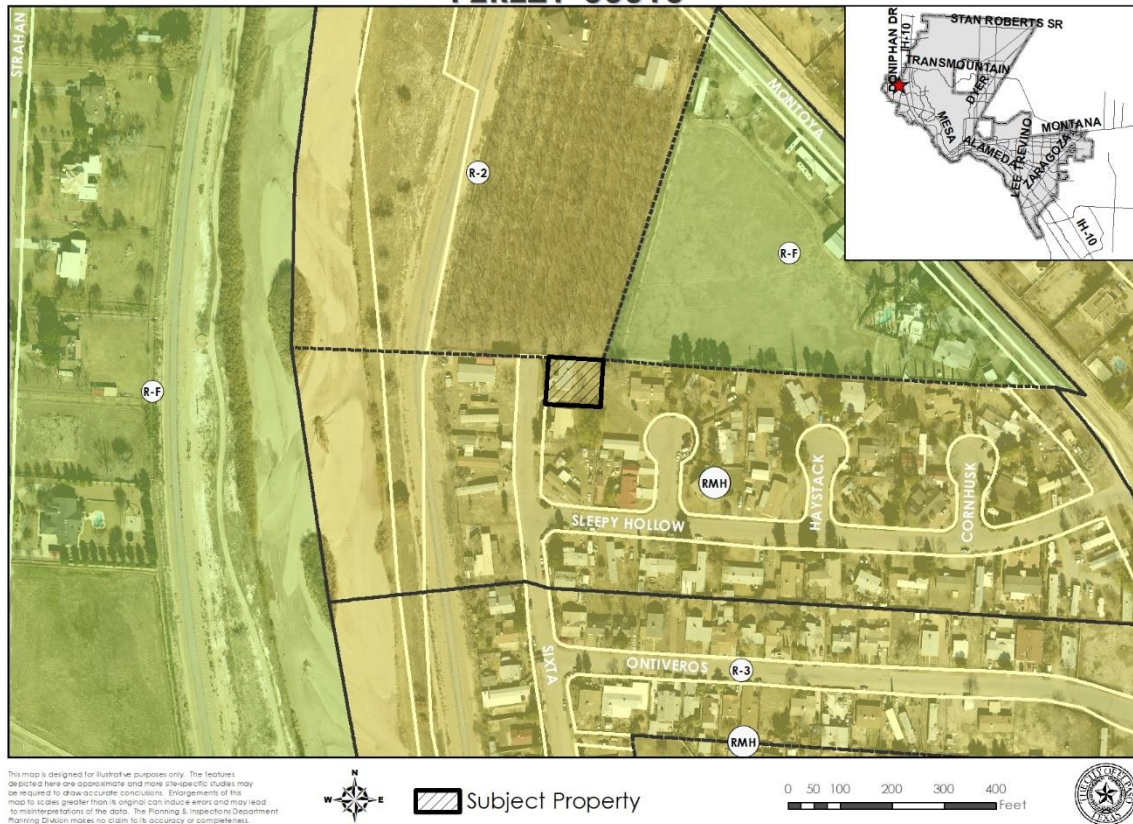


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone one (1) 0.22-acre lot from RMH (Residential Mobile Home) to R-3 (Residential) to allow a single-family home. The site plan shows a structure of 2,474 square feet, which will be comprised of an existing 1,302 square foot single-family home, a rear addition of 1,134 square feet and a front addition of thirty-eight (38) square feet. The proposed footprint demonstrates compliance with the proposed R-3 (Residential) District

PREVIOUS CASE HISTORY: N/A

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed single-family home is compatible with the surrounding neighborhood. The proposed development will have access from Sixta Dr., a local Street. The closest school is Herrera Elementary (1.5 miles) and the closest park is Little River Park (0.25 miles).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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 development is in character with the surrounding existing residential uses.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-3 (Residential): The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will 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 zoning district is compatible with other zoning districts surrounding the property. Properties around the proposed development are zoned RMH (Residential Mobile Home), R-2 (Residential), and R-F (Ranch Farm) and consist of single-family residential uses.</p>
<p>Preferred Development Locations: <i>Is the property in a preferred development location identified in Plan El Paso? State which one.</i></p>	<p>N/A</p>
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted</p>	<p>The subject property is not located within any historic districts, other special designations, or study area plans.</p>

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:	
small areas plans, including land-use maps in those plans.	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	There have been no recent major changes in the area.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the proposed development is from Sixta Dr., a local Street. Sixta Dr. will provide adequate access to the proposed use.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Reviewing departments recommend approval and all major comments have been addressed.

PUBLIC COMMENT: The subject property lies within the boundaries of the Upper Valley Neighborhood Association, who were notified by the applicant of the rezoning request. Notices were provided to all property owners within 300 feet of the subject property on July 2, 2021.

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. Detailed Site Plan (non-binding)

ATTACHMENT 1



PZR221-00010

ATTACHMENT 2

Texas Department of Transportation

No comments received

Planning and Inspections Department – Plan Review

Recommend approval.

Planning and Inspections Department – Landscaping Division

Recommend approval.

Planning and Inspections Department – Land Development

No objections to proposed rezoning.

El Paso County 9-1-1 District

The 911 District has no objections to the rezoning.

Fire Department

No adverse comments.

Police Department

No adverse comments.

Sun Metro

No objections.

El Paso Water

We have reviewed the request described above and provide the following comments:

El Paso Water (EPWU) does not object to this request.

Water:

There is an existing 6-inch diameter water main located approximately 20-feet west of the property line. This water main is available for service.

EPWater records indicate one (1) active $\frac{3}{4}$ -inch water meter serving the subject property. The service address for this meter is 5984 Sixta Drive.

Previous water pressure from fire hydrant #3800 located corner of Sixta Drive and Sleep Hollow Street, has yielded a static pressure of 62 psi, a residual pressure of 60 psi, and a discharge of 1,186 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch sanitary sewer main located approximately 35-feet west of the property line. This main is available for service.

General:

An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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:

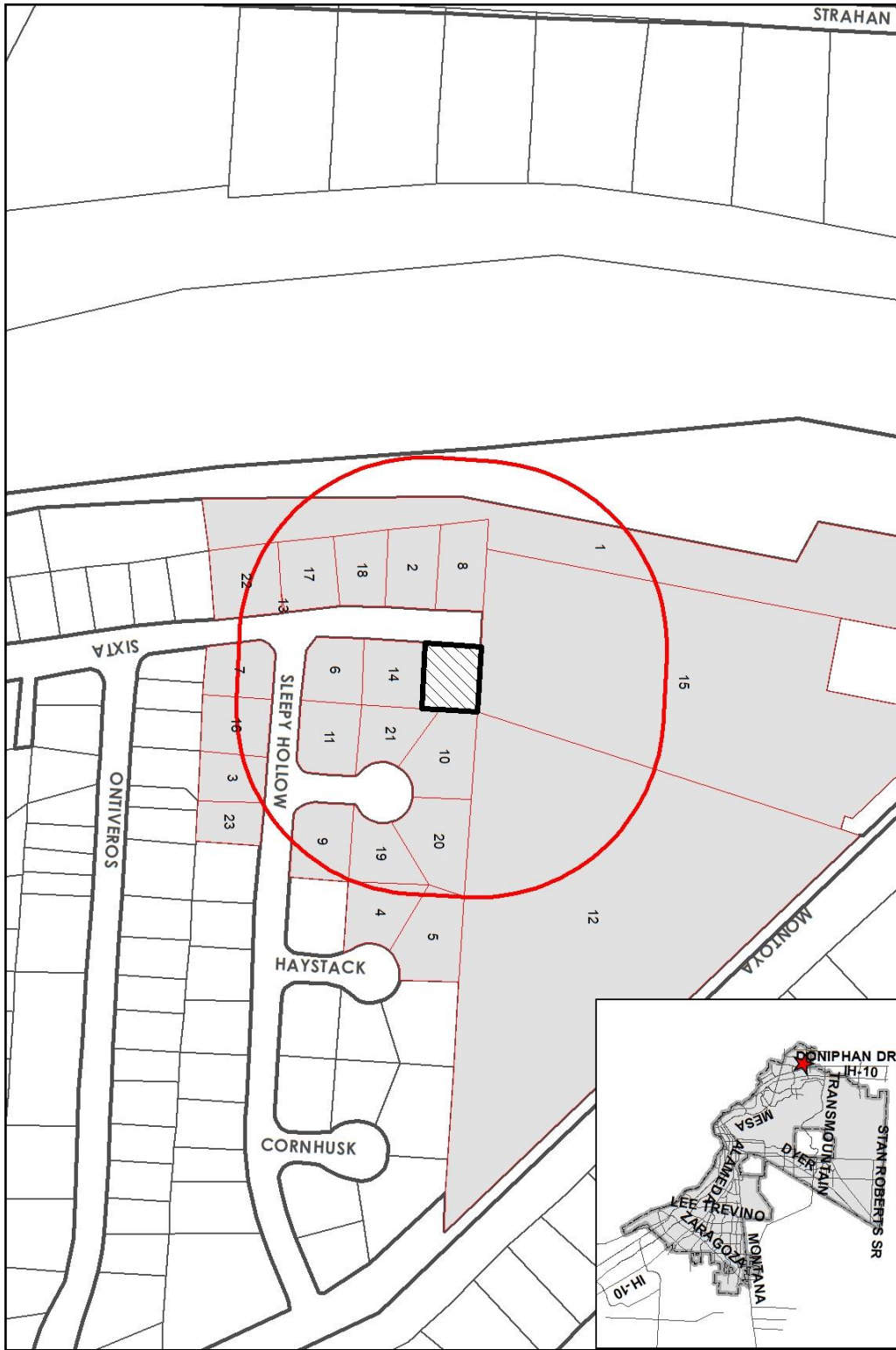
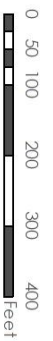
1. EPWater - SW has reviewed the case distribution described above and has no objections to the proposal. However, the ponding area shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

ATTACHMENT 3

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. Engagements of this map to other features than its original can induce error and may lead to unintended consequences. The Planning and Inspection Department Printing Section makes no claim to its accuracy or completeness.



 Subject Property
 Parcels within 300 feet



PZR21-00010

