

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

**AGENDA DATE:** October 12, 2021  
**PUBLIC HEARING DATE:** November 9, 2021

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Jorge Olmos, (915) 212-1607

**DISTRICT(S) AFFECTED:** District 6

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

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance changing the zoning for a portion of Tract 6, Fruitvale Addition, 8458 Roseway Drive, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-4 (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: 8458 Roseway Drive  
Applicant: Elder Ramirez, PZRZ21-00023

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-4 (Residential) to allow a single-family dwelling. The City Plan Commission recommended 5-0 to approve the proposed rezoning on September 9, 2021. As of September 15, 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

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 6, FRUITVALE ADDITION, 8458 ROSEWAY DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-4 (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 a portion of Tract 6, Fruitvale Addition, 8458 Roseway Drive, located in the 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-F (Ranch and Farm) to R-4 (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.

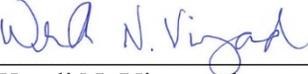
**THE CITY OF EL PASO:**

\_\_\_\_\_  
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. Etiwe, Director  
Planning & Inspections Department

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

# EXHIBIT A

Being a Portion of Tract 6,  
Fruitvale Addition,  
City of El Paso, El Paso County, Texas  
October 08, 2020

## METES AND BOUNDS DESCRIPTION 8458 Roseway Drive Exhibit "A"

**FIELD NOTE DESCRIPTION** of a Portion of Tract 6, Fruitvale Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found iron rod located at the common boundary corner of Tracts 5 and 6, same being the southerly right-of-way line of Roseway Drive (30' R.O.W.) and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said common boundary corner of Tracts 5 and 6 and along the southerly right-of-way line of Roseway Drive, South 77°30'00" East, a distance of 159.00 feet to a found iron rod for corner;

**THENCE**, leaving said southerly right-of-way line of Roseway Drive, South 15°00'00" West, a distance of 169.75 feet to a point for corner;

**THENCE**, North 77°30'00" West, a distance of 159.00 feet to a point for corner at the common boundary line of Tracts 5 and 6;

**THENCE**, along the common boundary line of Tracts 5 and 6, North 15°00'00" East, a distance of 169.75 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 26,964.56 square feet or 0.6190 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive. Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
I:\M&B\20-0\8458 Roseway.wpd



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

# 8458 Roseway Drive

City Plan Commission — September 9, 2021

REZONING



<b>CASE NUMBER:</b>	<b>PZRZ21-00023</b>
<b>CASE MANAGER:</b>	Jorge Olmos, 915-212-1607, OlmosJA@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Elder Ramirez
<b>REPRESENTATIVE:</b>	Elder Ramirez
<b>LOCATION:</b>	8458 Roseway Drive (District 6)
<b>PROPERTY AREA:</b>	0.62 acres
<b>REQUEST:</b>	Rezone from R-F (Ranch and Farm) to R-4 (Residential)
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT:</b>	None

**SUMMARY OF REQUEST:** The request is to rezone the subject property from R-F (Ranch and Farm) to R-4 (Residential) in order to allow for the use of a single-family residence.

**SUMMARY OF DCC RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan.

## PZRZ21-00023



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Subject Property

0 60 120 240 360 480 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone one (1) 0.62 acre lot from R-F (Ranch and Farm) to R-4 (Residential) to allow for a single family residence. The generalized site plan shows a proposed residential structure of approximately 2,000 square feet. The proposed development is in compliance with the proposed R-4 (Residential) district.

**PREVIOUS CASE HISTORY:** N/A

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed single-family residence is compatible with the surrounding neighborhood. The proposed development will have access from Roseway Dr., a local street. The closest school is Plato Academy (0.55 miles), and the closest park is Pueblo Viejo Park (0.30 miles).

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:  <b>G-3, Post-War:</b> 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><b>Yes.</b> The proposed development is in character with the surrounding existing single-family residential uses and places of worship in proximity, and is compatible with the G-3 designation.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:  <b>R-4 (Residential):</b> The purpose of this district is to allow for a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permits primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p><b>Yes.</b> The proposed zoning district is compatible with the other zoning districts surrounding the property. Properties around the proposed development are zoned R-F (Ranch and Farm), R-3A (Residential), and R-4 C SP (Residential/condition/special contract), and consist of single-family residential uses and places of worship.</p>
<p><b>Preferred Development Locations:</b> 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><b>Yes.</b> The proposed development is located in proximity to various public transit facilities. The property has access to Alameda Ave, classified as a major arterial as per the City of El Paso’s Major Thoroughfare Plan.</p>
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	

<b>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:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within any historic districts, other special designations, or study area plans.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	There are no anticipated effects on the natural environment. The subject property is not within any arroyos or environmentally-sensitive areas.
<b>Stability:</b> Whether the area is stable or in transition.	The area is stable.
<b>Socioeconomic &amp; Physical Conditions:</b> 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 Roseway Drive, a local street. Roseway Drive will provide adequate access to the proposed development.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** The reviewing departments recommend approval, with all major comments having been addressed.

**PUBLIC COMMENT:** Notices were provided to all property owners within 300 feet of the subject property on August 27, 2021. As of September 2, 2021, there has been no communication in support of or in opposition to the 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 (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

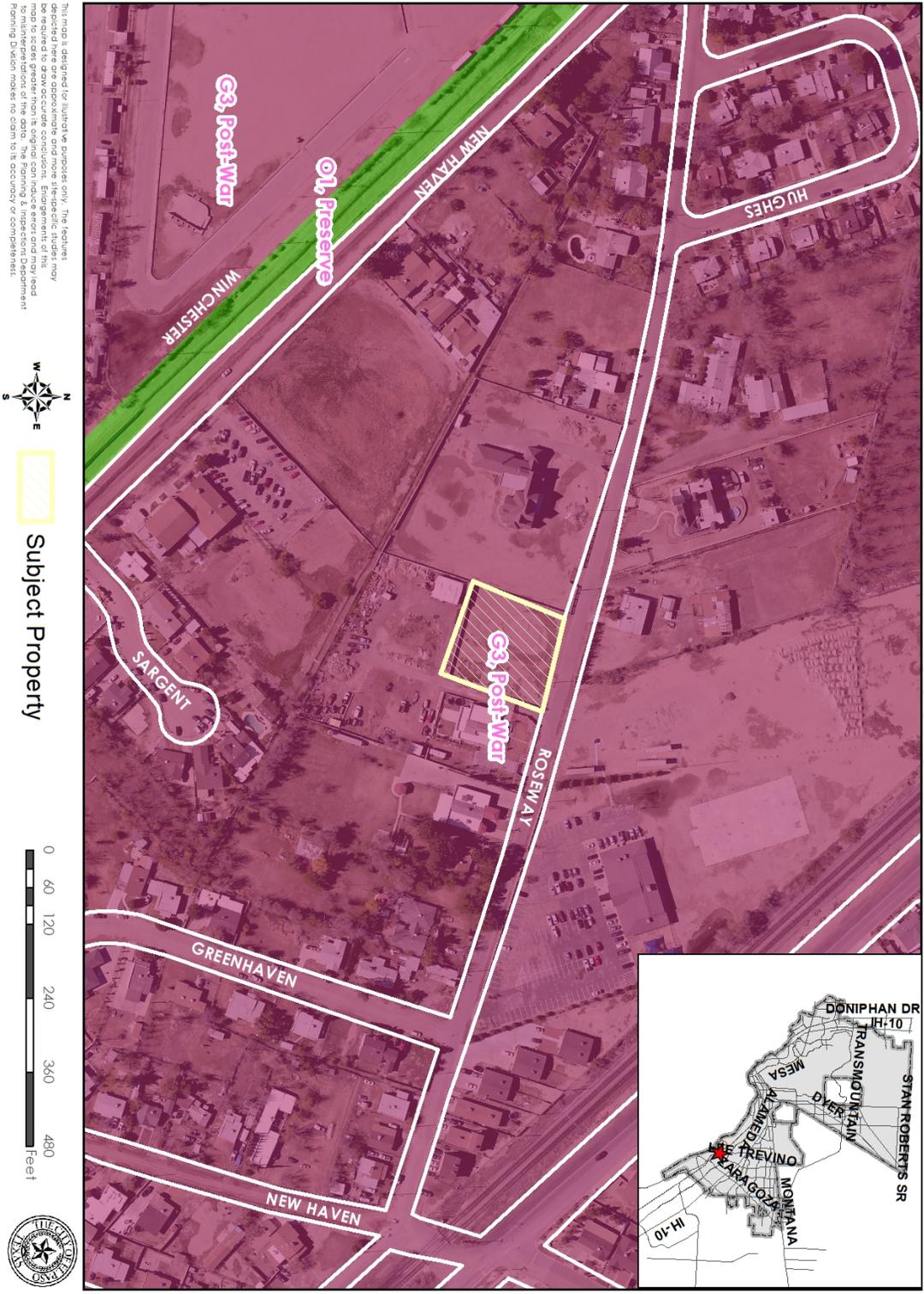
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Neighborhood Notification Boundary Map
3. Conceptual Site Plan (non-binding)
4. Department Comments

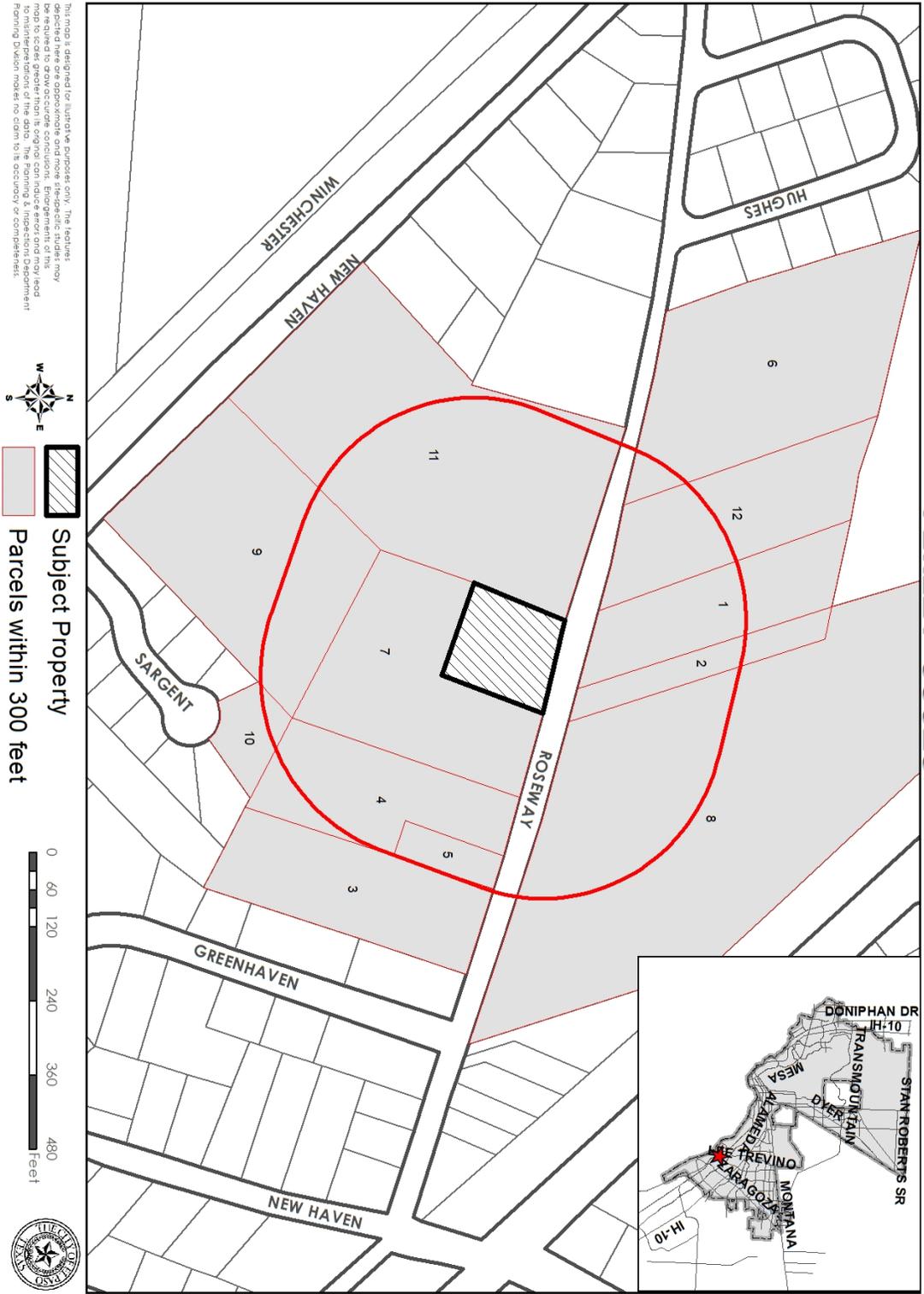
# ATTACHMENT 1

PZR21-00023



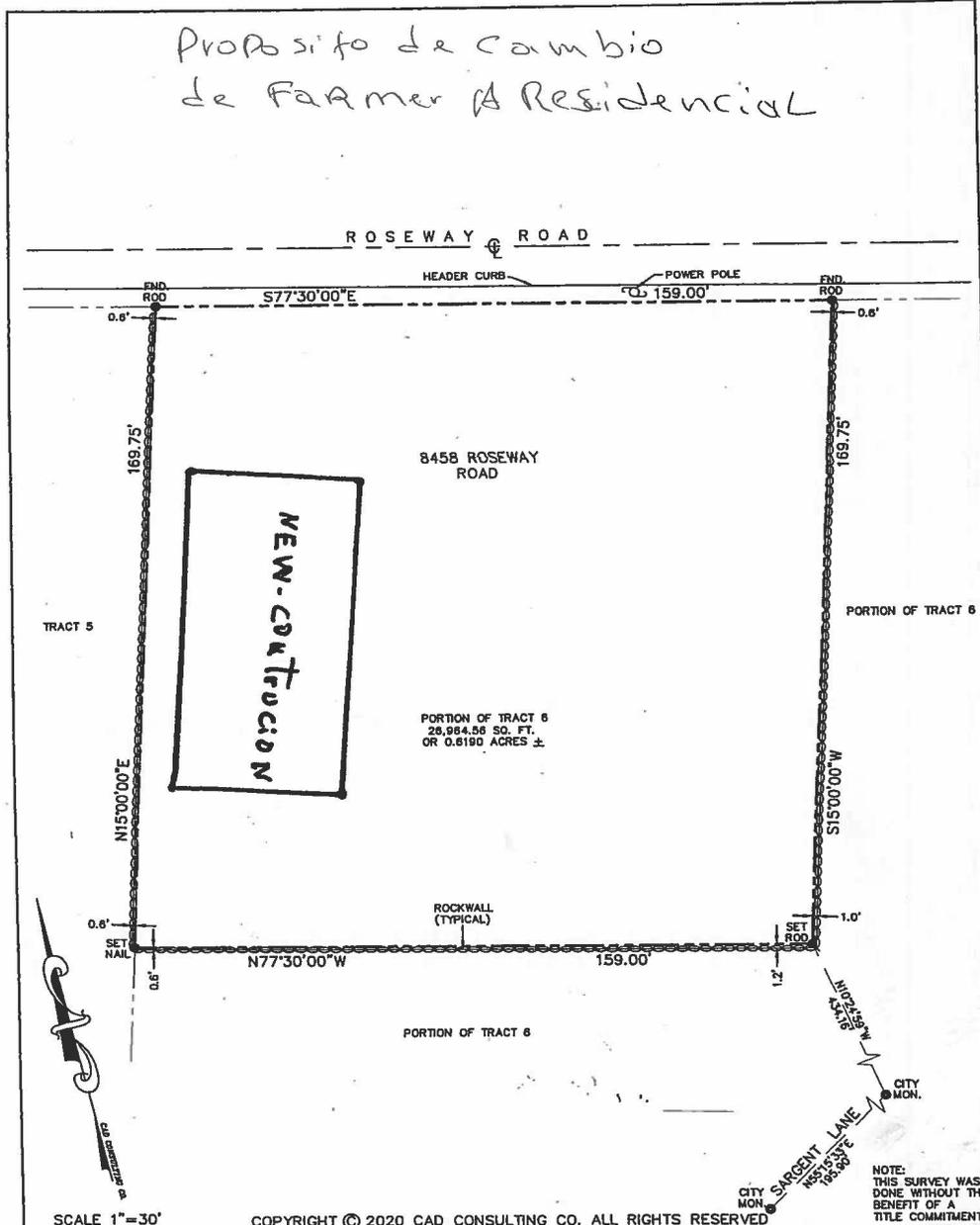
# ATTACHMENT 2

PZR21-00023



# ATTACHMENT 3

Proposito de cambio  
de Farmer A Residencial



<p style="text-align: center;"><b>CERTIFICATION</b></p> <p style="text-align: center;">OF</p> <p style="text-align: center;">3950</p> <p style="text-align: center;">SURVEY</p> <p style="text-align: center;">CARLOS M. JIMENEZ R.P.L.S. No. 3950</p>	<p>JOB # 11-0510    DATE: 11-10-20    FIELD: JM    OFFICE: EA    FILE: NET\ENRIQUE\2011\11-0510</p>
	<p>LOCATED IN ZONE    x    PANEL # 480214-0048-C    DATED 02-16-06</p>
	<p>RECORDED IN VOLUME 11 PAGE 36    , PLAT RECORDS, EL PASO COUNTY, TX</p>
<p>8458 ROSEWAY ROAD A PORTION OF TRACT 6 (SEE EXHIBIT "A") FRUITVALE ADDITION CITY OF EL PASO,    EL PASO COUNTY,    TEXAS</p>	
<p><b>CAD CONSULTING COMPANY</b> 1790 LEE TREVINO DRIVE SUITE 503 EL PASO, TEXAS 79936 (915) 633-6422</p>	

# **ATTACHMENT 4**

## **Planning and Inspections Department – Planning Division**

Recommend approval.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No objections to proposed rezoning. At the time of submittal for building permit the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

## **Planning and Inspections Department – Land Development**

- 1: No objections to the proposed rezoning.
- 2: On-site ponding is required in compliance with sections (DSC Panel 1-4C-J, 19.19.010A and DDM, 11.1).

## **El Paso Water**

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

### **Water:**

There is an existing 6-inch diameter water main that extends along the northern side of Roseway Dr. This main is available for service.

EPWater records indicate that there are no services to property.

Previous water pressure from fire hydrant #2123, located 166 feet east of the intersection of Roseway Dr. and Hughes Cir. has yielded a static pressure of 100 psi, a residual pressure of 90 psi, and a discharge of 1,061 gallons per minute. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

### **Sanitary Sewer:**

There is an existing 8-inch sanitary sewer main that extends along the southern side of Roseway Dr. This main is available for service.

### **General:**

EPWater requires a new service application to provide service addition to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 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.

## **Fire Department**

No adverse comments.

**Sun Metro**

No objections.

**911 District**

No comments/concerns regarding this property.

**El Paso County Water Improvement District #1**

EPCWID1 has no comments on the above item.



# 8458 Roseway Dr. Rezoning Application

PZRZ21-00023

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



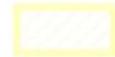
# PZRZ21-00023



## Aerial



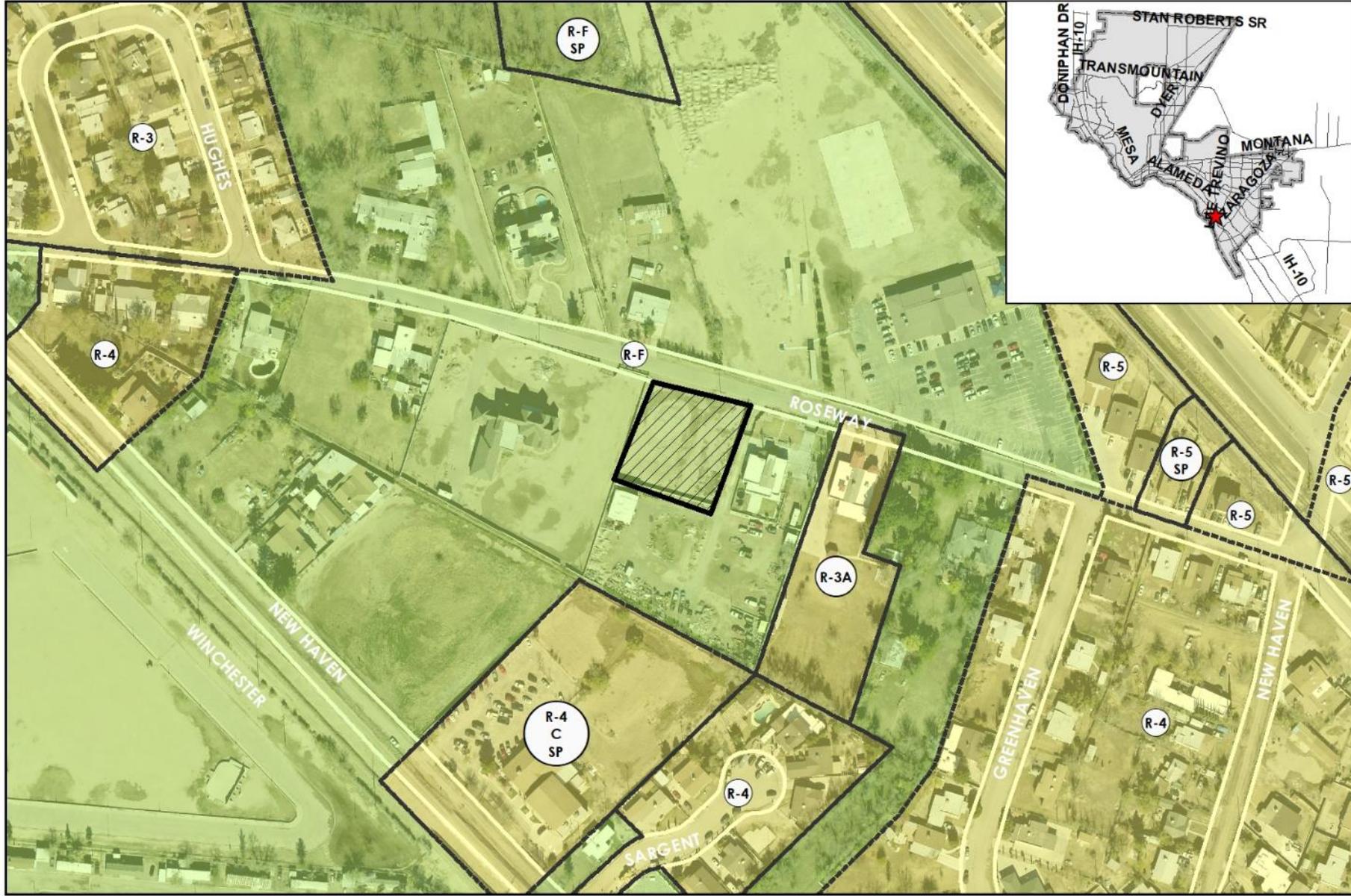
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Subject Property



## Existing Zoning



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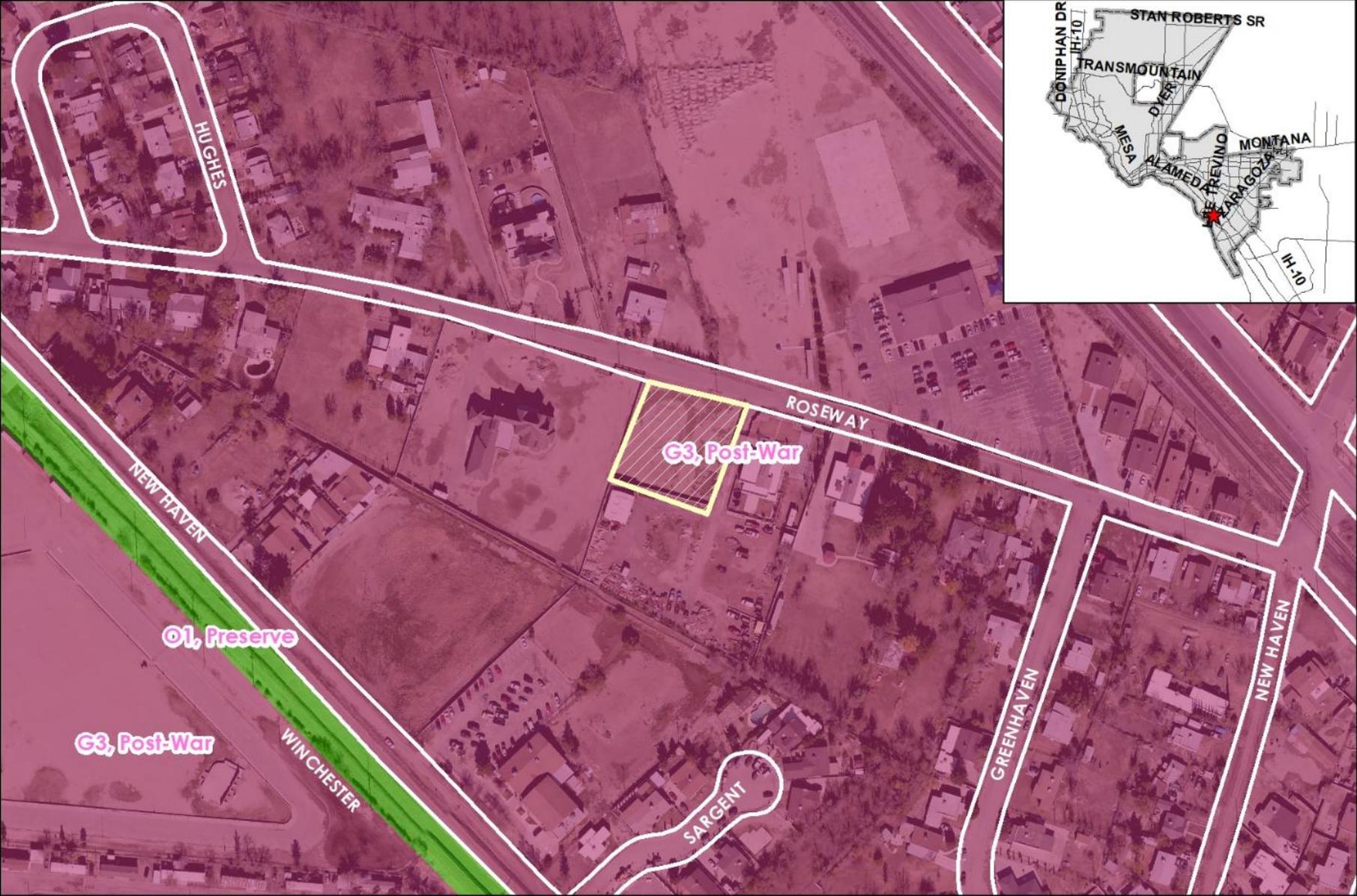


Subject Property



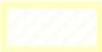


# Future Land Use



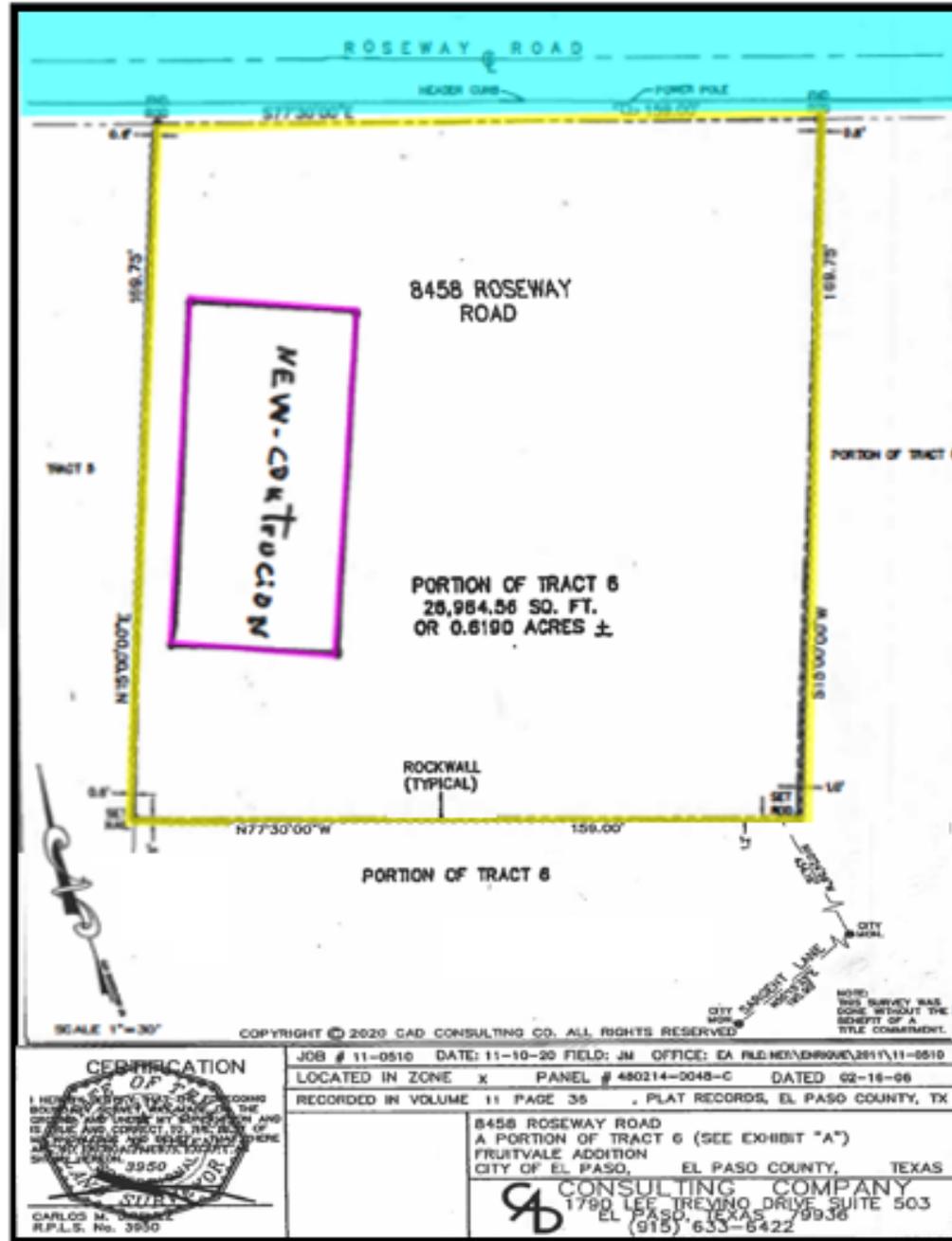
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 Subject Property



# Conceptual Plan





# Subject Property

# Surrounding Development



N



W

E

S



# Public Input

- Notices were mailed to property owners within 300 feet on August 27, 2021.
- The Planning division has not received any communication in support of or in opposition to the request.





## Recommendation

- The City Plan Commission recommends 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