

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: December 27, 2006
Public Hearing: January 16, 2007

CONTACT PERSON/PHONE: Stephen Schlett, 541-4935

DISTRICT(S) AFFECTED: #6

SUBJECT

An Ordinance changing the zoning of Tracts 16A, 16B1, 16C, 17A, 22 and suspended area, Block 52, Ysleta Grant, City of El Paso, El Paso County Texas, from R-F (Ranch and Farm) to C-4 (Commercial) and imposing a condition. The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: Joe Rodriguez Drive and Venture Drive. Applicant: John Dillan. ZON06-00135 (District 6)

BACKGROUND / DISCUSSION:

See attached report.

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation (unanimous)
City Plan Commission (CPC) – Approval Recommendation (vote 6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Alan Shubert

APPROVED FOR AGENDA:

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 16A, 16B1, 16C, 17A, 22 AND SUSPENDED AREA, BLOCK 52, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL), AND IMPOSING A CONDITION. 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 *Tracts 16A, 16B1, 16C, 17A, 22 and suspended area, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this city:

There shall be no access to the subject property from Southside Road.

PASSED AND APPROVED this _____ day of _____, 2007.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

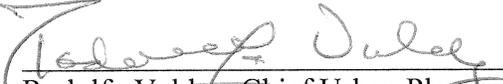
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Hillary S. McGinnes
Assistant City Attorney



Rodolfo Valdez, Chief Urban Planner
Development Services Department

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'Rourke, DISTRICT 8

DEVELOPMENT SERVICES PLANNING DIVISION

December 8, 2006

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

FROM: Stephen Schlett, Planner

SUBJECT: ZON06-00135

The City Plan Commission (CPC), on December 7, 2006, voted **6 to 0** to recommend **APPROVAL** of rezoning the subject property from R-F(Ranch and Farm) to C-4 (Commercial) zoning with the following condition:

There should be no access to the subject property from Southside Road.

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 that 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.

Planning Division has received one letter in opposition to this request.

Attachment: Location Map, Aerial Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00135

Property Owner: Joe Rodriguez LP

Applicant: John Dillan

Representative(s): Quantum Engineering Consultants, Inc.

Legal Description: Tracts 16-A, 16-B1, 16-C, 17-A, 22 and suspended area, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas

Location: Joe Rodriguez Drive/Venture Drive

Representative District: 6

Area: 39.30 Acres

Present Zoning: R-F (Ranch and Farm)

Present Use: Ranch and Farm

Proposed Zoning: C-4 (Commercial)

Proposed Use: Warehouse/Light Industrial

Recognized Neighborhood Associations Contacted: N/A

Surrounding Land Uses:

North -	C-4 (Commercial) / vacant
South -	R-F (Ranch and Farm) / vacant
East -	M-1/sc (Light Manufacturing / special contract) / vacant
West-	C-4/c/sc (Commercial / condition / special contract) / Texas International Oil and Gas

Year 2025 Designation: Industrial (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, 12/7/2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00135

GENERAL INFORMATION:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to C-4 (Commercial) in order to permit Warehouse/Light Industrial development. The property is 39.30 acres in size and is currently vacant. The proposed site plan shows a Corporate Center consisting of 11 structures to be located on the site. Access is proposed via Joe Rodriguez Drive with parking spaces provided. 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-F (Ranch and Farm) to C-4 (Commercial) with the following condition:

“That no access to the subject property be permitted from Southside Road.”

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommends that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Industrial land uses.

C-4 zoning permits Warehouse/Light Industrial use and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the C-4 zoning protect the best interest, health, safety and welfare of the public in general?
2. Will Warehouse/Light Industrial use 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

Warehouse/light industrial activity permitted on C-4 (Commercial) district. Insufficient data submitted to determine compliance with individual use parking and setback back requirements. Shall need to provide a 6 ft. High masonry wall along property lines abutting R-F (Ranch and Farm) residential district.

Landscape Review

Landscape required for this project. No calculations provided.

Development Services Department - Planning Division Comments:

Current Planning:

Recommend approval of the zoning change from R-F (Ranch and Farm) to C-4 (Commercial) with the condition "That no access to the subject property be permitted from Southside Road."

1. The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Industrial land uses.
2. C-4 zoning permits Warehouse/Light Industrial use and is compatible with adjacent development.

Subdivision Review:

No comments received.

Engineering Department - Traffic Division Comments:

No major traffic issues with the proposed rezoning change.

Fire Department Comments:

No comments received.

El Paso Water Utilities Comments:

Water

Along Americas Avenue (Loop 375) between Playa Drain and Southside Road there is an existing twelve (12) inch diameter water main.

Along Joe Rodriguez Drive between Americas Avenue (Loop 375) and Venture Drive there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 217 feet south of Venture Drive.

From the intersection of Southside Road and Americas Avenue (Loop 375) along Southside Road towards the south there are no existing water mains fronting the subject Property.

Along Venture Drive there is an existing twelve (12) inch diameter water main. East of Joe Rodriguez Drive this main dead-ends at approximately 284 feet east of Joe Rodriguez Drive.

West of Joe Rodriguez Drive this main dead-ends at approximately 314 feet west of Joe Rodriguez Drive.

From the intersection of Southside Road and the Mesa Drain Interceptor (Playa Drain) along Southside Road towards the north there is an existing twelve (12) inch diameter water main. This main dead-ends at approximately 235 feet north of the Mesa Drain Interceptor (Playa Drain).

Previous water pressure readings conducted on a fire hydrant located at the corner of Americas Avenue (Loop 375) and Joe Rodriguez Avenue have yielded a static pressure of 94 pounds per square inch (psi), residual pressure of 74 psi, discharge of 1,186 gallons per minute (gpm).

Previous water pressure readings conducted on a fire hydrant located at the corner of Joe Rodriguez Drive and Venture Drive have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 82 psi, discharge of 1,233 gallons per minute (gpm).

Sanitary Sewer

Within Lot 1, Block 1, and Lot 1, Block 2, Americas Industrial Park, (east and west of Joe Rodriguez Drive) there is an existing twelve (12) inch diameter pressurized sanitary sewer main (force main). This force main is located south of Americas Avenue (Loop 375) within an easement. No service connections are allowed to this main.

Within Lot 1, Block 1, Americas Industrial Park, (east of Joe Rodriguez Drive) there is an existing eight (8) inch diameter sanitary sewer main.

Within Lot 1, Block 2, Americas Industrial Park, (west of Joe Rodriguez Drive) there are no existing sanitary sewer mains.

Along Joe Rodriguez Drive between Americas Avenue (Loop 375) and Venture Drive there is an existing sanitary sewer main. The size of this main along Joe Rodriguez Drive from Americas Avenue (Loop 375) to Lot 4, Block 2, Americas Industrial Park, is eight (8) inches in diameter. From this point towards the south along Joe Rodriguez Drive the size of the main increases to twelve (12) inches in diameter. This 12-inch diameter main dead-ends at approximately 214 feet south of Venture Drive.

Within Lot 4, Block 2, Americas Industrial Park, there is an existing fifteen (15) inch diameter sanitary sewer main.

Along Venture Drive east of Joe Rodriguez Drive there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 280 feet east of Joe Rodriguez Drive.

Along Venture Drive west of Joe Rodriguez Drive there are no existing sanitary sewer mains.

General

The existing water system requires being looped.

The Owner /Developer will be responsible for the acquisition of easements, if required.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

Americas Avenue (Loop 375) is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Americas Avenue (Loop 375) right-of-way requires written permission from TxDOT.

Permits from the El Paso County Water Improvement District No. 1 (EPCWID No. 1) will be required in the event that the proposed water and sanitary sewer facilities cross the EPCWID No. 1 right-of-way.

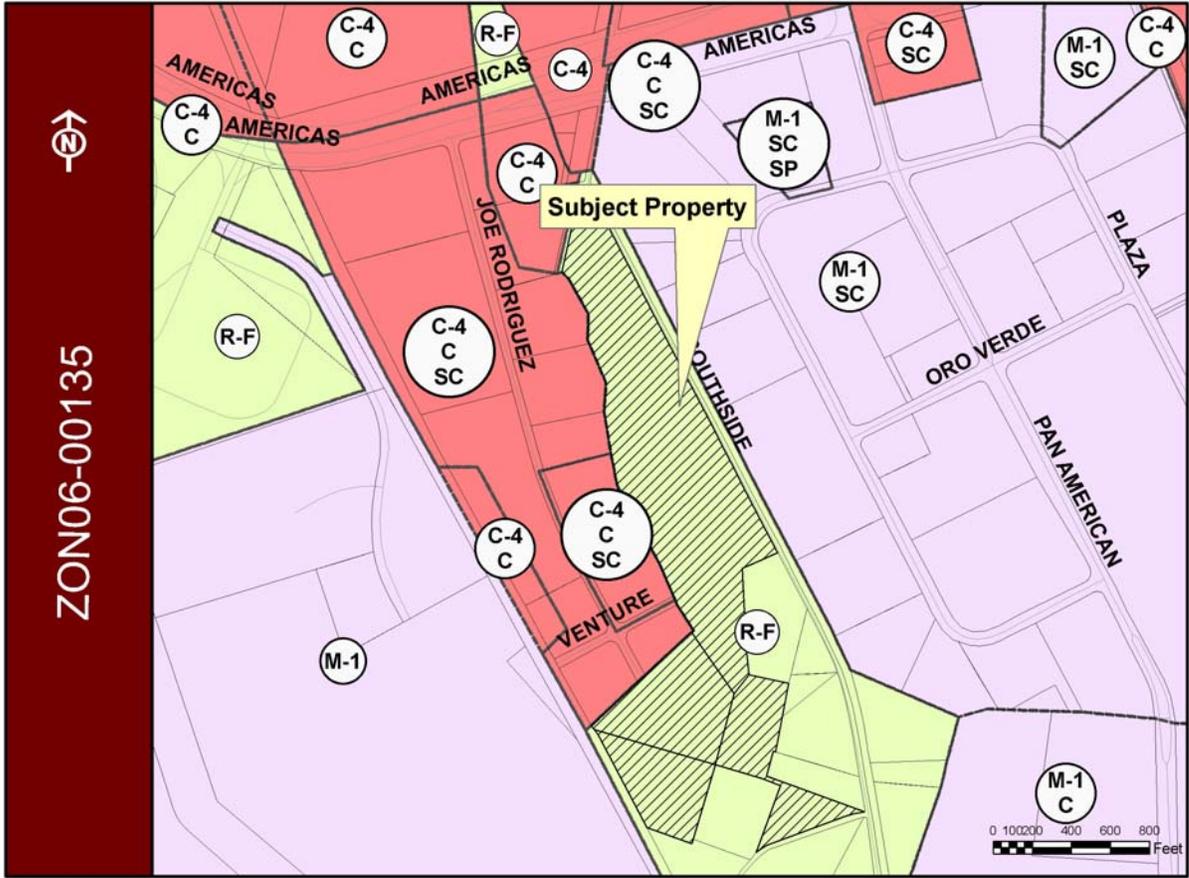
The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans to initialize the design of the water and sanitary sewer main extensions to serve subject subdivision. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. Furthermore, application for services for subject subdivision must be made in conjunction with the request for water and sanitary sewer main extensions. The improvement plans should include a site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance which are required at the time of application. The certificate-of-compliance can be obtained on the 2nd floor at City Hall.

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



SITE PLAN

