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

DEPARTMENT: **Development Services Department**

AGENDA DATE: **Introduction: January 8, 2008**
Public Hearing: January 29, 2008

CONTACT PERSON/PHONE: **Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov**

DISTRICT(S) AFFECTED: 8

SUBJECT:
An Ordinance changing the zoning of a portion of Block 5, Fiesta Hills Addition Unit One, City of El Paso, El Paso County, Texas from C-1 (Commercial) to C-3 (Commercial) and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject property: 5375 North Mesa Street. Applicant: Edward Abraham ZON07-00131 (District 8)

BACKGROUND / DISCUSSION:
See attached report.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (6-1)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF BLOCK 5, FIESTA HILLS UNIT ONE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO C-3 (COMMERCIAL), AND IMPOSING A CONDITION. 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:

That the zoning of *a portion of Block 5, Fiesta Hills Unit One, City of El Paso, El Paso County, Texas,* be changed from **C-1 (Commercial)** to **C-3 (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:

That a 6' high masonry wall along the boundary of the property abutting the residential use be required.

PASSED AND APPROVED this _____ day of _____, 200_____.

THE CITY OF EL PASO

_____
John F. Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Kelly Carpenter
_____
Kelly Carpenter, AICP, Deputy Director
Development Services Department –
Planning Division

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5375 NORTH MESA

Property Description: A portion of Block 5 Fiesta Hills Addition Unit One, El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Block 5, Fiesta Hills Addition Unit One, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found "X" lying on the intersection of the Easterly right-of-way line of Festival Drive and the Southerly right-of-way line of North Mesa Street; Thence, South 43°54' 00" East, along said Southerly right-of-way line, a distance of 140.00 feet to a found rebar with cap, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 43° 54' 00" East, continuing along said right-of-way line, a distance of 200.00 feet, to a found chiseled "X" lying on the common boundary line between Block 5, Fiesta Hills Addition Unit One and A. F. Miller Survey 215 (Public Service Board Land) and a point for a corner;

THENCE, South 46° 06' 00" West, along said boundary line, a distance of 125.00 feet, to a point for a corner, with reference mark to a set nail and shiner of 5.88 feet and 0.42 feet in a northeasterly direction and a set nail and shiner of 5.09 feet and 1.36 feet in a northwesterly direction;

THENCE, North 43° 54' 00" West, along the southwesterly boundary line, of this property a distance of 200.00 feet, to a found nail and a point for a corner;

THENCE, North 46° 06' 00" East, a distance of 125.00 feet, to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 0.574 acres (25,000 sq. ft.) of land more or less.

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SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998

October 9, 2007
Job Number 06-07-2606

EXHIBIT A

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

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MEMORANDUM

DATE: December 21, 2007

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

FROM: Mirian Spencer, Planner

SUBJECT: ZON07-00131

The City Plan Commission (CPC), on December 6, 2007, recommended **Approval** of rezoning the subject property from C-1 (Commercial) to C-3 (Commercial), concurring with Staff's recommendation. The City Plan Commission imposed the condition that the applicant constructs a six-foot masonry screening wall along the property line adjacent to the multi-family apartments located to the rear of the subject property line. The condition was imposed in order to protect the health, safety, and welfare of the adjacent property owners and as an attempt to mitigate the concerns stated in opposition to the request for rezoning.

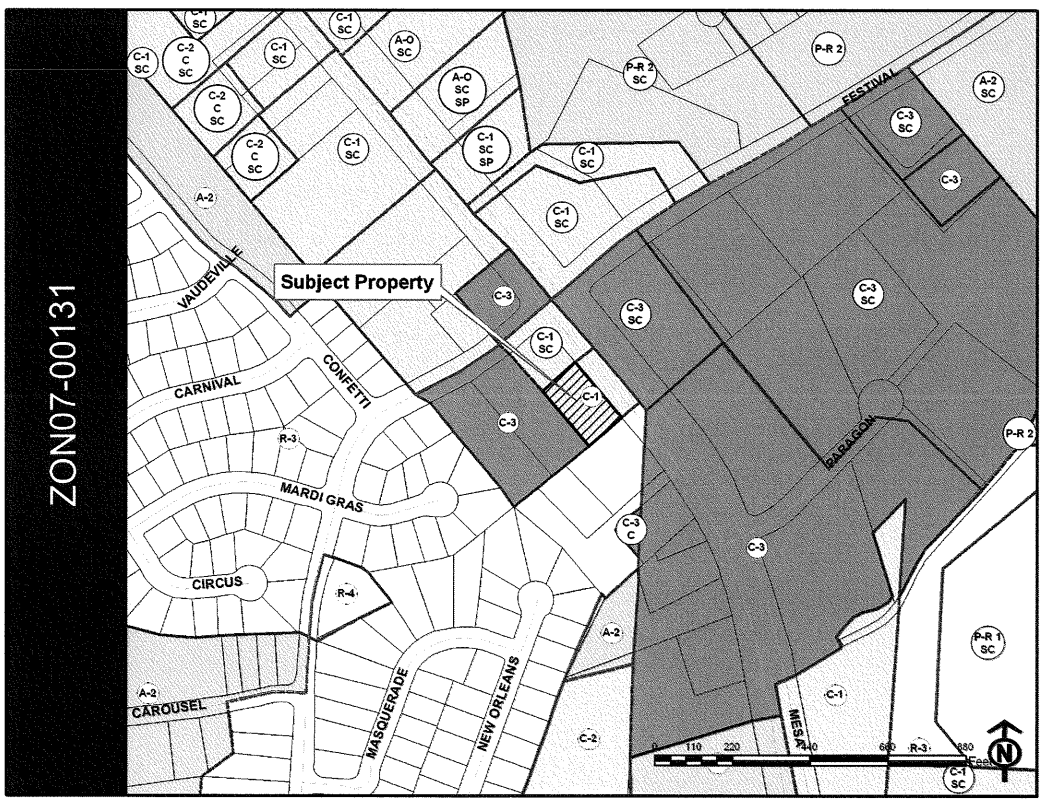
The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map which designates the property for mixed-use development. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There were **two letters in support, one letter, and one petition in opposition** to this request. The opposition to the rezoning request is from the property owner of the apartment complex and the petition was signed by the residents of the apartment complex and some of the tenants within the commercial shopping centers. The signatures on the petition are not from adjacent property owners and will not require a supermajority vote of council.

Attachment: Staff Report, Location Map, Site Plan, support letters, opposition petition, and opposition letter, opposition map

ZON07-00131

Application Type:	Rezoning
Property Owner(s):	Edward Abraham
Legal Description:	A portion of Block 5, Fiesta Hills Unit One, City of El Paso, El Paso County, Texas
Location:	5375 North Mesa Street
Representative District:	8
Area:	Parcel 1: 0.574 Acres
Present Zoning:	Parcel 1: C-1 (Commercial)
Present Use:	Unoccupied Structure
Proposed Zoning:	Parcel 1: C-3 (Commercial)
Proposed Use:	UTEP Bus storage and repair facility
Recognized Neighborhood Associations Contacted:	Save the Valley Neighborhood Association, Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association, Mesa Hills Neighborhood Association
Public Response:	Two letters in support, and one petition and one letter in opposition
Surrounding Land Uses:	**North** – C-1/sc/Gas Station; **South** – C-3/c/EPWU storage tanks; **East** – C-3/sc/Retail Shopping Center; **West-** C-3/church
Year 2025 Designation:	Mixed Use **(Northwest Planning Area)**



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General Information:
The applicant is requesting a rezoning from C-1 (Commercial) to C-3 (Commercial). The conceptual site plan shows the existing 3,273 square foot automotive repair building with 17 parking spaces. Access is proposed via North Mesa Street. There are no zoning conditions imposed on this property.

Staff Recommendation:
The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from C-1(Commercial) to C-3 (Commercial).

The recommendation is based on the following:

The recommendation is based on the subject property being located along a state highway and the property being surrounded by high density commercially zoned property. The proposed zone is compatible with the surrounding zoning designations and development.

> **The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso "provide a pattern of commercial and office development which best serves community needs and compliments and which compliments and serves all other land uses."
>
> **The Year 2025 Projected General Land Use Map** for the Northwest Planning Area designates this property for **Commercial** land uses.
>
> **C-3 zoning** permits a UTEP bus storage and repair facility and **is compatible** with adjacent development.

Findings:
The Commission must determine the following:

1. Will the zoning protect the best interest, health, safety, and welfare of the public in general?
2. Will UTEP Bus Transit Depot 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?

Development Services Department - Building Permits and Inspections Division:
Zoning Review: Transportation bus terminal permitted on proposed C-3 (Commercial) district. A 100 foot setback shall be provided along the property lines abutting the R-3 (Residential) district. Submittal not showing proposed parking spaces. Shall require a six-foot high masonry screening wall along the property lines abutting the R-3 (Residential) district.
Landscape Review: No comments received

Development Services Department - Planning Division:
Current Planning: Recommends approval. The proposed zoning is compatible with adjacent uses and development, and is compatible with the 2025 Projected Land Use for the area which is commercial.
Land Development: No comments received

Engineering Department - Traffic Division:
No apparent traffic concerns. A detailed site plan shall be required.

Fire Department:
No comments received.

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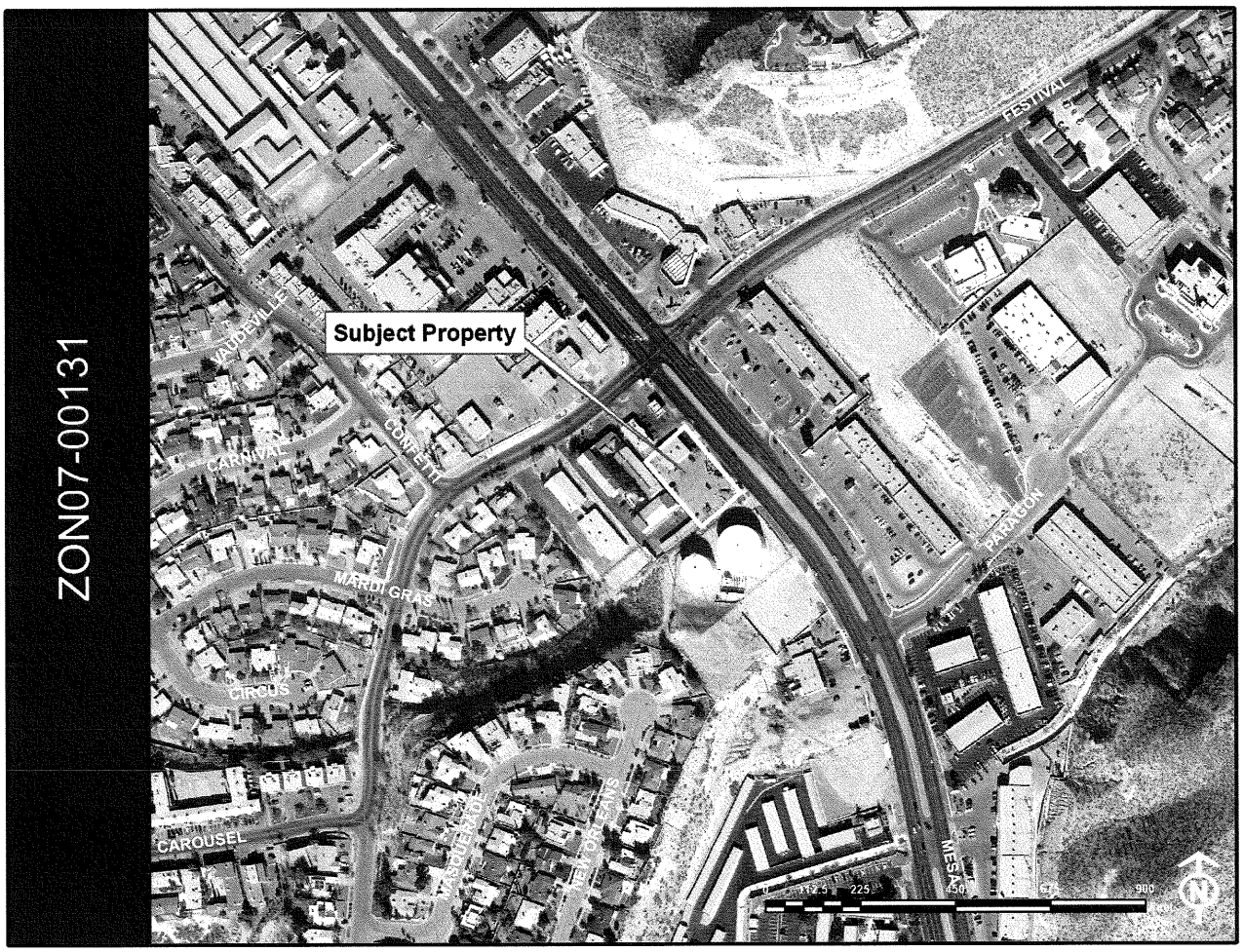
El Paso Water Utilities:
EPWU does not object to this request.



List of Attachments
Attachment 1: Conceptual Site Plan
Attachment 2: Conceptual Parking Plan
Attachment 3: Application
Attachment 4: Support Letter
Attachment 5: Support Letter
Attachment 6: Opposition Petition
Attachment 7: Opposition Letter
Attachment 8: Opposition Map

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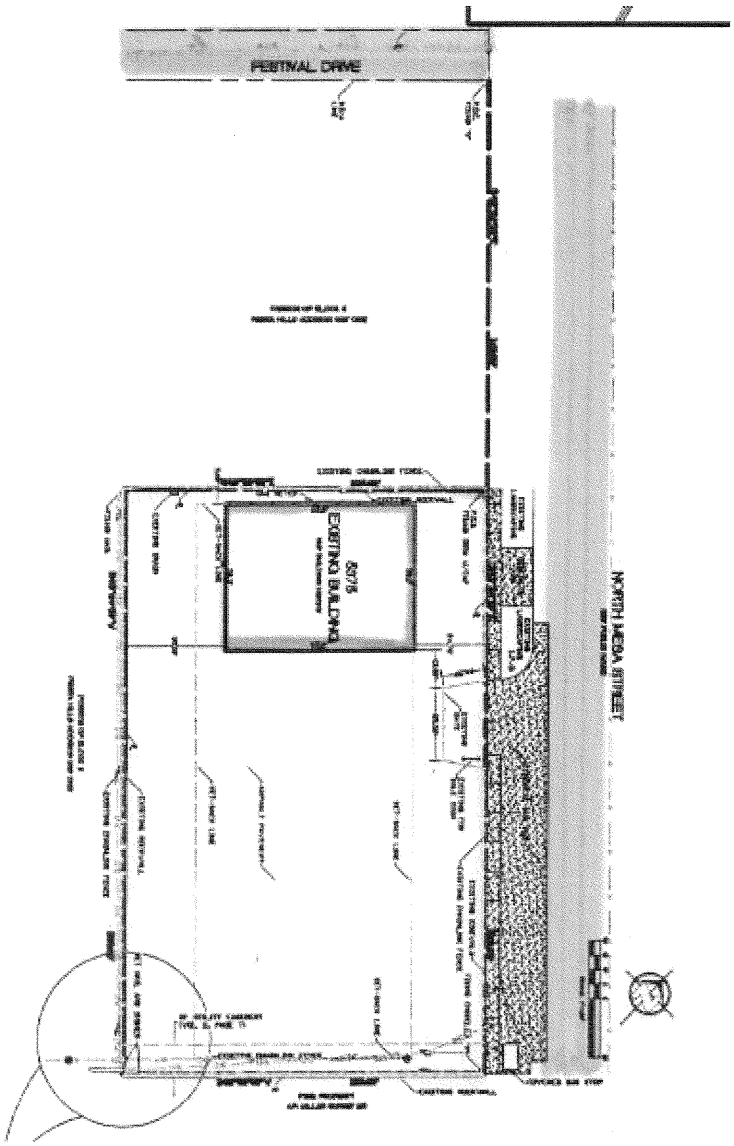
Attachment 1: Conceptual Site Plan



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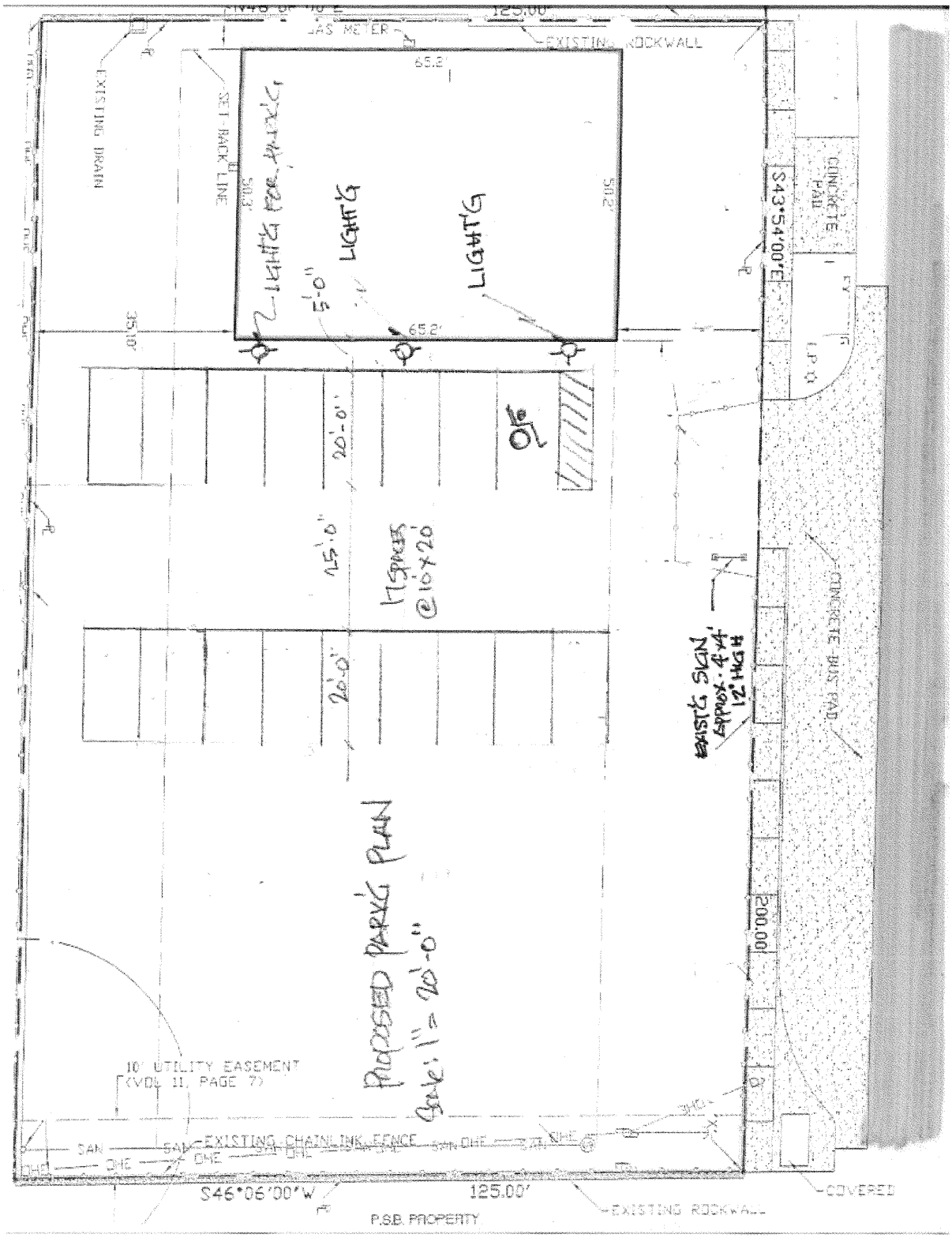
Attachment 2: Conceptual Parking Plan



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Attachment 3: Application

REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

City of El Paso, Texas
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4024

1. CONTACT INFORMATION

PROPERTY OWNER(S): Edward Abraham

REPRESENTATIVE(S): SAME

ADDRESS: _____ ZIP CODE: _____ PHONE: _____

E-MAIL ADDRESS: _____ FAX: _____

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: F 315 99900500 500

LEGAL DESCRIPTION: A portion of BLK 5, FIESTA HILLS ADDITION, UNIT ONE

STREET ADDRESS OR LOCATION: 5375 Mesa REP DISTRICT: 8

ACREAGE: 0.574 Acres PRESENT ZONING: C-1 PRESENT LAND USE: VACANT

PROPOSED ZONING: C-3 PROPOSED LAND USE: UTEP Bus Transit Depot

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____

LEGAL DESCRIPTION: _____

STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____

ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____

PROPOSED ZONING: _____ PROPOSED LAND USE: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____

LEGAL DESCRIPTION: _____

STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____

ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____

PROPOSED ZONING: _____ PROPOSED LAND USE: _____

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):

Printed Name: Edward Abraham Signature: [signature]

Printed Name: _____ Signature: _____

Printed Name: _____ Signature: _____

Note: Signatures are required for all owners of record for the property proposed for rezoning. Attach additional signatures on a separate sheet of paper.

****OFFICE USE ONLY****

ZON 07-00131 RECEIVED DATE: 10/09/07 APPLICATION FEE: $ 750.00/100

DCC REVIEW DATE: 10/31/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)

CPC REVIEW DATE: 12/6/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)

ACCEPTED BY: A.R.

CITY OF EL PASO PAID OCT 09 2007 DEVELOPMENT SERVICES DEPT.

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Revised 9/2006

1

Attachment 4: Support Letter

From: Charlie Wakeem
To:
Subject:
Date: Tue, 14 Aug 2007 4:15 pm

Edward,

I not only approve of the zoning change for the use intended, but I encourage it. Good luck on the project.

Charlie Wakeem

pabrahamco@aol.com wrote:

> Dear Mr. Wakeem,
>
> Please read the attached notice and respond if necessary.
>
> Thank you,
>
> Edward Abraham
>
> ---
>
> AOL now offers free email to everyone. Find out more about what's free from AOL at **AOL.com**.

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Attachment 5: Support Letter

GEM REAL ESTATE INVESTMENTS
3737 GATEWAY WEST
EL PASO, TEXAS 79903
(915) 565-3737 OFFICE
(915) 565-0550 FAX

December 6, 2007

Reference: Zoning change at 5347 N. Mesa

Dear Members of City Council,

We are the owners of the Abcom Transmission building at 5347 N. Mesa and Mesa Business Park Building at 5360 N. Mesa which is directly in front from the proposed change of zone at 5375 N. Mesa .We are in favor of the C-3 zoning at 5375 N. Mesa and have no objection to it.

Sincerely,

Gilbert Malooly
Owner

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DEC-06-2007 12:51 PM GEM REAL ESTATE P. 2

CAVALIER INVESTMENT CO., INC.

CITY CLERK DEPT.
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PETITION

Ms. Miriam Spencer, Planner
Development Services Dept.
#2 Civic Center Plaza, 5th Floor
El Paso, Texas 79902

RE: Case # Z0N07-00131

Dear Ms. Spencer;

The residents listed below are against the proposal to change the zoning on the property located at 5375 N. Mesa, from C-1 to C-3. We live very close and adjacent to said building; and an approval on this case would be very disruptive to our lifestyles.

We are against the proposed use, because it will cause noxious odors to our families, cause unreasonable noise, and we request that you reject this use.

Respectfully;

Mr. & Mrs. Bernie D. Duckwall

Cavalier Investment Company, Inc. and Residents.

5829 North Mesa St. • El Paso, Texas 79912 • FAX (915) 581-0819

CAVALIER INVESTMENT CO., INC.

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PETITION

Ms. Miriam Spencer, Planner
Development Services Dept.
#2 Civic Center Plaza, 5th Floor
El Paso, Texas 79902

RE: Case # ZON07-00131

Dear Ms. Spencer;

The residents listed below are against the proposal to change the zoning on the property located at 5375 N. Mesa, from C-1 to C-3. We live very close and adjacent to said building; and an approval on this case would be very disruptive to our lifestyles.

We are against the proposed use, because it will cause noxious odors to our families, cause unreasonable noise, and we request that you reject this use.

Respectfully;

Cavalier Investment Company, Inc. and Residents.

Page 1 of 2

5829 North Mesa St. • El Paso, Texas 79912 FAX (915) 581-0819

CAVALIER INVESTMENT CO., INC.

	Name		Siganture	Date
1	OSCAR LOPEZ			19 NOV. 2007
2	Cedric Schiffler			Nov. 19, '07
3	Suzanne Go			El Paso Tx
4	Cynthia Hendrix			20-Nov-2007
5	Mary McFree			11/20/07
6	Rafael Quintero			11/21/07
7	Margaret Duffy			11 21 07
8	Donna Aguirre			11/21/07
9	Amanda Rennaud			11/21/07
10	Maureen Mecha			11/21/07
11	Kathleen Smith			11-21-07 8429547
12	Laura Burgos			11-21-07
13	Rosa M. L			11-21-07
14	Stephanie Galaviz			11/21/07
15	Rachel T. Heller			11/23/07
16	JAMES MONGET			11/26/07
17	Mat McBurnie			11-27-07
18	Philip Acevedo			11-27-07
19	Juan Mendoza			11-27-07
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5829 North Mesa St. • El Paso, Texas 79912 • (915) 581-4441 • FAX (915) 581-0819

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Businesses

	Name	Address	Siganture	Date
1	Debra Pena	5360 N Mesa #18R 79912	Debra Pena	11-30-07
2	Christi Parmely	5360 N. Mesa #18R 79912	Christi Parmely	11-30-07
3	Monica Cabrera	5360 N Mesa #18R 79912	[illegible]	11-30.07
4	Alex Al-QADI	5360 N. MESA	[illegible]	11-30.-07
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	Name	Address	Siganture	Date
1	STATE FARM			
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3	↓			
4	JERUSALEM	INT. FOODS		
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Page 2

CITY CLERK DEPT.
07 DEC 28 PM 2:51

Spencer, Mirian D.

From: Maureen Meehan
Sent: Wednesday, December 05, 2007 1:46 PM
To: Spencer, Mirian D.
Subject: Case No. ZON07-00131

Dear Ms. Spencer:

I am writing concerning the above-cited case in which a zoning change to property located at 5375 North Mesa Street is requested. I also spoke with you yesterday on the phone at some length regarding the zoning change. I, and all of my neighbors here at 110 South Festival Dr., the Cliff Dwellers Apartments, are opposed to the change. As I mentioned to you yesterday, I have measured the distance between the 5375 North Mesa property and the farthermost wall of Cliff Dwellers that abuts that property, and that distance is approximately 60 inches. The distance from that wall to the nearest window is an additional 38 inches. That means that there is an approximate distance of 100 inches between the Mesa St. property and the nearest permeable barrier at Cliff Dwellers. We residents of Cliff Dwellers, who number about 30 apartments and double or triple that number of residents, are concerned about health issues that could impact us arising from the abutment of our living space with a property where large buses will be repaired and stored. In particular, we are concerned about such issues as air pollution, ground-transmitted vibrations, odors, and noise. This proposed repair-and-storage facililty is literally our backyard.

I do not understand why Cliff Dwellers has been zoned as a C3 area. Based on my reading of Title 20, Zoning, of the El Paso Municipal Code, C3 zoning is for community commercial districts. It seems more reasonable that Cliff Dwellers should be a C1 zone, a neighborhood commercial district. I would appreciate if you could apprise me of why this is so, how such a decision was made, and how such decision could be changed. Because Cliff Dwellers is in a C3 zone, and based on my reading of Chapter 20.10.090, we are not entitled to have the minimum 25-foot setback required of any abutting automotive-use business. I do think that we are entitled to the protections enumerated in Section 20.02.012, that is, "The zoning regulations and districts as established in this title have been made in accordance with a comprehensive plan for promoting health, safety, morals and the general welfare of the city....they have been made with reasonable consideration, among other things, for the character of the district and its peculiar sustainability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of the land throughout the city." During my conversation with you yesterday, you mentioned that the character of this neighborhood in the year 2025 has to be predicted by the planning division in order to assess zoning changes. I don't understand how predicting future use in 2025 can be reconciled with the norm of "conserving the value of buildings." I also do not understand how our health and safety will be protected now, in 2007, when an assessment takes into consideration the potential character of the property in 2025. I would like to add that the character of this neighborhood at 110 S. Festival is presently that of a community commercial district, that is, there is no heavy industry that immediately impacts our living conditions.

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07 DEC 28 PM 2:51

Further, I think that we are entitled to many of the protections laid out in Title 9 of the Municipal Code, Health and Safety. In regard to Nuisances, Title 9, Section 9.16.010, states that "the following acts and conditions, among others, are declared to constitute nuisances and are prohibited within the city limits and within 5000 feet thereof...." Item C: "All deposits or substances that are offensive or liable to engender disease;" and Item D: "Every trade, business, or occupation injurious to the comfort of those who reside in the vicinity;". Section 9.16.020 states, "It is unlawful and constitutes a nuisance for any

12/5/2007

person in the city to carry on any trade, business, or occupation injurious to the health of those who reside in the vicinity, or to suffer any substance which shall have that effect to remain on the premises in his possession."

Regarding Air Pollution, Section 9.36.010 of the City Municipal Code states that "Air pollution means the presence in the outdoor atmosphere of one or more air contaminants or any combination thereof, in sufficient quantities and of such characteristics and duration as is or is likely to be injurious to public welfare, to the health of human, plant, or animal life or to property, or which interferes with the enjoyment of life or property." There is a table in Section 9.36.060 that lists potential contaminants and their acceptable concentrations in the ambient air.

Finally, with respect to Chapter 9.40, Noise, Section 9.40.010 is relevant: "'Noise' means any sound which: a. Exceeds the standards set forth in this chapter; or b. Annoys or disturbs a reasonable person of normal sensibilities; or c. Causes or tends to cause any adverse psychological or physiological effects on humans." Exterior noise standards are tabulated in Section 9.40.040. Of course, those are criteria pertaining only to item a above. Section 9.40.090, Vibrations, states, "Except for Section 9.40.120(D), it is unlawful for any person to create or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property in which the vibration source is located."

On November 30, 2007, I spoke by telephone with Mr. Sam Jarvis of the County Health and Environmental District regarding the preceding issues. I paraphrase Mr. Jarvis in saying that he stated that both the city and property owners should be aware that if there is pollution and noise above environmental levels emitting from storage and repair of heavy equipment into residential areas, many thousands of dollars might have to be spent to rectify the conditions in accordance with environmental regulations.

I contend that, based on general protections described in the preceding quoted material from the El Paso Municipal Code, we at Cliff Dwellers Apartments have the right not to be subjected to polluted air, noise, and general nuisances generated by the operation of a bus-repair-and-storage facility in our backyard. We have those rights based not only on health issues, but on considerations of comfort and enjoyment of the property we rent and inhabit. I am therefore submitting that you reject the request for the change in zoning from C-1 to C-3 on the aforesaid property located at 5375 North Mesa Street. I would appreciate your responses to any of the issues raised in this letter, and thank you for the time and consideration given to my petition.

Sincerely,
Maureen K. Meehan

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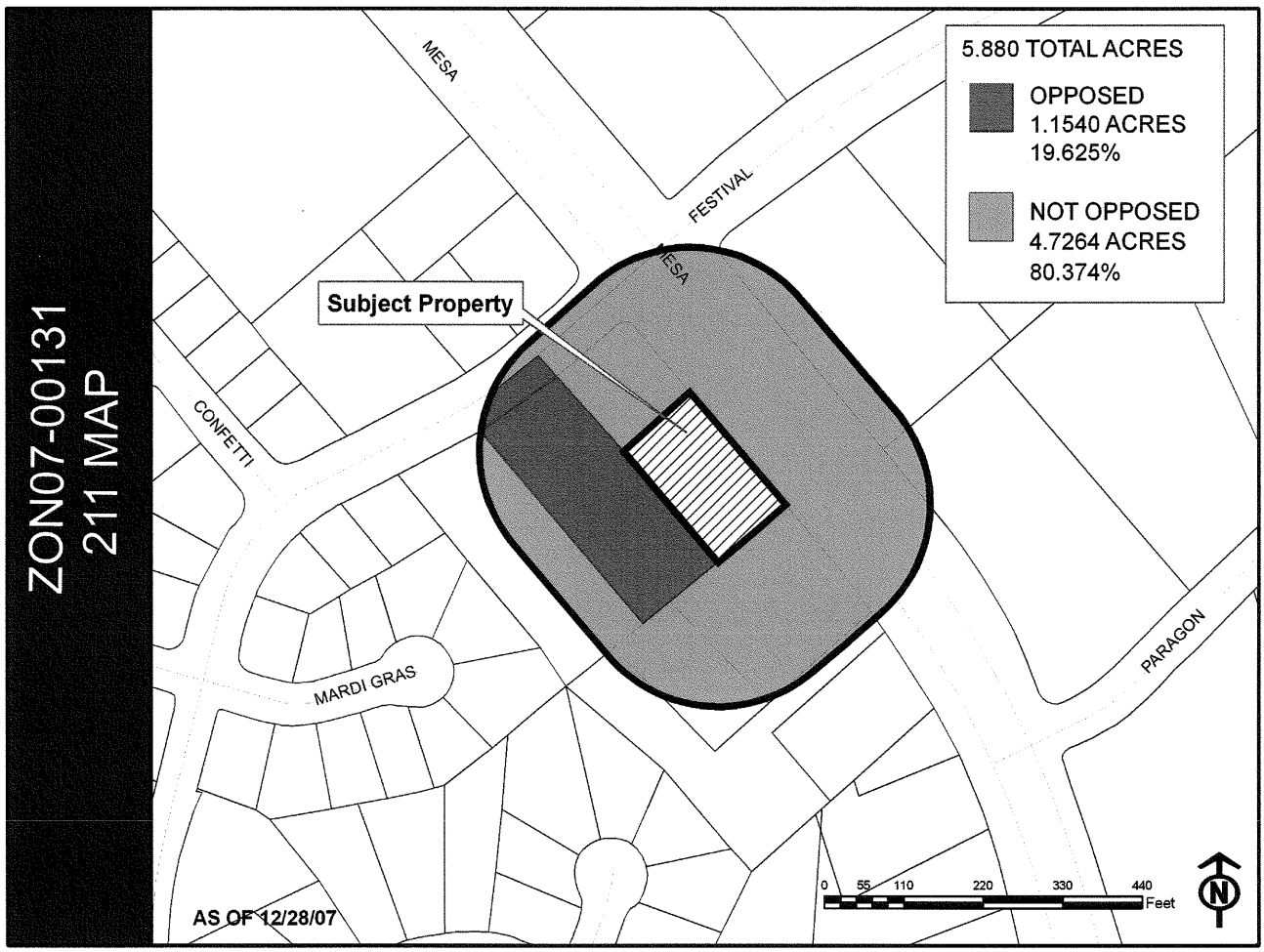
12/5/2007

Attachment 8: Opposition Map



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