

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

DEPARTMENT: Development Services Department Planning Division

AGENDA DATE: Introduction: February 14, 2006
Public Hearing: March 7, 2006

CONTACT PERSON/PHONE: Mirian Spencer, 541-4723

DISTRICT(S) AFFECTED: 6

SUBJECT:

An Ordinance changing the zoning of Lot 3, Block 10, I-10 Industrial Park Replat A, El Paso, El Paso County, Texas from M-1/sc (Manufacturing/special contract) to C-4/sc (Commercial/special contract). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 1140 Burgundy Dr. Applicant: I-10 Joint Venture ZON05-00154 (District 6)

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) – Unanimous Approval Recommendation

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 3, BLOCK 10, I-10 INDUSTRIAL PARK, REPLAT A, EL PASO, EL PASO COUNTY, TEXAS FROM M-1/SC (LIGHT MANUFACTURING/SPECIAL CONTRACT) TO C-4/SC (COMMERCIAL /SPECIAL CONTRACT). 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 *Lot 3, Block 10, I-10 Industrial Park, Replat A, El Paso, El Paso County, Texas* be changed from *M-1/SC (Light Manufacturing/Special Contract)* to *C-4/SC (Commercial/Special Contract)*, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2006.

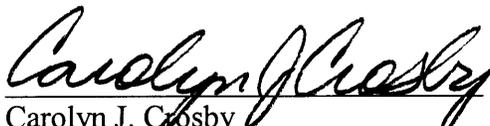
THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:


Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:


Rodolfo Valdez, Chief Urban Planner
Development Services Department

CITY COUNCIL
JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



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 DEPARTMENT
PLANNING DIVISION**

February 6, 2006

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

FROM: Mirian Spencer, Urban Planner

SUBJECT: ZON05-00154
Lot 3, Block 10, I-10 Industrial Park, Replat A
LOCATION: 1140 Burgundy Dr
REQUEST: From: M-1/sc (Manufacturing/special contract) to C-4/sc
(Commercial/special contract) in order to permit Social Event Facility
Development

The City Plan Commission (CPC), on February 2, 2006, voted **6-0** to recommend **Approval** of rezoning the subject property to C-4/sc (Commercial/special contract), concurring with Staff's recommendation.

The CPC found that the C-4/sc (Commercial/special contract) zoning protects the best interest, health, safety, and welfare of the public in general; that the proposed office use is compatible with adjacent land uses; and that the proposed office use will not have an adverse impact on the natural environment, social and economic conditions, and the property values in the vicinity and in the city as a whole. The Commission also determined that the proposed change is in conformance with the city's Comprehensive Plan that designates the property for Commercial use.

There was **NO OPPOSITION** to this request.

Attachment: Location Map, Aerial Map, Site Plan, Enclosures 1 & 2

STAFF REPORT

Rezoning Case: ZON05-00154

Property Owner: I-10 Joint Venture

Applicant: James D. Abrams

Representative: John T. Hellard Realtors

Legal Description: Lot 3, Block 10, I-10 Industrial Park, Replat A

Location: 1140 Burgundy Dr

Representative District: # 6

Area: 2.19 Acres

Present Zoning: M-1/sc (Manufacturing/special contract)

Present Use: Vacant

Proposed Zoning: C-4/sc (Commercial/special contract)

Proposed Use: Social Events Facility

Recognized Neighborhood Associations Contacted: None

Surrounding Land Uses:

North -	M-1/sc (Manufacturing/special contract) / Vacant
South -	M-1/sc (Manufacturing/special contract) / Vacant
East -	R-F (Ranch and Farm) / Vacant
West-	M-1/sc (Manufacturing/special contract) / Industrial

Year 2025 Designation: **Commercial** (Mission Valley Planning Area)

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

Zoning Case: ZON05-00154

General Information:

The applicant is requesting a rezoning from M-1/sc (Manufacturing/special contract) to C-4/sc (Commercial/special contract) in order to permit a social event facility. The property is 2.19 acres in size and is currently vacant. The proposed site plan shows one structure to be located on the site. Access is proposed via Burgundy Dr. with 130 parking spaces being provided. The following conditions were imposed on this property by a contract dated Oct. 31, 1985 (attached):

1. Complete and detailed architectural and site development plans of the proposed development on the property must be approved by the City Plan Commission of the City of El Paso.
2. A subdivision plat of the property must be approved by the City Plan Commission of the City of El Paso and filed for record.
3. No certificates of occupancy and compliance shall be issued for any buildings constructed on the property until First Party has at no cost to the city, constructed a facility for on-site ponding of storm water on the property. Such facility shall be constructed in accordance with plans and specifications to be approved by the Director of Public Works and the City Engineer of the City of El Paso.
4. All yards so, may be used for access, service, on-site parking, landscaping or other open use, except that: the ten feet abutting any front or side street shall be landscaped and maintained in an aesthetically attractive manner. This landscaping may be accomplished by the use of greenery, trees, grass, and shrubs, or by the use of such materials as crushed stone, cactus, lava rock or similar materials.
5. On-site employee parking shall be provided at the rate of one car space for each two employees on the largest shift.
6. On-site loading and customer parking shall be provided as required by Section 25-43 of the El Paso City Code.
7. Boundary screening –a solid masonry wall at least six feet and no more than eight feet in height shall be built along all property lines of that portion of the property which is developed or is being used for manufacturing, business, industrial, or accessory uses, which abut any residential or apartment district, except:
 - a. Along front property lines;
 - b. Where a lower height is required to permit visibility at intersections and driveways;
 - c. Along side street property lines in which case the fence must be located behind the required landscaping.
 - d. Outdoor storage must be screened from any abutting public street or other abutting property by a solid masonry wall not less than six feet nor more than eight feet in height. This screening must be located behind any required landscaping.

A detailed site development plan was reviewed and approved by the City Plan Commission February 2, 2006 in accordance with condition #1(above).

Information to the Commission:

The Planning Department 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 M-1/sc (Manufacturing/special contract) to C-4/sc (Commercial/special contract).

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 Mission Valley Planning Area designates this property for **Commercial** land uses.

C-4/sc (Commercial/special contract) zoning permits a Social Event Facility and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4/sc (Commercial/special contract) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a Social Events Facility be compatible with adjacent land uses?
- C. What is the relation of the proposed change to the city's Comprehensive Plan?
- D. What effects will the C-4/sc (Commercial/special contract) zoning 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:

Building Permits and Inspections Division Notes:

- Zoning: Proposed use permitted on C-4 Commercial District meets minimum setback and parking requirements.
- Landscaping: This project will not meet the landscape ordinance as submitted.
1. Not showing canopy trees that are required in Chapter 20.65 of the El Paso City Code for parking area.
 2. Landscape area is from building front to curb.

Engineering Land Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No comments.

El Paso Water Utilities Notes:

See Enclosure 2.

Planning Division Notes:

- A. The Year 2025 Projected General Land Use Map for the Mission Valley Planning Area designates this property for Commercial land uses.
- B. C-4/sc (Commercial/special contract) zoning permits a Social Events Facility and is compatible with adjacent development.

ATTACHMENT: Enclosures, Location Map, Aerial Map, Site Plans 1 & 2.

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.

ENCLOSURE 1

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMENTO, AICP
DEPUTY DIRECTOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
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BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

DATE: December 20, 2005
TO: Christina Valles, Zoning Coordinator, Planning Department
Miriam Spencer, Planner I, Planning Department
FROM: Kareem Dallo, P.E.
SUBJECT: Rezoning request, ZON05-00154

Legal Description: Lot 3, Blk 10, I-10 Industrial Park, Replat A

Location: 1140 Burgundy Dr. **Present Zone:** M-1/sc **Proposed Zoning:** C-4/sc

Present Use: Vacant **Proposed Use:** Dance Hall

- 1. No comments
- 2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
- 3. Grading plan and permit required.*
- 4. Storm Water Pollution Prevention plan and/or permit required.*
- 5. Drainage plans must be approved by the Development Services, Engineering Section.*
- 6. Coordination with TXDOT.*
- 7. On-site ponding will be required. *
- 8. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone(s)) C Panel(s) **480214 0049 B.**

*** This requirement will be applied at the time of development.**

HME

ENCLOSURE 2



INTEROFFICE MEMORANDUM

To: Christina Valles, Planner II

From: El Paso Water Utilities – Engineering

Date: January 17, 2006

Subject: **ZON05 – 00154 Rezoning Case**
Lot 3, Block 10, I-10 Industrial Park, Replat A
Location: 1140 Burgundy Drive
Present: M-1/sc (Light Manufacturing/special conditions), Vacant
Proposed: C-4/sc (Commercial/special conditions), Dance Hall

We have reviewed the rezoning request referenced above and provide the following comments:

Water:

There is an existing 42-inch diameter water transmission main along the Bluff Drainage Channel right-of-way. This water main is located parallel to the northernmost and easternmost property lines. No direct service connections are allowed to this 42-inch water main as per the El Paso Water Utilities- Public Service Board Rules and Regulations.

There is an existing 8-inch diameter water main along Burgundy Drive fronting the subject property.

Previous water pressure readings from a fire hydrant located at Burgundy Drive, 600-feet north of Escobar Drive have yielded a static pressure of 90 pounds per square inch, a residual pressure of 85 pounds per square inch, a pitot pressure of 70 pounds per square inch, at a discharge of 1404 gallons per minute.

Private water pressure regulating devices may be required at the discharge side of the water meter(s). The owner shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Additionally, a backflow prevention assembly may be required at the discharge side of the water meters(s)

Sanitary sewer:

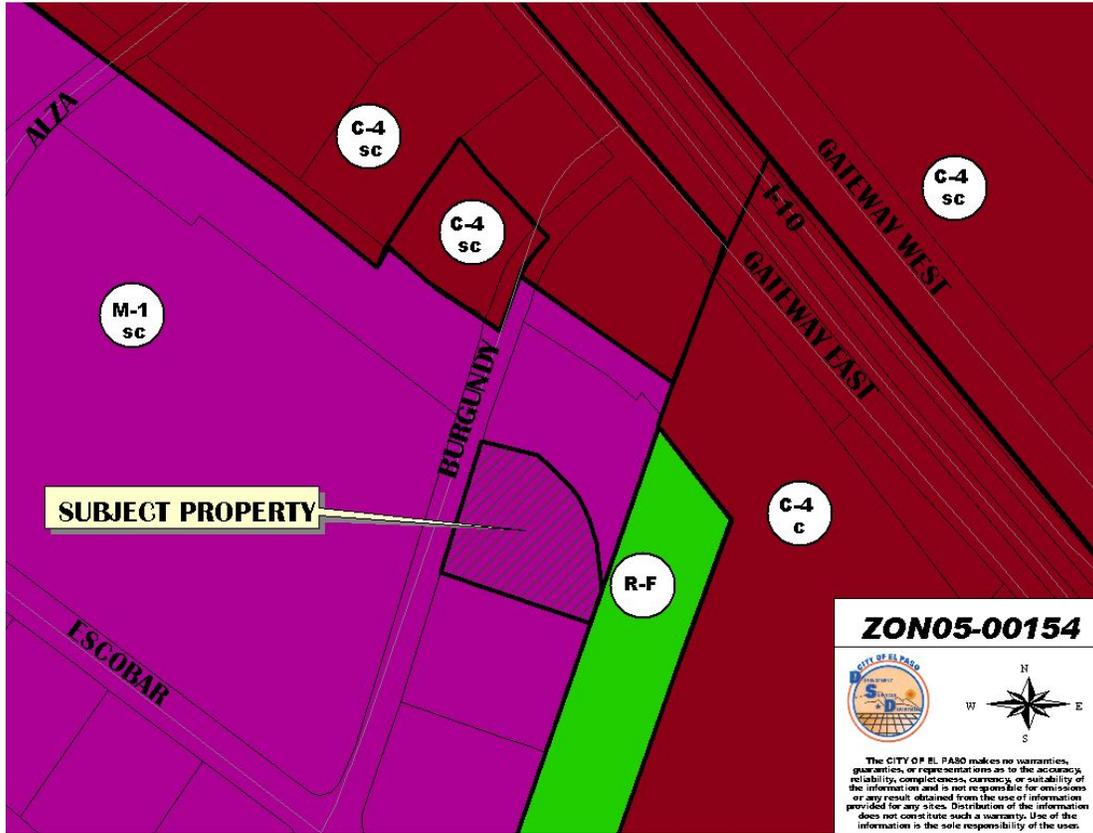
There is an existing 8-inch diameter sanitary sewer main along Burgundy Drive fronting the subject property.

General:

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a 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. The owner 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.

EPWU does not object to this request.

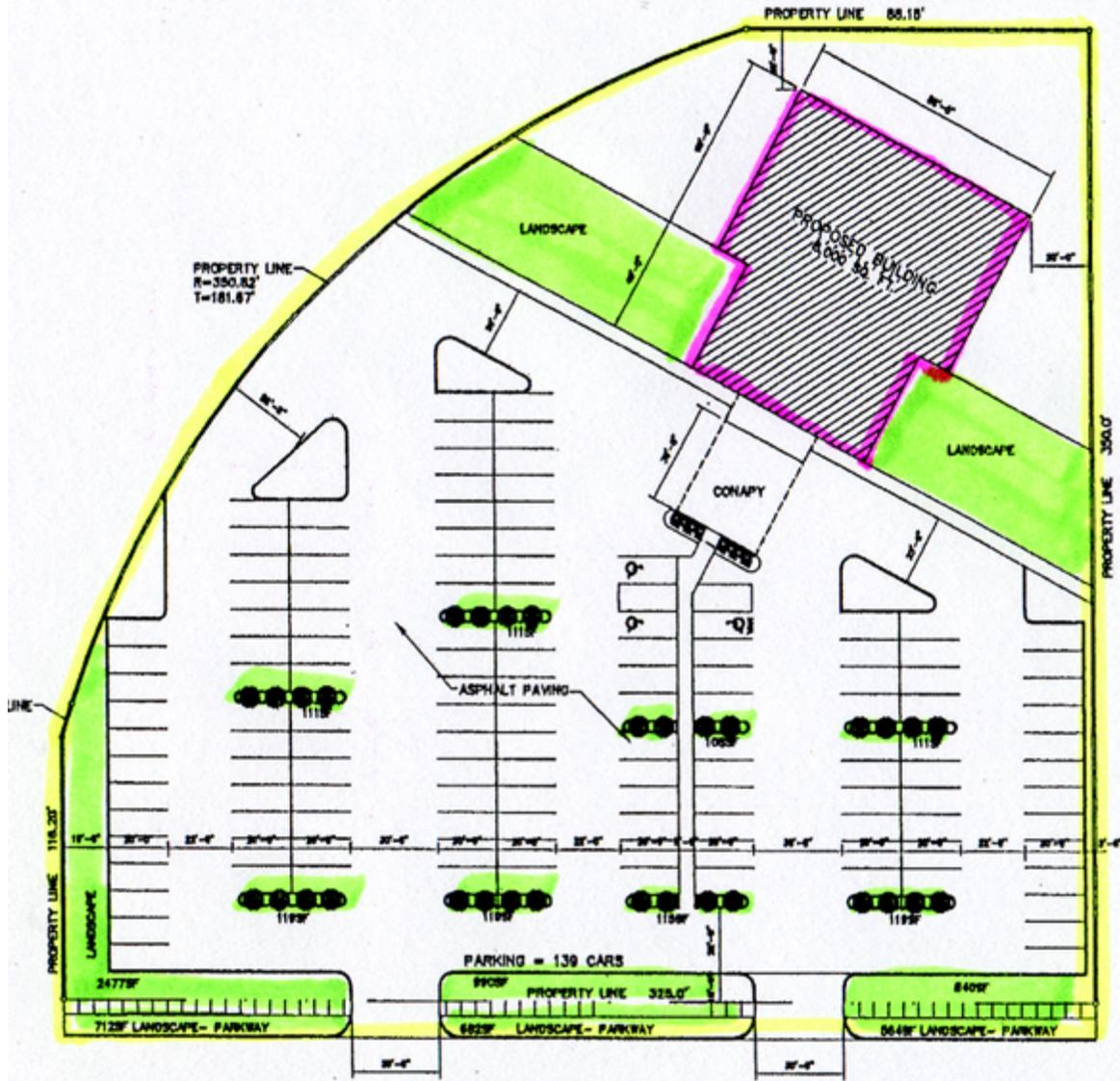
Zoning Map



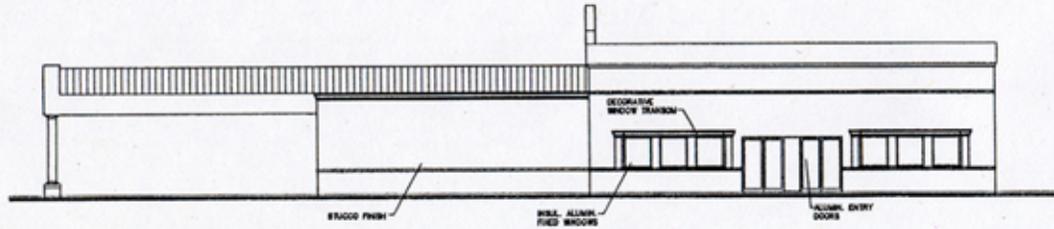
Aerial Map



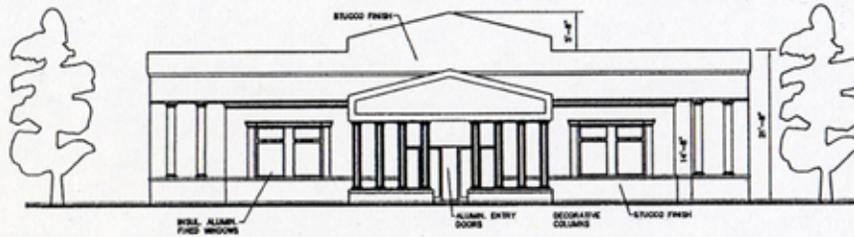
Site Plan 1



Site Plan 2



RIGHT SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION