

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

DEPARTMENT: Development Services Department Planning Division

AGENDA DATE: Introduction: March 28, 2006
Public Hearing: April 18, 2006

CONTACT PERSON/PHONE: Mirian Spencer, 541-4723

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of Tract 3C, Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas from C-4 (Commercial) to M-1 (Light Manufacturing). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 12001 Dyer Street Applicant: Jobe Materials L.P. ZON06-00003 (District 4)

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

*****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 TRACT 3C, SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM C-4 (COMMERCIAL) TO M-1 (LIGHT MANUFACTURING). 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 *Tract 3C, Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas*, be changed from C-4 (Commercial) to M-1 (Light Manufacturing), 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.

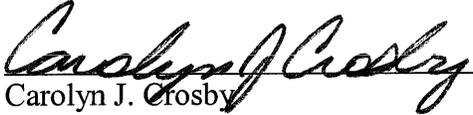
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



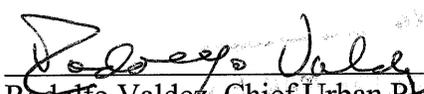
Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Development Services Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



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 DEPARTMENT
PLANNING DIVISION**

March 7, 2006

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

FROM: Mirian Spencer, Urban Planner

SUBJECT: ZON06-00003
Tract 3C, Section 21, Township 1, Texas and Pacific Railway Company Surveys,
El Paso, El Paso County, Texas
LOCATION: 12001 Dyer Street
REQUEST: From C-4 (Commercial) to M-1 (Light Manufacturing)

The City Plan Commission (CPC), on March 2, 2006, voted **5-1** to recommend **Approval** of rezoning the subject property to M-1 (Light Manufacturing) concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso Citywide land uses goals; "That El Paso provide designated locations for industrial development that do not adversely affect the health, safety, and welfare of the community and where essential infrastructure is available to serve the development." Although the proposed use is not in conformance with the Year 2025 Projected General Land Use Map, which designates the subject property for residential uses; the CPC determined that the M-1 (Light Manufacturing) zone and proposed uses are compatible with adjacent zoning and land uses. The CPC also determined the rezoning protects the best interest, health, safety, and welfare of the public in general.

There were no letters or calls in support or opposition to this request.

Attachment: Location Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00003

Owner(s)/Applicant(s): Jobe Materials, L.P

Representative(s): Conde, Inc.

Legal Description: Tract 3C, Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys

Location: 12001 Dyer Street

Representative District: # 4

Area: 5 Acres

Present Zoning: C-4 (Commercial)

Present Use: Vacant

Proposed Zoning: M-1 (Light Manufacturing)

Proposed Use: Manufacturing Office/ Warehouse Development

Recognized Neighborhood Associations Contacted: Northeast Civic Association, North Hills Neighborhood Pride Association, Northeast Healthy Communities, G.T. Powers Neighborhood Watch Program

Surrounding Land Uses:

North -	M-1 (Light Manufacturing) / Lumber Company
South -	R-F (Ranch and Farm) / Vacant
East -	M-1 (Light Manufacturing) / Dal-Tile Plant
West-	M-1 (Light Manufacturing) / Warehouse Facility

Year 2025 Designation: Residential (Northeast Planning Area)

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

ZONING CASE: ZON06-00003

GENERAL INFORMATION:

The applicant is requesting a rezoning from C-4 (Commercial) to M-1 (Light Manufacturing) in order to permit manufacturing office/warehouse development. The property is 5 acres in size and is currently vacant. The proposed site plan shows one structure to be located on the site. Access is proposed via Dyer Street with 185 parking spaces to be provided. There are no zoning conditions currently imposed on this property.

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 C-4 (Commercial) to M-1 (Light Manufacturing) against the Year 2025 Projected General Land Use Map for the Northeast Planning Area that designates the property for **Residential** land uses for the following reasons:

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 industrial development that do not adversely affect the health, safety, and welfare of the community and where essential infrastructure is available to serve the development.”

M-1 (Light Manufacturing) zoning permits manufacturing office/warehouse development and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the M-1 (Light Manufacturing) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Manufacturing Office/Warehouse Development 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 M-1 (Light Manufacturing) 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:

Development Services Department - Building Permits and Inspections Division Notes:

- A. Zoning-Need to be more specific on uses to determine compliance with use and parking requirements.
- B. Landscaping-Landscaping calculations were not provided; Landscaping will be required.

Development Services Department - Engineering Division Notes:

- A. ADA accessible sidewalks, wheel-chair ramp(s), and driveways will be required.*
- B. Grading plan and permit required.*
- C. Storm water pollution prevention plan and/or permit required.*
- D. Drainage plans must be approved by the Development Services, Engineering Division.*
- E. Coordination with TXDOT.*
- F. On-site ponding may/will be required.*
- G. Additional Comments: Site location is not located within a Special Flood Hazard Area, Flood Zone(s) C Panel (s) 480214-0010 B.
 - This requirement will be applied at the time of development.

Planning Division Notes:

The Planning Division recommends approval of rezoning the property from C-4 (Commercial) to M-1 (Light Manufacturing) against the recommendation of the 2025 Projected General Land Use Map for the Northeast Planning Area that designates the property for residential land uses for the following reasons:

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

M-1 (Light Manufacturing) zoning permits manufacturing office/warehouse development and is **compatible** with adjacent land uses.

Engineering Department - Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No comments received.

El Paso Water Utilities Notes:

- A. Water Within Tract 1A, at the north westernmost corner of Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys, there is an existing potable water production well. Within Tract 1A, north eastern portion of Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys, there is an existing potable water

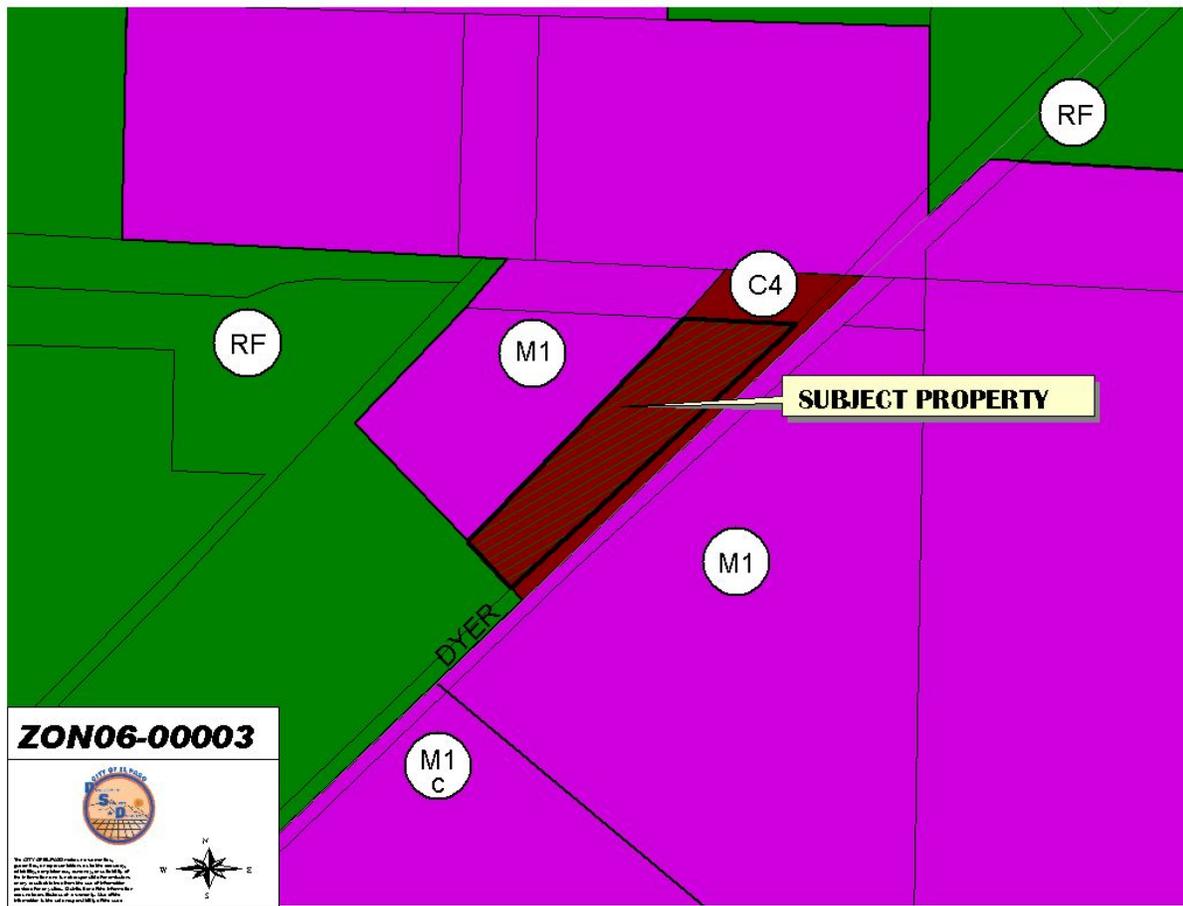
production well. Within Tract 1A, along the northernmost portion of Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys, there is an existing eight (8) inch diameter raw, un-chlorinated, water main (flow line). This flow line connects the above described wells. No service connections are allowed to this flow line. From the intersection of Lynn Field Road and Dyer Street along Lynn Field Road towards the west, there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 874 feet west of Dyer Street. Along Dyer Street between Ashley Road and Lynn Field Road there is an existing twelve (12) inch diameter water main. This main is dedicated to serve the U.S. Army Mc Gregor Range. From the intersection of Dyer Street and Ashley Road, along Dyer Street towards the north there is an existing sixteen (16) inch diameter water main. This main dead-ends at approximately 1,400 feet south of Lynn Field Road.

- B. Reclaimed Water Along Ashley Road, between Railroad Drive and Dyer Street, there is an existing thirty (30) inch diameter reclaimed water main. This 30-inch diameter main transects Dyer Street and the alignment continues in a northwesterly direction within Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys.
- C. Sanitary Sewer Along Dyer Street between Ashley Road and Lynn Field Road, there are no existing sanitary sewer mains. Along Lynn Field Road west of Dyer Street there are no existing sanitary sewer mains. Within the vicinity of Railroad Drive and the property owned by the Dal-Tile company, there is an existing sanitary sewer pumping facility (lift station) within an easement. Also within an easement, there is an existing twenty four (24) inch diameter sanitary sewer main that discharges unto this lift station. This 24-inch diameter sanitary sewer main dead-ends at approximately 250 feet from the lift station.
- D. General EPWU-PSB requires access at all times to EPWU-PSB property. No sanitary sewer service is available. Extension of the 24-inch sanitary sewer main will be required. Upgrading of the lift station will be required. The Northeast Master Plan (NEMP) recommends the construction of an elevated water storage tank and a booster station in the vicinity of the subject Property. Large water transmission mains will be constructed within the vicinity of the subject Property to supply the water storage tank. The construction of these proposed NEMP facilities are proposed for Year 2040. Additionally, the NEMP recommends a thirty (30) inch diameter sanitary sewer main through the subject Property to convey the Master Planned area flow at built-out. Also, the NEMP recommends the lift station to be upgraded from the present capacity of 0.5 million gallons per day (MGD) to the ultimate capacity of 27MGD. Immediate upgrade of the lift station to 2.0 MGD is required prior to EPWU-PSB commitment to provide service.
- E. EPWU does not object to this request.

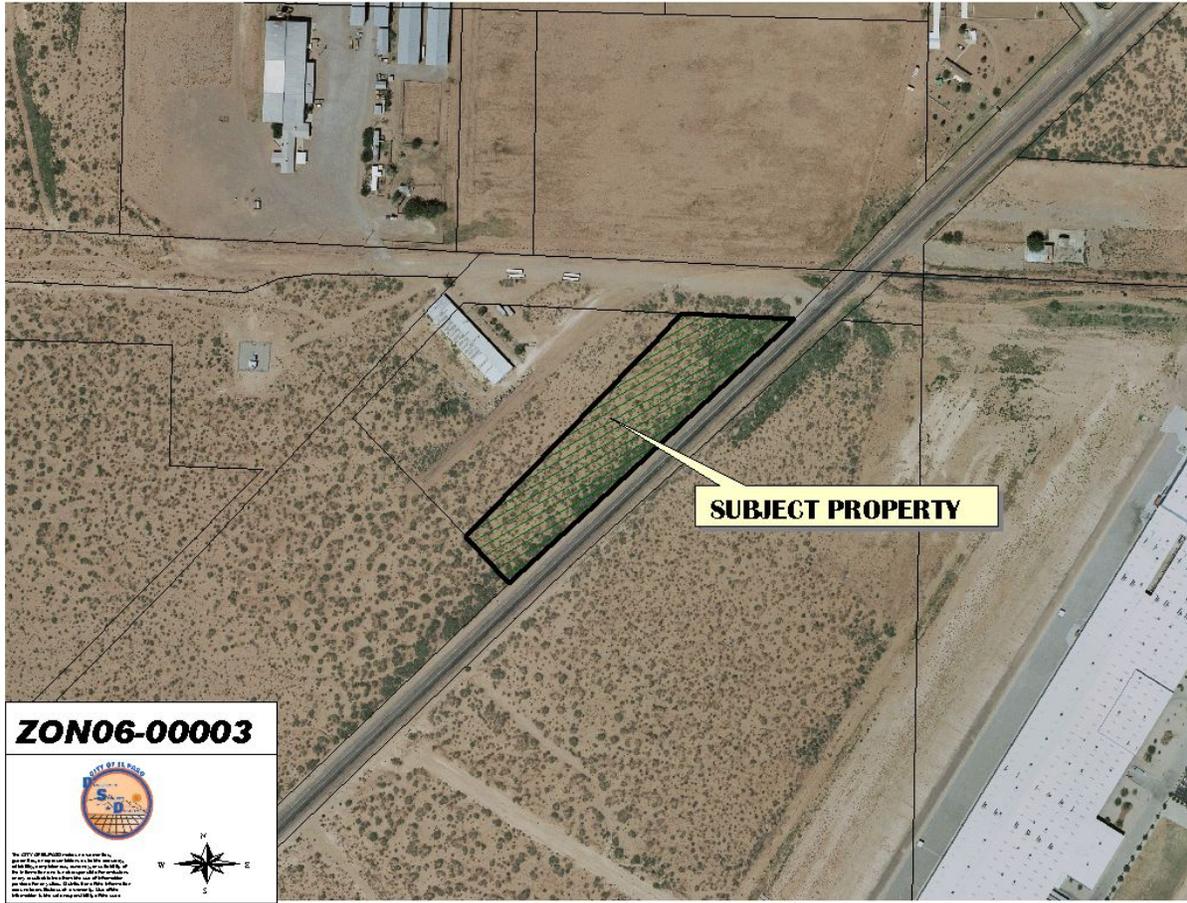
ATTACHMENTS: Location Map, Aerial Map, Site Plan

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 DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



SITE PLAN

