

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: April 10, 2007
Public Hearing: May 1, 2007

CONTACT PERSON/PHONE: Melissa Granado, 541-4730

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of a portion of Lots 1-3, Block 21, East El Paso Subdivision, City of El Paso, El Paso County, Texas from A-3 (Apartment) to C-4 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 3301 Alameda Avenue. Applicant: Wendy Ramirez. ZON07-00014 (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 (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

CITY CLERK DEPT.

07 APR -2 AM 8:51

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 1-3, BLOCK 21, EAST EL PASO SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-3 (APARTMENT) TO C-4 (COMMERCIAL). 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 *a portion of Lots 1-3, Block 21, East El Paso Subdivision, 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 **A-3 (Apartment) 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.

PASSED AND APPROVED this _____ day of _____, 2007.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

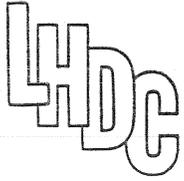
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Kimberly Forsyth
Kimberly Forsyth, Senior Planner
Development Services Department



LUIS H. DE LA CRUZ
LAND USE CONSULTANT &
DRAFTING - DESIGN SERVICES
9013 LAIT ST. EL PASO, TX
915/598-0571

CITY CLERK DEPT.
07 APR -2 AM 8:51

Exhibit "A"

PROPERTY DESCRIPTION

Being a portion of lots 1 thru 3, block 21, East El Paso Subdivision, City of El Paso, El Paso County, Texas, recorded in book 1, page 51, of El Paso County Plat Records. To be used for re-zoning purposes only.

Beginning at a set $\frac{1}{2}$ " rebar with cap TX4297 for the northwest corner of subject property and lying on the east right-of-way line of Cebada Street and the south right-of-way line of a twenty foot (20') alley.

Thence, along said alley right-of-way line East 75 feet to a set $\frac{1}{2}$ " rebar for the northeast corner of subject parcel and lying on the common property line of lots 3 and 4.

Thence, along said common property line South 48.29 feet for the southeast limit of the rezoning area.

Thence, along said limit line West 75 feet to the southwest limit of rezoning area and lying on said easterly right-of-way line of Cebada Street.

Thence, along said right-of-way line North 48.29 feet to the Point of Beginning. Containing 3622 square feet or 0.083 acres.



Christina De La Cruz
4/26/07



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
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
MEMORANDUM

DATE: April 2, 2007
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Melissa Granado, Planner
SUBJECT: **ZON07-00014**

The City Plan Commission (CPC), on March 15, 2007, voted **5-0** to recommend **APPROVAL** of rezoning the subject property from A-3 (Apartment) to C-4 (Commercial), concurring with Staff's recommendation.

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 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.

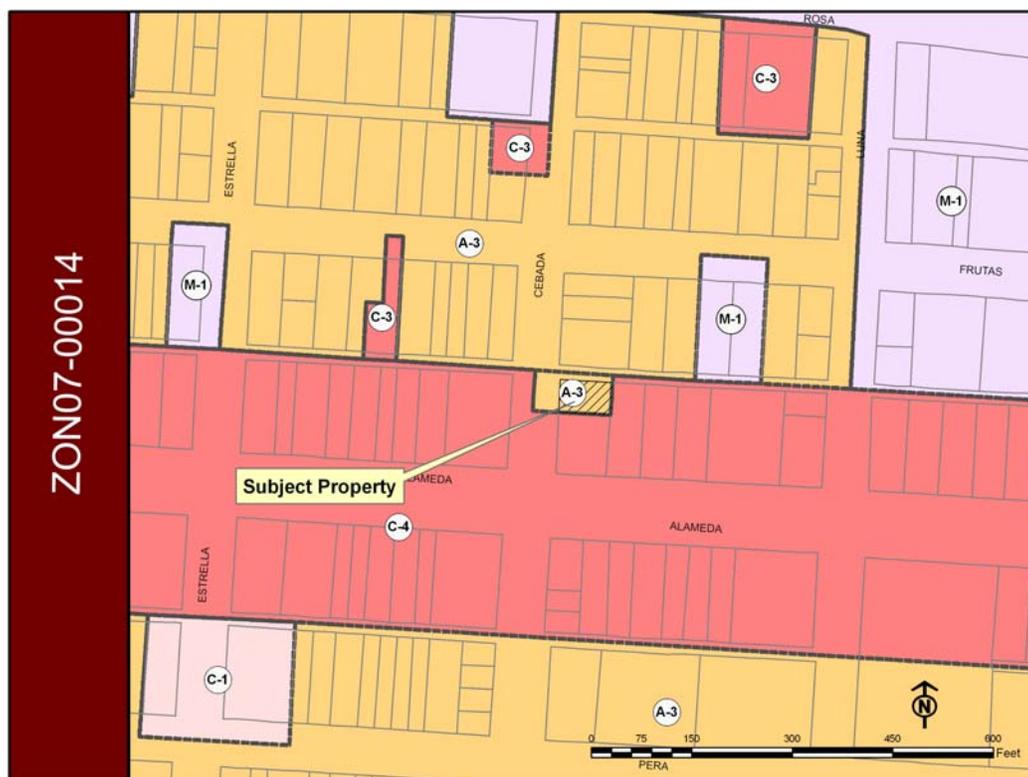
There was no opposition to this request.

Attachment: Staff Report, Aerial, Site Plan, Application



ZON07-00014

Application Type: Rezoning
Property Owner(s): Wendy Ramirez
Representative(s): Luis and Rene De La Cruz
Legal Description: A portion of Lots 1-3, Block 21, East El Paso Subdivision, City of El Paso, El Paso County, Texas
Location: 3301 Alameda Avenue
Representative District: 8
Area: 0.083 acres
Present Zoning: A-3 (Apartment)
Present Use: Commercial
Proposed Zoning: C-4 (Commercial)
Recognized Neighborhood
Associations Contacted: A Presidential Neighborhood, Estrella Neighborhood Association, Alameda Business Association
Public Response: None
Surrounding Land Uses: **North:** A-3, Apartments **South:** C-4, Warehouse
East: C-4, Warehouse, **West:** C-4, Warehouse
Year 2025 Designation: **Mixed Use** (Central Planning Area)



General Information:

The applicant requests a rezoning from A-3 (Apartment) to C-4 (Commercial). The site plan proposes an existing 1,200 sq. ft. building and 400 sq. ft. garage and two parking spaces on the site. Access is proposed via Cebada Street. There are no zoning conditions currently on this property.

The existing buildings on the site do not meet C-4 (Commercial) District requirements as to setbacks. If C-4 (Commercial) zoning is approved, applicant will be required to bring the buildings into compliance.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this special permit request.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.”
- **The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for **Mixed Use** land uses.
- **C-4 (Commercial) zoning** permits a wholesale establishment and **is compatible** with surrounding development.

Findings:

The Commission must determine the following:

1. Will C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will a wholesale establishment be compatible with adjacent land uses?
3. What is the relation of the proposed change to the City's Comprehensive Plan?
4. What effects will the rezoning have on the natural environment, social and economic conditions and property values in the vicinity and the city as a whole?

Development Services - Building Permits and Inspections Division Notes:

Zoning Review: Existing building will not meet minimum proposed C-4 commercial district's front and side street setback requirements. Parking is depended on district's permitted uses. Existing and/or proposed future use(s) not indicated. Insufficient on-site parking shown on plan submitted.
Landscaping: No comments received.

Development Services - Planning Division Notes:

Current Planning: Recommends approval. Proposed zoning is compatible with adjacent zoning and development.
Land Development: No comments received.

Engineering Department, Traffic Division Notes:

No major traffic issues.

Fire Department Notes:

No comments received.

El Paso Water Utilities Notes:

Water

1. EPWU records indicate the property at 3301 Alameda Avenue has an active ¾" commercial water meter.
2. Any additional services are available from an existing 4" diameter water line along the alley within Block 21.
3. A backflow prevention assembly is required at the discharge side of each water meter. The owner shall be responsible for the operation and maintenance of the backflow prevention assembly.

Sanitary Sewer

4. Sanitary sewer services are available from an existing 8-inch diameter sanitary sewer main along the alley within Block 21.

General

5. Application for any additional water/sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 EPWU – 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.

6. EPWU does not object to this request.

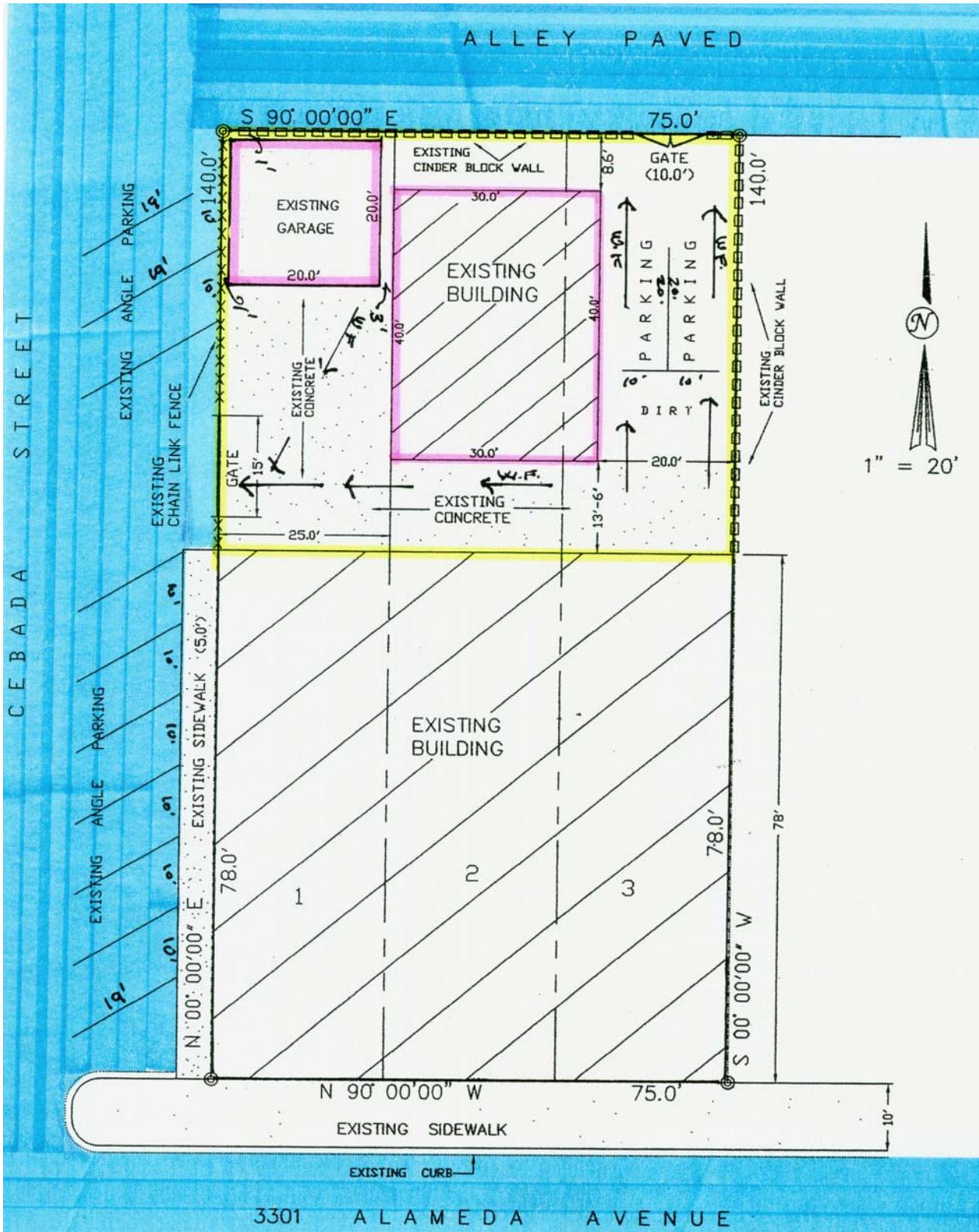
List of Attachments

- Attachment 1: Aerial
- Attachment 2: Site Plan
- Attachment 3: Application

Attachment 1: Aerial



Attachment 2: Site Plan



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): Wendy Ramirez
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
E-MAIL ADDRESS: _____ FAX: _____

REPRESENTATIVE(S): Luis & Rene De La Cruz
ADDRESS: 9013 Leitt Dr. El Paso, TX ZIP CODE: 79925 PHONE: 590-9320
E-MAIL ADDRESS: _____ FAX: 590-9320

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: E 014-999-0210-0100
LEGAL DESCRIPTION: Lots 1,2,3 Block 21 East El Paso Addition
STREET ADDRESS OR LOCATION: 3301 Alameda Ave. El Paso, TX 79902 REP DISTRICT: 2
ACREAGE: 3,623 sq. ft. or .0834 ± PRESENT ZONING: A-3 PRESENT LAND USE: Commercial
PROPOSED ZONING: C-4 PROPOSED LAND USE: Small warehouse 40x30'

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: Wendy A. Ramirez 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 07-00014 RECEIVED DATE: 02/06/07 APPLICATION FEE: \$ 715.00
DCC REVIEW DATE: 02/28/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 03/15/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: [Signature]

Revised 9/2006