

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: June 5, 2007  
Public Hearing: June 26, 2007

**CONTACT PERSON/PHONE:** Frank Delgado, 541-4238

**DISTRICT(S) AFFECTED:** District 7

**SUBJECT:** An Ordinance changing the zoning of Lot 2, Block 1, A & M Addition, City of El Paso, El Paso County, Texas, Texas from R-3 (Residential) and R-F (Ranch-Farm) to C-3 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: South of Interstate Highway 10 and east of Joe Battle Blvd. Applicant: Cinco Properties, LP., ZON07-00026 (District 7)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (7-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

CITY CLERK DEPT.

07 MAY 23 AM 8:32

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF LOT 2, BLOCK 1, A & M ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) AND R-F (RANCH AND FARM) TO C-3 (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 *Lot 2, Block 1, A & M Addition, City of El Paso, El Paso County, Texas*, be changed from **R-3 (Residential) and R-F (Ranch and Farm)** 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.

**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

**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**

**DATE:** May 22, 2007  
**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager

**FROM:** Frank Delgado, Planner

**SUBJECT:** ZON07-00026

The City Plan Commission (CPC), on May 3, 2007, voted 7-0 to recommend **APPROVAL** of rezoning the subject property from R-3 (Residential) and R-F (Ranch-Farm) to C-3 (Commercial), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with *The Plan for El Paso*. 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 rezoning will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

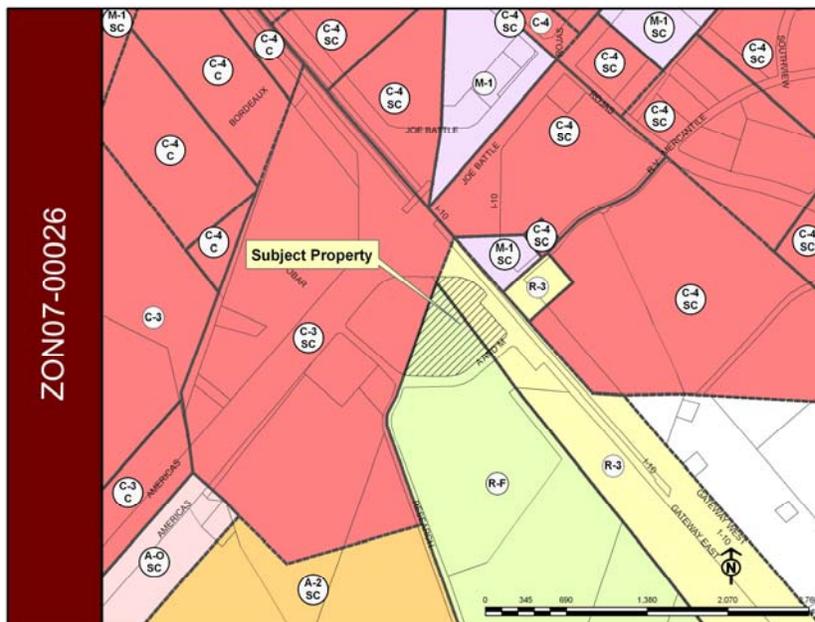
There was **NO OPPOSITION** to this request.

Attachments: Staff Report, Aerial, Conceptual Site Plan, Application



**ZON07-00026**

**Application Type:** Rezoning  
**Property Owner(s):** Cinco Properties, LP.  
**Representative(s):** Conde, Inc.  
**Legal Description:** Lot 2, Block 1, A & M  
**Location:** Interstate Highway 10 & Loop 375  
**Representative District:** 6  
**Area:** 10.307 acres  
**Present Zoning:** R-3 (Residential) and R-F (Ranch and Farm)  
**Present Use:** Vacant  
**Proposed Zoning:** C-3 (Commercial)  
**Recognized Neighborhood Associations Contacted:** Little Bit of Country, Teens in Action for a Healthy Community, Ysleta Mission Valley Organization  
**Public Response:** None  
**Surrounding Land Uses:** **North:** C-3sc / Right-of-way and Vacant;  
**South:** R-F / Institutional;  
**East:** R-3 / Right-of-way and Vacant;  
**West:** C-3sc / Vacant;  
**Year 2025 Designation:** **Commercial** (Mission Valley Planning Area)



**General Information:**

The applicant is requesting a rezoning from R-3 (Residential), 3.59 acres] and R-F (Ranch and Farm), 7.17 acres to C-4 (Commercial) in order to permit regional commercial development. The property is 10.307 acres in size and is currently vacant. The conceptual site plan shows eight buildings (Bldg A [7,800 sq ft], Bldg B [6,900 sq ft], Bldg C [4,000 sq ft], Bldg D [4,000 sq ft], Bldg E [4,000], Bldg F [10,000 sq ft], Bldg G [10,000], Bldg H [11,400]) with a total of 58,100 square feet proposed to be located on the site. The conceptual site plan is not binding. Access is proposed via A&M Circle with 718 (402 required) parking spaces to be provided. There are no zoning conditions currently on this property.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommended **denial** of this request for rezoning from R-3 (Residential) and R-F (Ranch and Farm) to C-4 (Commercial). **The DCC recommended rezoning to C-3 (Commercial).**

The recommendation is based on the following:

- **The Plan for El Paso** Citywide Land-use Goals recommend 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-3 zoning** permits regional commercial development and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the proposed zoning protect the best interest, health, safety and welfare of the public in general?
2. Will regional commercial development 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:

No comments received.

Landscape Review:

No comments received.

**Development Services Department - Planning Division Comments:**

Subdivision Review:

No comments.

**Engineering Department - Traffic Division Comments:**

No apparent traffic concerns.

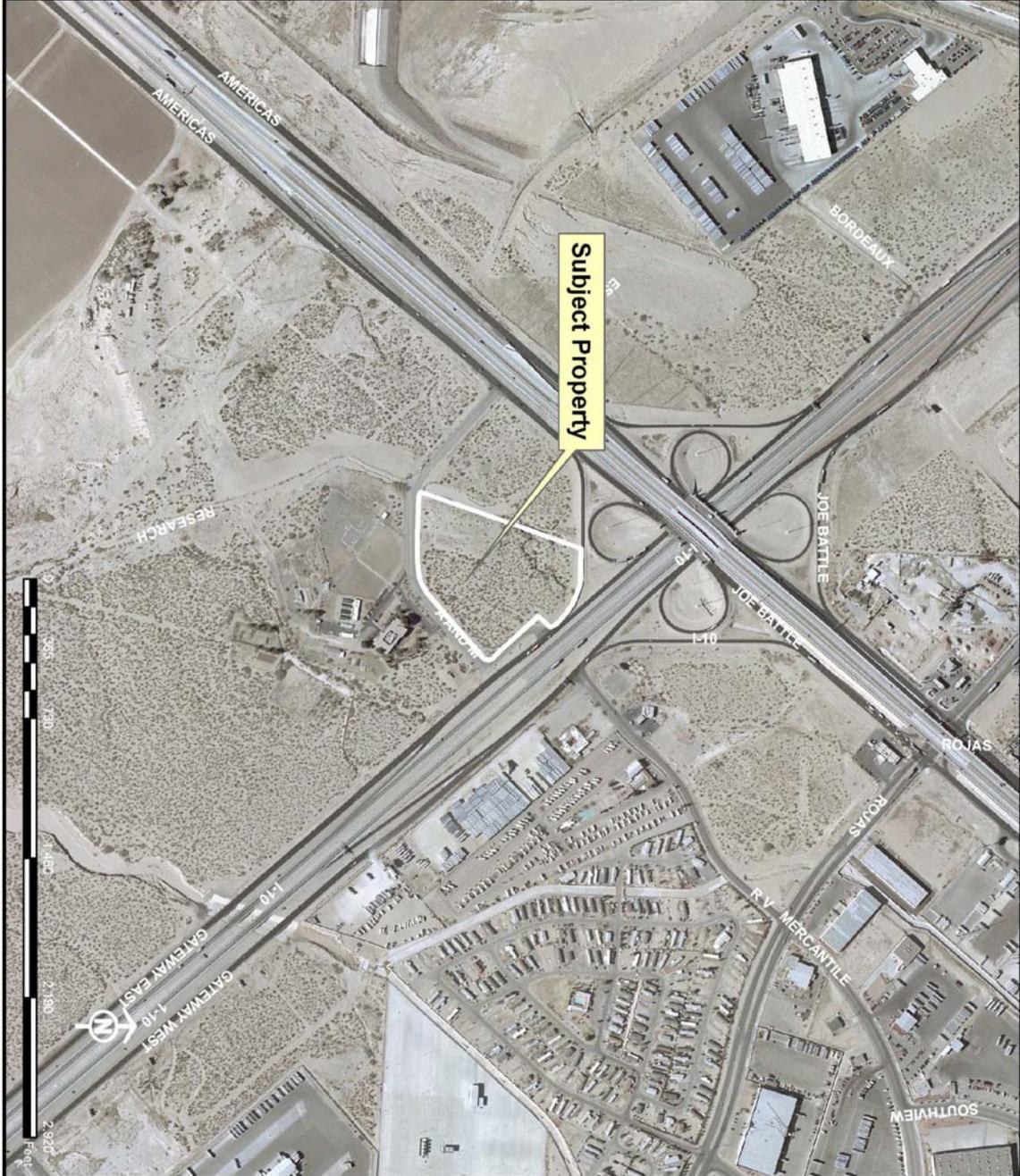
**Parks and Recreation Department Comments:**

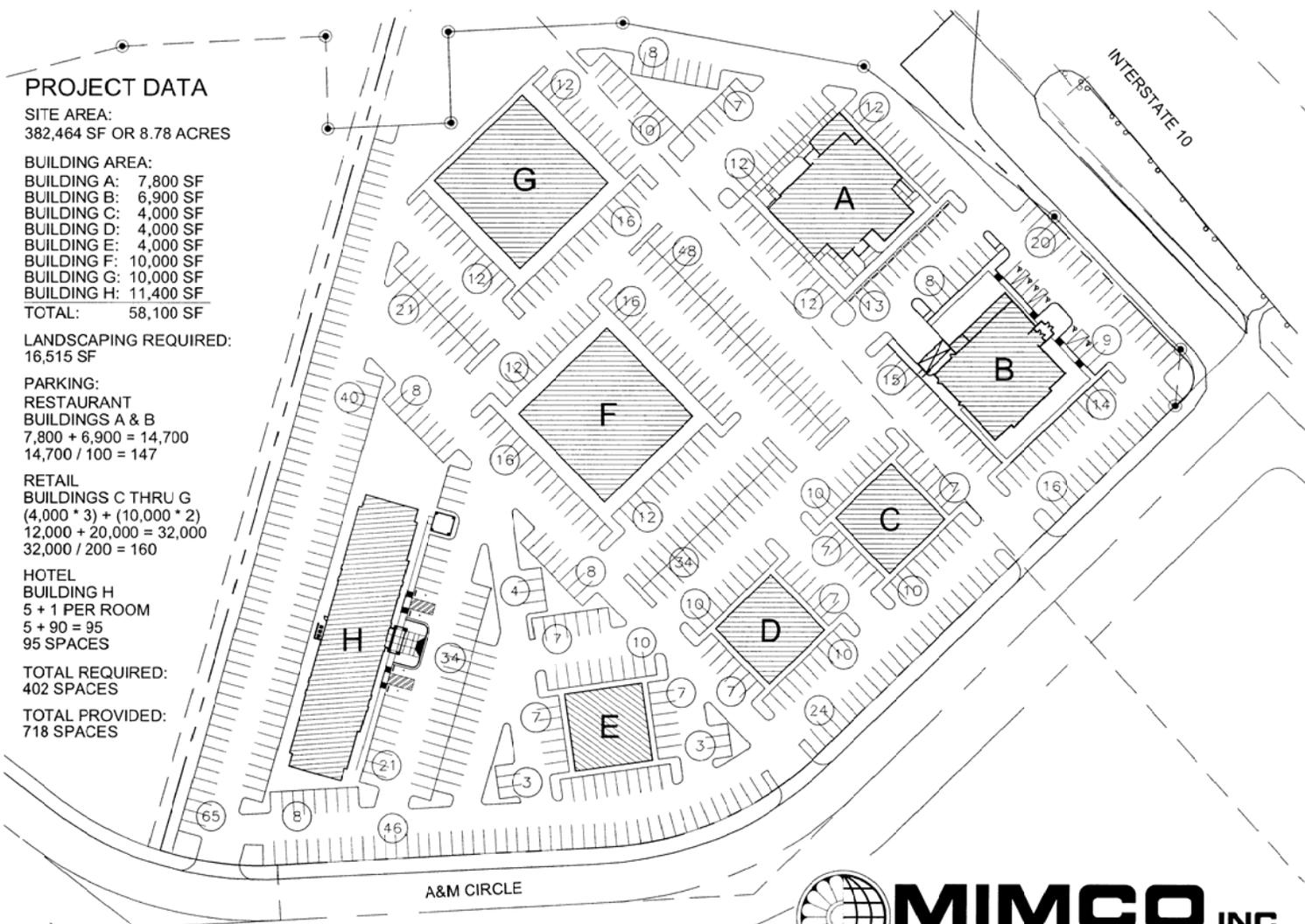
No comments.

**El Paso Water Utilities Comments:**

No comments received.

ZON07-00026





**PROJECT DATA**

**SITE AREA:**  
382,464 SF OR 8.78 ACRES

**BUILDING AREA:**  
 BUILDING A: 7,800 SF  
 BUILDING B: 6,900 SF  
 BUILDING C: 4,000 SF  
 BUILDING D: 4,000 SF  
 BUILDING E: 4,000 SF  
 BUILDING F: 10,000 SF  
 BUILDING G: 10,000 SF  
 BUILDING H: 11,400 SF  
**TOTAL: 58,100 SF**

**LANDSCAPING REQUIRED:**  
16,515 SF

**PARKING:**  
**RESTAURANT**  
 BUILDINGS A & B  
 $7,800 + 6,900 = 14,700$   
 $14,700 / 100 = 147$

**RETAIL**  
 BUILDINGS C THRU G  
 $(4,000 * 3) + (10,000 * 2)$   
 $12,000 + 20,000 = 32,000$   
 $32,000 / 200 = 160$

**HOTEL**  
 BUILDING H  
 5 + 1 PER ROOM  
 $5 * 90 = 95$   
 95 SPACES

**TOTAL REQUIRED:**  
402 SPACES

**TOTAL PROVIDED:**  
718 SPACES



**CONCEPTUAL SITE PLAN**

SCALE: 1" = 100'-0"

FOR REVIEW ONLY, NOT TO BE USED FOR CONSTRUCTION

1/27/19 10:00 AM \\mimco\mimco\ADMs\02/10/2017 2 19PM



**MIMCO INC.**  
Commercial Real Estate Management & Investments

ALVIDREZ ARCHITECTURE INC. | ARCHITECTURE · INTERIORS · PLANNING

**Attachment 3: Rezoning Application**



**REZONING APPLICATION  
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT  
CITY OF EL PASO**

**1. CONTACT INFORMATION**

PROPERTY OWNER(S): Cinco Properties, LP  
 ADDRESS: 6500 Montana ZIP CODE: 79925 PHONE: 915-779-6500  
 APPLICANT(S): Cinco Properties, LP  
 ADDRESS: 6500 Montana ZIP CODE: 79925 PHONE: 915-779-6500  
 REPRESENTATIVE(S): Conde, Inc.  
 ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283  
 E-MAIL ADDRESS: cconrad@elp.rr.com

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: A060-999-0010-5100 / A060-999-0010-5110  
 LEGAL DESCRIPTION: Lot 2, Block 1, A & M Addition, City of El Paso, El Paso County, Texas  
 El Paso County, Texas  
 STREET ADDRESS OR LOCATION: I-10 & Loop 375  
 ACREAGE: 10.307 ac PRESENT ZONING: R-3 & R-F PRESENT LAND USE: Vacant  
 PROPOSED ZONING C-4 PROPOSED LAND USE: To Allow Regional Commercial Development  
 ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 E-MAIL ADDRESS: cconrad@elp.rr.com

**3. PARCEL TWO INFORMATION**

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
 LEGAL DESCRIPTION: \_\_\_\_\_  
 STREET ADDRESS OR LOCATION: \_\_\_\_\_  
 ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
 PROPOSED ZONING \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 E-MAIL ADDRESS: cconrad@elp.rr.com

**4. PARCEL THREE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
 LEGAL DESCRIPTION: \_\_\_\_\_  
 STREET ADDRESS OR LOCATION: \_\_\_\_\_  
 ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
 PROPOSED ZONING \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 E-MAIL ADDRESS: cconrad@elp.rr.com



**5. ADDITIONAL INFORMATION**

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):  
 Printed Name: MEYER MARCOS 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 \*\***

ZONING: 07-066.26 RECEIVED DATE: 03/13/07 APPLICATION FEE: \$ 6025.00  
 DCC REVIEW DATE: 04/11/07 (8:30 am, Planning Department Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
 CPC REVIEW DATE: 05/03/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
 ACCEPTED BY: Wiley FUND -01101, DEPT ID -99010335, ACCOUNT -404126