



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

DEPARTMENT: Development Services Department

AGENDA DATE: **Introduction: June 23, 2009**
 Public Hearing: July 14, 2009

CONTACT PERSON/PHONE: Tony De La Cruz, (915) 541-4329, delacruzja@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

SUBJECT:

An Ordinance changing the zoning of the following real property described as:
Parcel 1: All of Tract 11, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas, be changed from R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic); and, Parcel 2: All of Tract 12-A-1, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas, be changed from R-F (Ranch and Farm) to S-D (Special Development). The penalty is as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 9180 Socorro Road. Applicant: Ysleta Del Sur Pueblo. ZON09-00018 (**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) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DIRECTOR: Victor Q. Torres _____
 Director, Development Services Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Melina Castro

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

Development Services Department

Victor Q. Torres - Director

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ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1: ALL OF TRACT 11, BLOCK 49, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-F/H (RANCH AND FARM/HISTORIC) TO S-D/H (SPECIAL DEVELOPMENT/HISTORIC); AND,

PARCEL 2: ALL OF TRACT 12-A-1, BLOCK 49, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-F (RANCH AND FARM) TO S-D (SPECIAL DEVELOPMENT). 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 the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: *All of Tract 11, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas,* be changed from **R-F/H (Ranch and Farm/Historic)** to **S-D/H (Special Development/Historic)**; and,

Parcel 2: *All of Tract 12-A-1, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas,* be changed from **R-F (Ranch and Farm)** to **S-D (Special Development)**.

PASSED AND APPROVED this _____ day of _____, 2009.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Development Services Department
Planning Division



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

M E M O R A N D U M

DATE: June 23, 2009
TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
FROM: Tony De La Cruz, Planner
SUBJECT: ZON09-00018

The City Plan Commission (CPC), on May 21, 2009, voted 6 - 0 to recommend **APPROVAL** of rezoning the subject properties from R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) for Parcel 1 and from R-F (Ranch and Farm) to S-D (Special Development) for Parcel 2 concurring with the recommendation from staff.

The Ysleta Del Sur Pueblo is requesting to change the zoning from R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) for Parcel 1 and from R-F (Ranch and Farm) to S-D (Special Development) for Parcel 2. The combined property is 6.254 acres in size with three commercial buildings currently occupying the site. All exterior work to be performed will be in keeping with Mission Trail Historic District Design Guidelines. The applicant is proposing access via Socorro Road with 27 parking spaces to be provided.

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 Plan. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public, and that the proposed use is compatible with adjacent land uses.

There was **no public response** to this request

Attachments: Staff Report, Zoning Map, Aerial Map, Detailed Site Development Plan

Mayor
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City Council

District 1
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District 2
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District 3
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City Manager
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Development Services Department
Victor Q. Torres - Director

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City of El Paso – Staff Report

Case No: ZON09-00018
Application Type: Rezoning
CPC Hearing Date: May 21, 2009
Staff Planner: Tony De La Cruz, 915-541-4329, delacruzja@elpasotexas.gov

Location: Parcel 1: 9180 Socorro Road
Parcel 2: 9180 Socorro Road
Legal Description: Parcel 1: Tract 11, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas
Parcel 2: Tract 12-A-1, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 6.04 acres
Parcel 2: 0.2140 acres
Rep District: 6
Request: Parcel 1: From R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic)
Parcel 2: From R-F (Ranch and Farm) to S-D (Special Development)
Proposed Use: Business Center
Property Owner: Ysleta Del Sur Pueblo
Representative : Jorge L. Azcarate, P.E.

SURROUNDING ZONING AND LAND USE

North: S-D/H (Special Development/Historic) / Retail; R-4/H (Residential/Historic) / Residence;
S-D/H/c (Special Development/Historic/contract) / Residence
South: R-F (Ranch and Farm) / Vacant
East: S-D/H (Special Development/Historic) / Parking Lot
West: R-4 (Residential) / Residences

THE PLAN FOR EL PASO DESIGNATION: Residential and Mixed-Use (Lower Valley Planning Area).

NEAREST PARK: Ysleta Park (853 Ft.)

NEAREST SCHOOL: South Loop Elementary (1855 Ft.)

NEIGHBORHOOD ASSOCIATIONS

Ysleta Neighborhood Association

NEIGHBORHOOD INPUT

Notice of the public hearing was mailed to all property owners within 300 feet of this proposed rezoning on May 5, 2009. The Planning Division has not received any letters in opposition or in favor of the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting to change the zoning of Parcel 1 from R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) and Parcel 2 from R-F (Ranch and Farm) to S-D (Special Development). The combined property is 6.254 acres in size with three commercial buildings currently occupying the site. Building "A" consists of 8770.02 square feet and will be rehabilitated into a business center facility. All exterior work to be performed will be in keeping with Mission Trail Historic District

Design Guidelines. The applicant is proposing access via Socorro Road with 27 parking spaces to be provided. There are no zoning conditions imposed on this property.

HISTORIC LANDMARK COMMISSION

Rezoning of properties with an existing Historic overlay designation does not require approval from the Historic Landmark Commission. However, any work that affects the exterior appearance of the site or structure will require an administrative review approval by the Historic Preservation Officer or a Certificate of Appropriateness by the Historic Landmark Commission.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

The Development Coordinating Committee provides the following comments:

The Development Coordinating Committee recommends **APPROVAL** of the rezoning request from R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) for Parcel 1 and R-F (Ranch and Farm) to S-D (Special Development) for Parcel 2.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the rezoning request from R-F/Historic (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) for Parcel 1 and R-F (Ranch and Farm) to S-D (Special Development) for Parcel 2.

The Plan for El Paso –City-wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: Develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: To improve the quality of life for residents of the city by upgrading the physical environment through beautification programs, revitalization of neighborhoods and commercial areas; through provision of quality spaces that allow for public gathering and circulation and linkage between function; through protection of historical assets and promotion of quality affordable housing to upgrade living conditions.
- c. Goal: Preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The application is in conformance with the Plan for El Paso – City-wide Land Use Goals. The requested S-D (Special Development) zoning district is compatible with the 2025 General Land Use Plan for the Lower Valley Planning area which designates the property for Mixed Use and Residential development. The purpose of the S-D (Special Development) district is to allow for mixed-use projects, integrated in design, in older residential areas where there is a desire to permit a variety of non-residential uses while maintaining the established residential appearance and landscaping of the area. The S-D (Special Development) zone would also serve as a transition between the higher intensity uses, currently on Alameda Avenue, and the existing residential zones.

Development Services Department – Planning Division:

Current Planning: Recommends **APPROVAL** of the rezoning request from R-F/Historic (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) for Parcel 1 and R-F (Ranch and Farm) to S-D (Special Development) for Parcel 2.

Development Services Department - Building Permits and Inspections Division:

Zoning Review: No objections to proposed rezoning

Landscape Review: Does not object to the rezoning but did provide the following comments:

Changing the use from R-F to S-D requires landscaping under 18.46.060. No landscape calculations submitted for review.

Engineering Department - Traffic Division:

No objections to proposed rezoning

Fire Department:

No opposition at this time

El Paso Water Utilities:

EPWU does not object to this request.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning request into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning request does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

ZON09-00018



ATTACHMENT 2: AERIAL MAP

ZON09-00018



