

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

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: July 5, 2005  
Public Hearing: July 26, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lot 4, Block 290, Vista del Sol Unit Eighty, El Paso, El Paso County, Texas from P-I (Planned Industrial) to C-4 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code.

Applicant: GFA Limited Partnership. ZON05-00042 (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

\*\*\*\*\*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 A PORTION OF LOT 4, BLOCK 290, VISTA DEL SOL UNIT EIGHTY, EL PASO, EL PASO COUNTY, TEXAS FROM P-I (PLANNED INDUSTRIAL) TO C-4 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

**WHEREAS**, upon full review of the record, to include citizen input and recommending body reports, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the zoning of a portion of Lot 4, Block 290, Vista del Sol Unit Eighty, El Paso, El Paso County, Texas be changed from P-I (Planned Industrial) 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 July, 2005.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

*(Signatures continue on the following page)*

**APPROVED AS TO FORM:**



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Matt Watson  
Assistant City Attorney  
Doc No. 13768

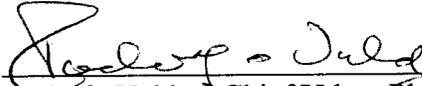
**APPROVED AS TO CONTENT:**



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Christina Valles, Planner II  
Planning, Research & Development  
Department

**APPROVED AS TO CONTENT:**



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Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**GEORGE G. SARMIENTO, AICP**  
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

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

June 21, 2005

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

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON04-00042

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The City Plan Commission (CPC), on June 16, 2005, voted **7 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request 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 request is in the best interest, health, safety and welfare of the public in general.

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

**Attachment:** Location Map

**STAFF REPORT**

**Rezoning Case:** ZON05-00042

**Property Owner(s):** GFA Limited Partnership

**Applicant(s):** Carlos M. Gomez

**Representative(s):** Carrera Design Consultants

**Legal Description:** A portion of Lot 4, Block 290, Vista Del Sol Unit Eighty

**Location:** 1521 Goodyear

**Representative District:** # 7

**Area:** 0.323 Acres

**Present Zoning:** P-I (Planned Industrial)

**Present Use:** Vacant

**Proposed Zoning:** C-4 (Commercial)

**Proposed Use:** Manufacturing/Sewing

**Recognized Neighborhood Associations Contacted:** Eastside Civic Association

**Surrounding Land Uses:**

<b>North -</b>	P-I (Planned Industrial) / Contractor yard
<b>South -</b>	P-I (Planned Industrial) / Warehouse
<b>East -</b>	P-I (Planned Industrial) / Vacant
<b>West-</b>	P-I (Planned Industrial) / Exporting, printing, body shop

**Year 2025 Designation:** Industrial (Eastside Planning Area)

**CITY PLAN COMMISSION HEARING, June, 16, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON05-00042**

**General Information:**

The applicant is requesting a rezoning from P-I (Planned Industrial) to C-4 (Commercial) in order to permit Manufacturing/Sewing. The property is 0.323 acres in size and is currently vacant. The proposed site plan shows a manufacturing facility to be located on the site. Access is proposed via Goodyear and 12 parking spaces are 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 P-I (Planned Industrial) to C-4 (Commercial) with the following condition.

The recommendation is based on the following:

**The Plan for El Paso** City-Wide 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 Eastside Planning Area designates this property for Industrial land uses.

**C-4 (Commercial) zoning** permits Manufacturing/Sewing and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Manufacturing/Sewing be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

No comments.

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

NOTE: Driveway shall conform with Subdivision Improvement Design Standards 6-8. Sidewalks shall be provided.

Fire Department Notes:

No objections.

El Paso Water Utilities Notes:

No objections.

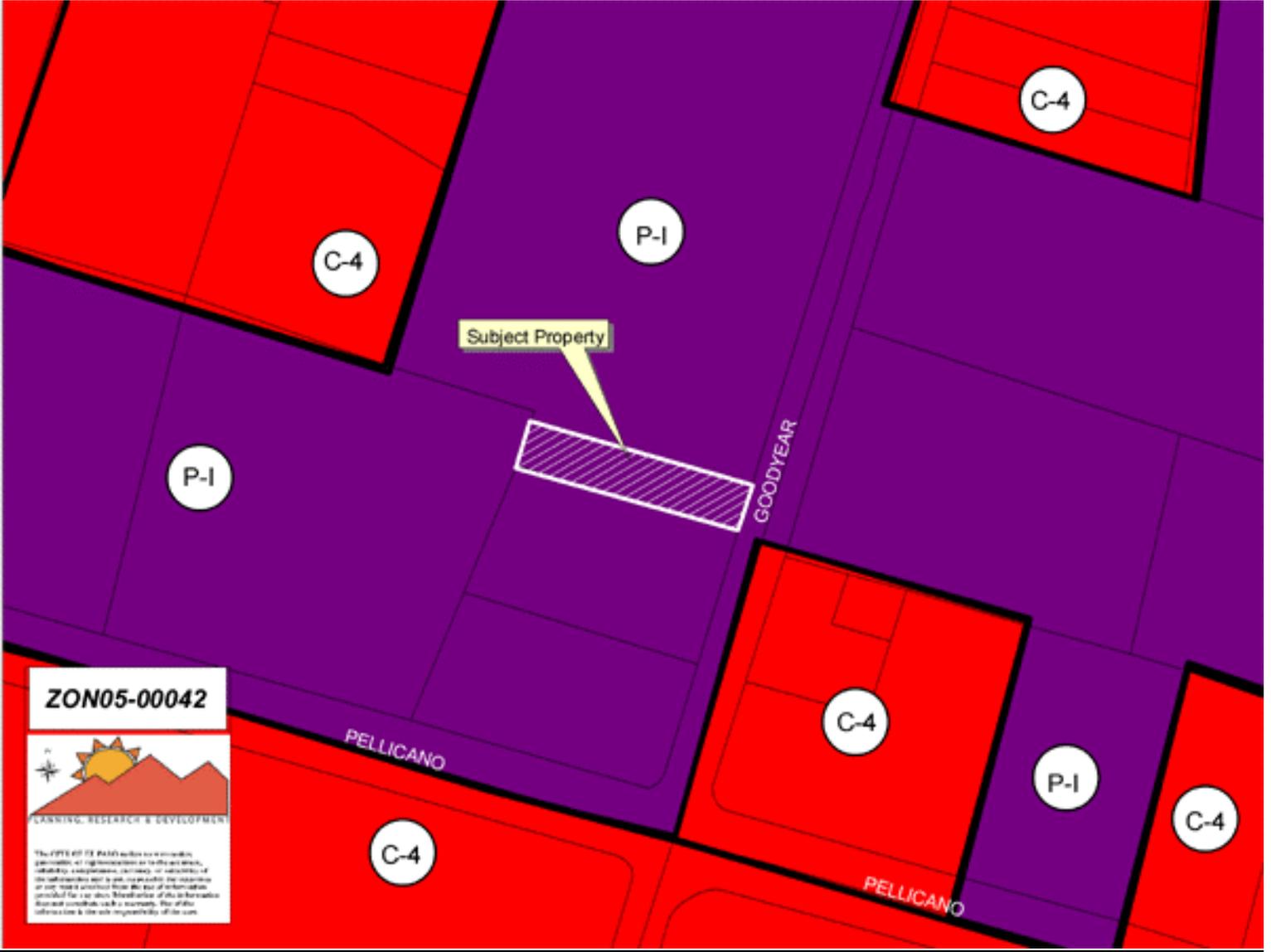
Planning, Research & Development Department Notes:

Recommends approval of this rezoning request.

**ATTACHMENT:** Site Plan; Location Map.

**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



Subject Property

**ZON05-00042**



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