

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

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: August 2, 2005
Public Hearing: August 23, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of Tract 16-P-1-A, Block 36, Ysleta Grant, El Paso, El Paso County, Texas from R-4 (Residential) to A-O (Apartment-Office). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Applicant: Christy & Esteban Armendariz. Location: 8553 Alameda. ZON05-00050 (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 TRACT 16-P-1-A, BLOCK 36, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-O (APARTMENT-OFFICE). 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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tract 16-P-1-A, Block 36, Ysleta Grant, El Paso, El Paso County, Texas*, be changed from R-4 (Residential) to A-O (Apartment-Office), 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 _____, 2005.

THE CITY OF EL PASO

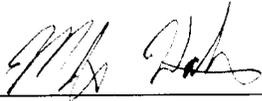
John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

(Signatures continue of following page)

APPROVED AS TO FORM:



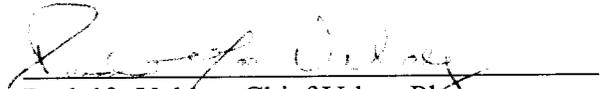
Matt Watson
Assistant City Attorney
Doc No. 14873

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



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**

July 25, 2005

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

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00050

The City Plan Commission (CPC), on July 14, 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: ZON05-00050

Property Owner(s): Christy & Esteban Armendariz

Applicant(s): Christy & Esteban Armendariz

Representative(s): None

Legal Description: Tract 16P1A , Block 36, Ysleta Grant

Location: 8553 Alameda

Representative District: # 7

Area: 0.367 Acres

Present Zoning: R-4 (Residential)

Present Use: Residential

Proposed Zoning: A-O (Apartment/Office)

Proposed Use: Office

Recognized Neighborhood Associations Contacted: Valle Bajo Association; Teens In Action Association; Save the Valley 21

Surrounding Land Uses:

North -	R-4 (Residential) / Residence
South -	A-2, C-1 (Apartment), (Commercial)/ Parking, School, Junk Yard
East -	A-M (Apartment - Mobile Home) / Apartments, Mobile Home Park
West-	R-4 (Residential) / Residence

Year 2025 Designation: Mixed Use (Lower Valley Planning Area)

**CITY PLAN COMMISSION HEARING, July 14, 2005,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM #

Zoning Case: ZON05-00050

General Information:

The applicant is requesting a rezoning from R-4 (Residential) to A-O (Apartment/Office) in order to permit Office Space. The property is 0.367 acres in size and is currently Residential. Access is proposed via **Alameda**. 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 R-4 (Residential) to A-O (Aparment/Office)

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a pattern of commercial and office development which best serves community needs and which complement and serves all other land uses.”

The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Mixed land uses.

A-O (Aparment-Office) zoning permits Office Space and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-O (Aparment/Office) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will Apartment/Office be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

Will be required to meet Chapter 20.65

Need to specify proposed use. Register 2.4' side setback L.N.C.. 10' side setback is required at proposed zone.

Engineering Department, Development Division Notes:

Legal Description: Tract 16P1A, Blk 36, Ysleta Grant
Location: 8553 Alamdea Dist. 7 Present Zoning: R-4 Proposed Zoning: C-3
Present Use: Vacant **Proposed Use:** Commercial

1. Handicap accessible Sidewalks, Wheel-chair ramps, and Driveway(s) will be required.*
2. Drainage plans must be approved by the City Engineer.*
3. On-site ponding or a Private Pond will be required. *
4. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Zone **C** Panel **280214 0048 B**.
*** This requirement will be applied at the time of development.**

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.
NOTE: Access shall be coordinated with the Texas Department of Transportation.
Driveways shall comply with City's Ordinance, that is, width shall be 25' minimum.
Sidewalks shall comply with City's Ordinance.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No objections.

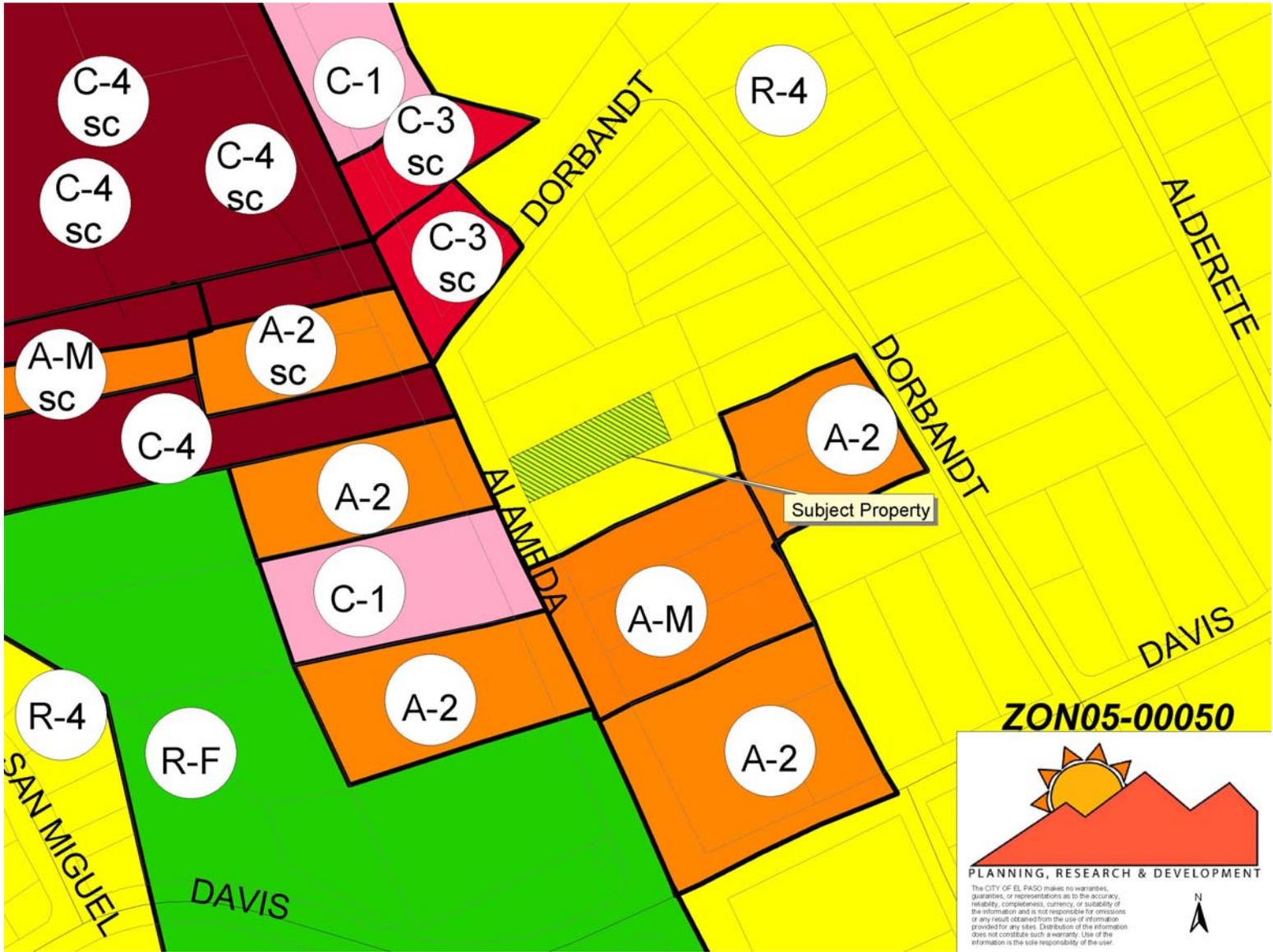
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Mixed land uses.
- B. A-O (Apartment/Office) zoning permits Office Space and is compatible with adjacent development.

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



PLANNING, RESEARCH & DEVELOPMENT

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AERIAL MAP



PLANNING, RESEARCH & DEVELOPMENT

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GENERALIZED PLOT PLAN

