

**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:** 8

**SUBJECT:**

An Ordinance changing the zoning of all of Lot 17 and the East 6.25 feet of Lot 18, Block 44, Supplemental Map No. 1 of East El Paso, 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 Municipal Code. Applicant: Antonio Frank San Roman. Location: 3330 Gateway East. ZON05-00056 (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) – 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 ALL OF LOT 17 AND THE EAST 6.25 FEET OF LOT 18, BLOCK 44, SUPPLEMENTAL MAP NO. 1 OF EAST EL PASO, 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 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 *all of Lot 17 and the East 6.25 feet of Lot 18, Block 44, Supplemental Map No. 1 of East El Paso, El Paso, El Paso County, Texas*, 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 \_\_\_\_\_, 2005.

**THE CITY OF EL PASO**

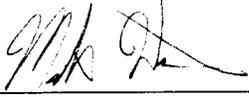
\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

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

*(Signatures continue on following page)*

**APPROVED AS TO FORM:**



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Matt Watson  
Assistant City Attorney  
Doc No. 14872

**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**

July 25, 2005

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

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00056

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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 application.

**Attachment:** Location Map, Site Plan

**STAFF REPORT**

**Rezoning Case:** ZON05-00056

**Property Owner(s):** Antonio Frank San Roman

**Applicant(s):** Antonio Frank San Roman

**Representative(s):** Antonio Frank San Roman

**Legal Description:** All of Lot 17 and the East 6.25 Feet of Lot 18, Block 44, Supplemental Map NO. 1 of East El Paso

**Location:** 3330 Gateway East

**Representative District:** # 8

**Area:** 0.10 Acres

**Present Zoning:** A-3 (Apartment)

**Present Use:** Single-family residential (vacant)

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

**Proposed Use:** Contractor's yard

**Recognized Neighborhood Associations Contacted:** Estrella Neighborhood Association

**Surrounding Land Uses:**

<b>North -</b>	A-3 (Apartment) / I-10
<b>South -</b>	M-1 (Manufacturing) / Multi-family residential
<b>East -</b>	C-4 (Commercial) / Multi-family residential
<b>West-</b>	A-3 (Apartment) / Multi-family residential

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

**CITY PLAN COMMISSION HEARING, July 14, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL  
ITEM # 20**

**Zoning Case: ZON05-00056**

**General Information:**

The applicant is requesting a rezoning from A-3 (Apartment) to C-4 (Commercial) in order to a permit contractor's yard. The property is 0.10 acres in size and is currently a residential dwelling. The proposed site plan shows an existing house currently located on the site. Access is proposed via Luna Street. 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 A-3 (Apartment) to C-4 (Commercial).

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 Central Planning Area designates this property for Industrial land uses.

**C-4 (Commercial) zoning** permits a contractor's yard 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 Contractor's yard be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

Zoning: Will not comply with 10ft. side setback abutting Apt. District.  
Requires change of occupancy, ADA and parking compliance.  
Landscaping: Does NOT demonstrate compliance with Chapter 20.65

Engineering Department, Development Division Notes:

No objections.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No objections.

Planning, Research & Development Department Notes:

Recommend approval of the proposed zone change.

**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.



# AERIAL MAP



Subject Property

GATEWAY EAST

CEBADA

LUNA

GRAMA

**ZON05-00056**



DURAZNO

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