

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: July 24, 2007
Public Hearing: August 14 2007

CONTACT PERSON/PHONE: Esther Guerrero, 541-4720

DISTRICT(S) AFFECTED: 2

SUBJECT:

An ordinance changing the zoning of all of Tract 10, Section 9, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from A-M (Apartment and Mobile Home Park) to C-2 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Applicant: EP Hillcrest Real Estate, LP, ZON07-00058 (District 2)

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
City Plan Commission (CPC) – Approval Recommendation (4-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Kelly Carpenter

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACT 10, SECTION 9, BLOCK 81, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-M (APARTMENT AND MOBILE HOME PARK) TO C-2 (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 *all of Tract 10, Section 9, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas*, be changed from **A-M (Apartment and Mobile Home Park)** to **C-2 (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

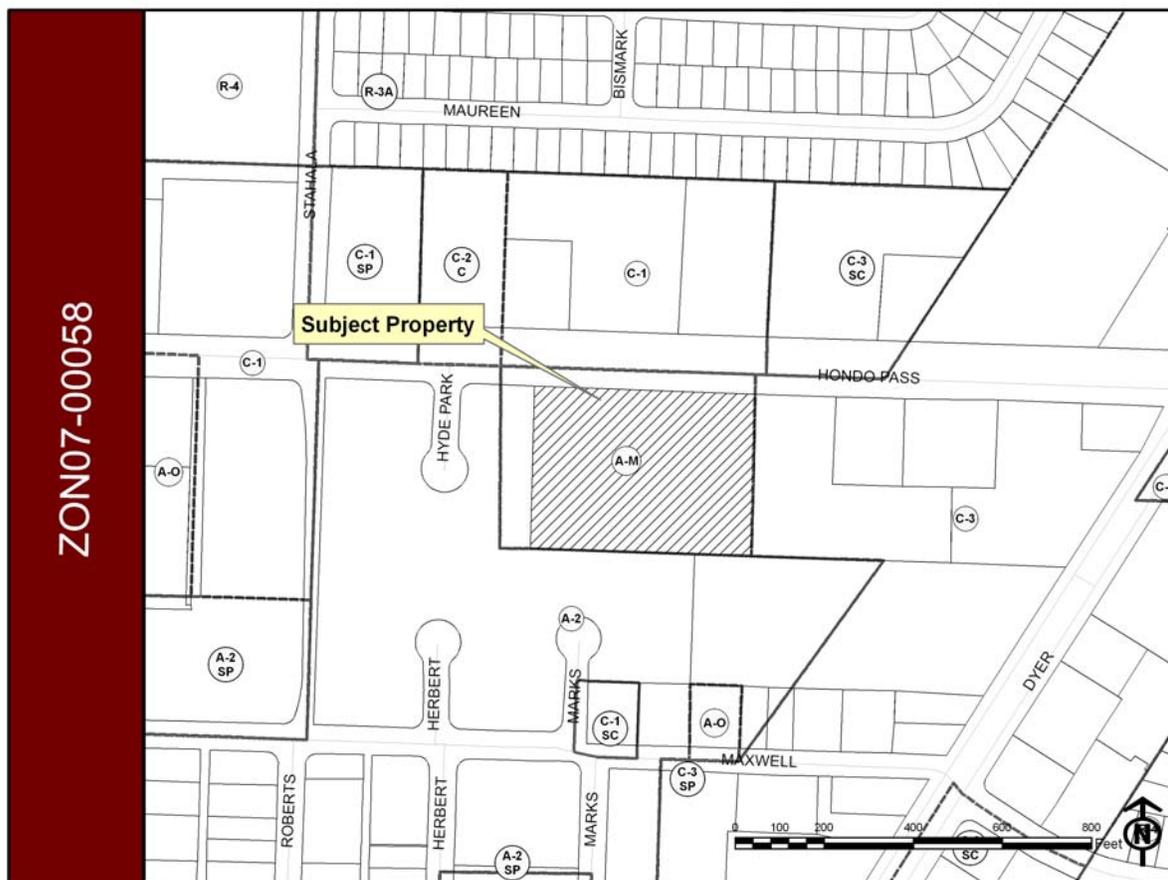
Kimberly Forsyth
Kimberly Forsyth, Senior Planner
Development Services Department

CITY CLERK DEPT.
07 JUL 12 AM 9:20



ZON07-00058

Application Type: Rezoning
Property Owner(s): EP Hillcrest Real Estate, L.P.
Representative(s): Roe Engineering, L.C.
Legal Description: All of Tract 10, Section 9, Block 81, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Location: Hondo Pass Drive, East of Stahala Drive
Representative District: 2
Area: 4.341 Acres
Present Zoning: A-M (Apartment and Mobile Home Park)
Present Use: vacant
Proposed Zoning: C-2 (Commercial)
Recognized Neighborhood Associations Contacted: Northeast El Paso Civic Association, Northeast Healthy Communities
Surrounding Land Uses: **North:** C-1 / Retail Center; **South:** A-2 / Apartments; **East:** C-3 / Vacant, Restaurant; **West:** A-M / Apartments
Year 2025 Designation: **Commercial, Mixed-Use** (Northeast Planning Area)



General Information

The request is for rezoning from A-M (Apartment and Mobile Home Park) to C-2 (Commercial) to permit a funeral home and a retail center. The conceptual site plan proposes a 15,746 square foot building for the funeral home and a 16,030 square foot building for the retail center with a total of 205 parking spaces. The vacant parcel of land is 4.341 acres in size with access via Hondo Pass Drive.

Staff Recommendation

The Development Coordinating Committee (DCC) recommends unanimous **approval** of this request for rezoning.

The recommendation is based on the following:

- The Plan for El Paso City-Wide Land Use Goals recommends that El Paso “provide a pattern of commercial development which best serves community needs”.
- The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Commercial and Mixed-Use land uses.
- C-2 (Commercial) zoning permits a funeral home and a retail center and is compatible with adjacent development.

Findings

The Commission must determine the following:

1. Will the rezoning protect the best interest, health, safety and welfare of the public in general?
2. Will this rezoning be compatible with adjacent land uses?
3. What is the relation of the proposed rezoning to the City’s Comprehensive Plan?
4. What effects will this have on the natural environment, social and economic conditions, and property values in the vicinity and the city as a whole?

Development Services Department - Building Permits Division

Funeral Home and retail center permitted on the proposed C-2 Commercial District. Meets minimum development standards and yard standards. Retail Center meets minimum parking requirements. Shall need to re-calculate parking for the Funeral Home (one per fifty square of floor area excluding storage and work area). Shall need to provide a six ft. high masonry screening wall along property line(s) abutting residential district.

Development Services Department - Planning Division

The Year 2025 Projected General Land Use Map for the Northeast Planning Area designates this property for Commercial and Mixed-Use land uses.
C-2 (Commercial) is compatible with abutting zoning districts and uses.

Engineering Department - Traffic Division

No comments received.

Fire Department

No comments received.

El Paso Water Utilities Notes

No objections.

List of Attachments

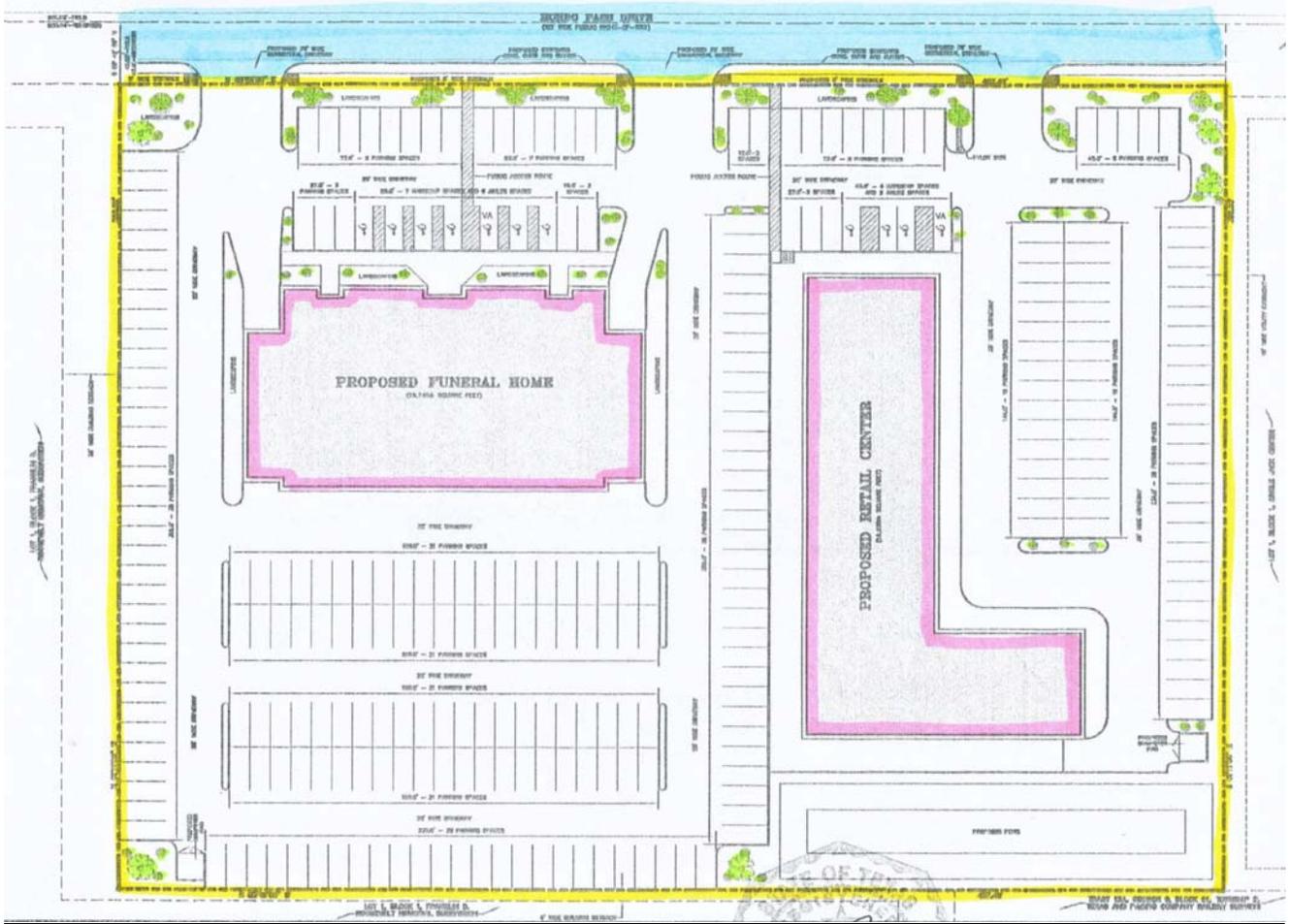
Attachment 1: Conceptual Site Plan, Elevation

Attachment 2: Application

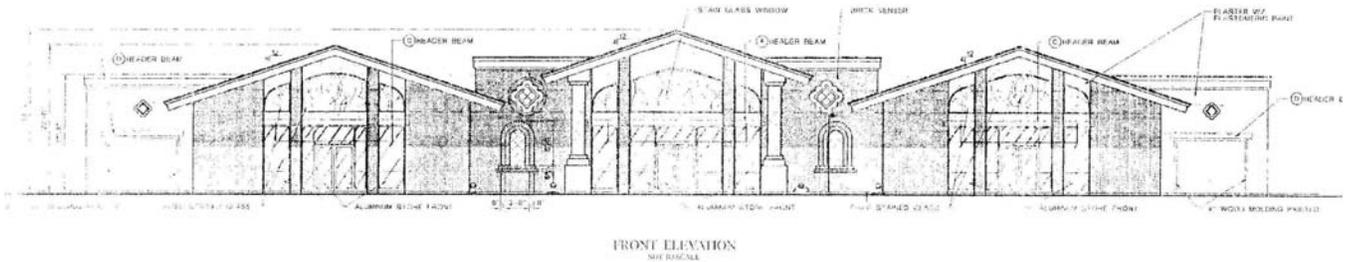


ZON07-00058

Attachment 1: Conceptual Site Plan



Elevation

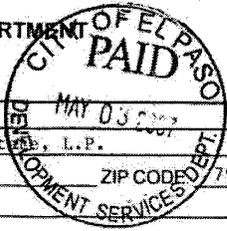


Attachment 2: Application



**REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

City of El Paso, Texas
2 Civic Center Plaza
El Paso, TX 79901-1196
915-541-4024



1. CONTACT INFORMATION

PROPERTY OWNER(S): EP Hillcrest Real Estate, L.P.
 ADDRESS: 1060 Carolina Drive ZIP CODE: 79915 PHONE: 915-598-3332
 E-MAIL ADDRESS: _____ FAX: 915-598-4441
 REPRESENTATIVE(S): Roe Engineering, L.C.

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X58199920901001
 LEGAL DESCRIPTION: All of Tract 10, Section 9, Blk 81, Township 2, Texas Pacific Railway Company Surveys
 STREET ADDRESS OR LOCATION: Hondo Pass Drive REP DISTRICT: 2
 ACREAGE: 4.1237 PRESENT ZONING: A-M PRESENT LAND USE: Vacant
 PROPOSED ZONING: C-2 PROPOSED LAND USE: Funeral home and retail center

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 PROPOSED ZONING: _____ PROPOSED LAND USE: _____

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER: _____
 LEGAL DESCRIPTION: _____
 STREET ADDRESS OR LOCATION: _____ REP DISTRICT: _____
 ACREAGE: _____ PRESENT ZONING: _____ PRESENT LAND USE: _____
 PROPOSED ZONING: _____ PROPOSED LAND USE: _____

5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
 Printed Name: Moises Salazar Signature: [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****

ZON: 7-00058 RECEIVED DATE: 5/3/07 APPLICATION FEE: \$ 170.00
 DCC REVIEW DATE: 6/6/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 7/4/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: [Signature]