

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: August 21, 2007, 2007
Public Hearing: September 10, 2007

CONTACT PERSON/PHONE: Frank Delgado, 541-4238

DISTRICT(S) AFFECTED: 7

SUBJECT:

An ordinance changing the zoning of Tract 1C, Block 8, Ysleta Grant, City of El Paso, El Paso County, Texas from r-f (ranch-and-farm) to c-3 (commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Applicant: Jose Manuel Hernandez, ZON07-00061 (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) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (8-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 1C, BLOCK 8, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-3 (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 *Tract 1C, Block 8, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **C-3 (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:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Kimberly Forsyth, Senior Planner
Development Services Department

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES PLANNING DIVISION

August 10, 2007

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
FROM: Frank Delgado, Planner
THROUGH: Kelly Carpenter, Deputy Director
SUBJECT: **ZON07-00061**

The City Plan Commission (CPC), on July 12, 2007, voted 8-0 to recommend **APPROVAL** of rezoning the subject property from R-F to C-3, concurring with staff's recommendation.

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

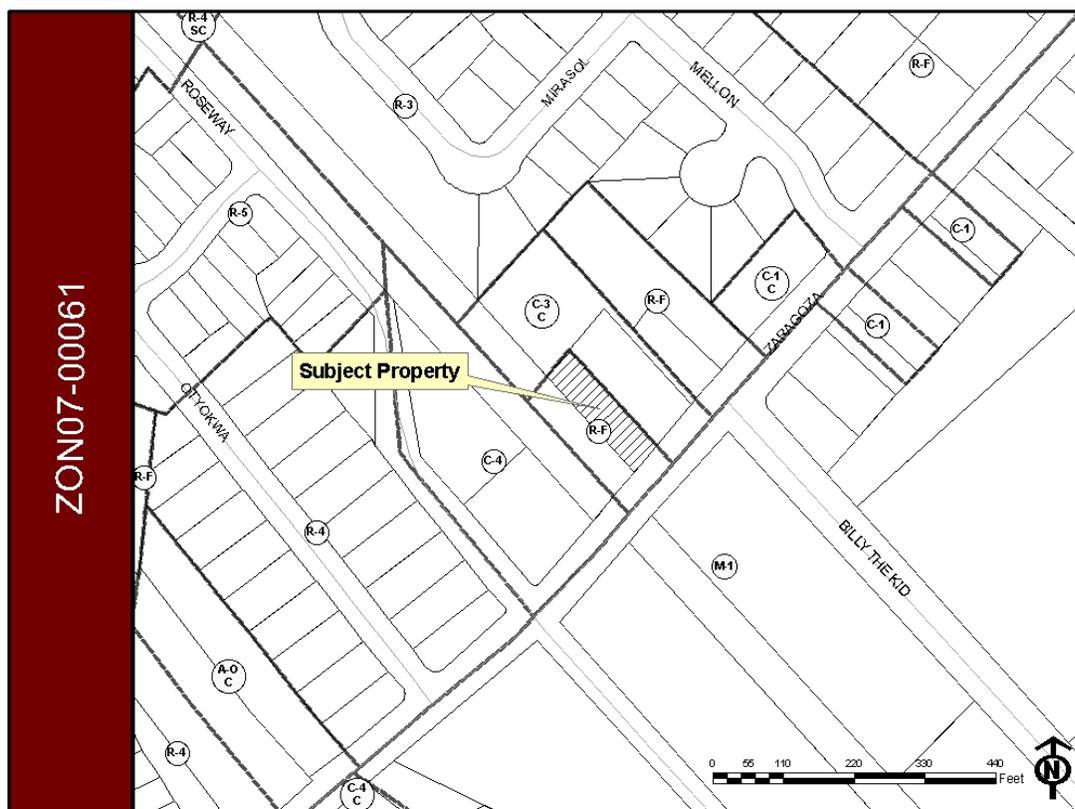
There was **NO OPPOSITION** to this request.

Attachment: Staff Report, Conceptual Site Plan, Application



ZON07-00061

Application Type: Rezoning
Property Owner(s): Jose Manuel Hernandez
Representative(s): Ana E. Castro
Legal Description: Tract 1C, Block 8, Ysleta Grant City of El Paso, El Paso County, Texas
Location: 307 Zaragoza Road
Representative District: 7
Area: 0.25 acres
Present Zoning: R-F (Ranch-Farm) **Present Use:** Vacant building
Proposed Zoning: C-3 (Commercial) **Proposed Use:** Commercial
Recognized Neighborhood Associations Contacted: Save the Valley 21
Public Response: None
Surrounding Land Uses: **North** - C-3/c / Commercial; **South** - R-F / Railroad ROW; **East** - M-1 / Zaragoza Rd. and railroad station; **West** - C-3/c / Railroad ROW and residential
Year 2025 Designation: Residential (Mission Valley Planning Area)



General Information:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to C-3 (Commercial) in order to permit commercial development. The property is 0.25 acres in size and currently has one building. The conceptual site plan shows one building to be located on the site. The conceptual site plan is not binding. Access is proposed via Zaragoza Rd. with four (4) parking spaces to be provided. There are no zoning conditions currently imposed on this property.

Staff Recommendation:

The Development Coordinating Committee unanimously recommends **APPROVAL** of this request for rezoning from R-F (Ranch and Farm) to C-3 (Commercial).

The recommendation is based on the following:

The Plan for El Paso Citywide 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 East Planning Area designates this property for **Residential** land uses; however, commercial development already exists immediately adjacent to this property and manufacturing uses are directly across the street.

C-3 zoning permits commercial development and **is compatible** with adjacent development.

Findings:

The Commission must determine the following:

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

Development Services Department - Building Permits and Inspections Division:

Zoning Review: Insufficient data provided to determine compliance with yard and lot standards and parking requirements. A six foot high masonry screening wall shall be required on the property line(s) abutting a residential district.

Landscape Review: No comments received.

Development Services Department - Planning Division:

Current Planning: Recommends approval. Proposed rezoning is compatible with surrounding land uses and existing development.

Land Development: No comments received.

Engineering Department - Traffic Division:

No major traffic concerns.

Fire Department:

No comments received.

El Paso Water Utilities:

EPWU does not object to this request.

List of Attachments

Attachment 1: Site Plan

Attachment 2: Application



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): Jose Manuel Hernandez
ADDRESS: _____ ZIP CODE: _____ PHONE: _____
E-MAIL ADDRESS: _____ FAX: NONE

REPRESENTATIVE(S): Ana E. Castro
A: _____
E: _____

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: Y80599900800114
LEGAL DESCRIPTION: 8 Ysleta TB 1-C (0.25 acre)
STREET ADDRESS OR LOCATION: 307 N. Zaragoza REP DISTRICT: 7
ACREAGE: 0.25 PRESENT ZONING: H-F PRESENT LAND USE: vacant
PROPOSED ZONING: C-3 PROPOSED LAND USE: Commercial

3. PARCEL TWO INFORMATION

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

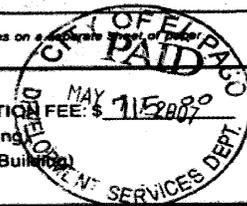
5. ADDITIONAL INFORMATION

OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):
Printed Name: Jose Manuel Hernandez Signature: Jose M. Hernandez
Printed Name: Jose M. Hernandez Signature: _____
Printed Name: S-8-07 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 07-00061 RECEIVED DATE: 05/11/07 APPLICATION FEE: \$ 1152007
DCC REVIEW DATE: 06/06/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 07/12/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: WJ



CITY CLERK DEPT.
07 AUG 13 AM 9:00