

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: August 1, 2006  
Public Hearing: August 22, 2006

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

**DISTRICT(S) AFFECTED:** 6

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lots 11 and 12, Lafayette Place, El Paso, El Paso County, Texas from C-1 (Commercial) to C-2 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 8050 and 8052 North Loop Drive. Applicant: Arturo Martinez, Bertha Martinez, Alicia Martinez. ZON06-00029 (District 6)

**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 (6-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Alan Shubert

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 11 AND 12, LAFAYETTE PLACE, EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) 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 a *Portion of Lots 11 and 12, El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **C-1 (Commercial)** 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 \_\_\_\_\_, 2006.

**THE CITY OF EL PASO**

**ATTEST:**

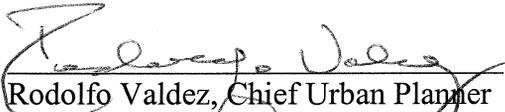
\_\_\_\_\_  
John F. Cook  
Mayor

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Carolyn Crosby  
Assistant City Attorney

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Development Services Department

JOHN COOK  
MAYOR

JOYCE WILSON  
CITY MANAGER

R. ALAN SHUBERT  
DIRECTOR, DEVELOPMENT SERVICES



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

## DEVELOPMENT SERVICES PLANNING DIVISION

July 21, 2006

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

**FROM:** Christina Valles, Senior Planner

**SUBJECT: ZON06-00029**

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The City Plan Commission (CPC), on May 18, 2006, voted (6-0) to recommend **APPROVAL** of rezoning the subject property to C-2 (Commercial), 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 is in the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

A neighboring property owner appeared at the CPC meeting in opposition to this request.

**Attachment:** Location Map, Aerial Map, Site Plan.

**STAFF REPORT**

**Rezoning Case:** ZON06-00029

**Property Owner(s)/Applicants:** Arturo Martinez, Bertha Martinez, Alicia Martinez

**Representative(s):** Arturo Martinez, Bertha Martinez, Alicia Martinez

**Legal Description:** A portion of Lots 11 and 12, Lafayette Place

**Location:** 8050 and 8052 North Loop Drive

**Representative District:** # 6

**Area:** 1.35 Acres

**Present Zoning:** C-1 (Commercial)

**Present Use:** Vacant

**Proposed Zoning:** C-2 (Commercial)

**Proposed Use:** Dance Hall

**Recognized Neighborhood Associations Contacted:** N/A

**Surrounding Land Uses:**

<b>North -</b>	R-3 (Residential), C-3/sc (Commercial/special contract), C-4 (Commercial) / Retail, Multi-family Residential, Single-family Residential
<b>South -</b>	C-1/sc (Commercial/special contract) / Retail, Restaurant
<b>East -</b>	C-1/sc (Commercial/special contract) / Retail, Restaurant
<b>West-</b>	A-2/sp (Apartment/special contract), R-F (Ranch and Farm) / Church, Single-family Residential

**Year 2025 Designation:** Commercial (Mission Valley Planning Area)

**CITY PLAN COMMISSION HEARING, MAY 18, 2006,  
4:00 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON06-00029**

**General Information:**

The applicant is requesting a rezoning from C-1 (Commercial) to C-2 (Commercial) in order to permit a dance hall. The property is 1.79 acres in size and is currently vacant. The proposed site plan shows a new building to be located on the site. Access is proposed via North Loop Drive with sixty-three (63) parking spaces to be provided. There are no zoning conditions currently imposed on this property.

There is a related special permit application (ZON06-00040) in process in order to permit the dance hall on the subject property.

**Information to the Commission:**

The Planning Division 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 C-1 (Commercial) to C-2 (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 **Mission Valley** Planning Area designates this property for **Commercial** land uses.

**C-2 (Commercial) zoning** permits a dance hall with special permit and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-2 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a dance hall be compatible with adjacent land uses?
- C. What is the relation of the proposed change to the City’s Comprehensive Plan?
- D. What effects will the C-2 (Commercial) zoning have upon the natural environment, social and economic conditions, and property values in the vicinity and in the city as a whole?

**Information To The Applicant:**

**Development Services Department – Planning Division Notes:**

Recommend approval of this request based on the Plan for El Paso 2025 Projected General Land Use Map.

**Development Services Department - Building Permits and Inspections Division Notes:**

*Zoning:* Dance hall permitted on C-2 (Commercial) district. Meets minimum yard and lot standards. Proposal indicates 63 parking spaces, shall require one per one hundred square feet of floor area-does not apply to accessory uses. Need to break down square footage to include accessory uses to determine compliance with parking requirements. Also, shall need to provide a 6 ft. masonry screening wall abutting apartment zoned district.

**Development Services Department - Land Development Division Notes:**

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
2. Grading plan and permit shall/may be required.\*
3. Storm Water Pollution Prevention plan and/or permit shall/may be required.\*
4. Drainage plans must be approved by the Land Development-Engineering Section.\*  
Landscaping shall not be placed within the ponding areas.
5. Coordination with TXDOT.\*
6. Additional Comments: Site location is not located within a Special Flood Hazard Area, Flood Zone(s) X, Panel 480214 0045 C.

\* This requirement will be applied at the time of development.

**Engineering Department - Traffic Division Notes:**

1. Detailed Site Plan shall be submitted showing engineer's seal.
2. Surface on parking area shall be upgraded to City's standards.

**El Paso Water Utilities Notes:**

*Water:* There is an existing 12-inch diameter water main along the south side of North Loop fronting the property.

Previous water pressure readings from a fire hydrant located on North Loop Drive, 325-feet east of Lafayette Drive have yielded a static pressure of 128 pounds per square inch (psi), a residual pressure of 116 psi, a pitot pressure of 75 psi, at a discharge of 1453 gallons per minute.

A private water pressure regulating device may be required at the discharge side of the water meter.

*Sanitary Sewer:* There is an existing 12-inch diameter sanitary sewer main along the south side of North Loop fronting the property.

*General:* Our records indicate that there are three (3) vacant water meter connections (1-yard meter and 2-domestic), located at 8050 North Loop and 8052 North Loop.

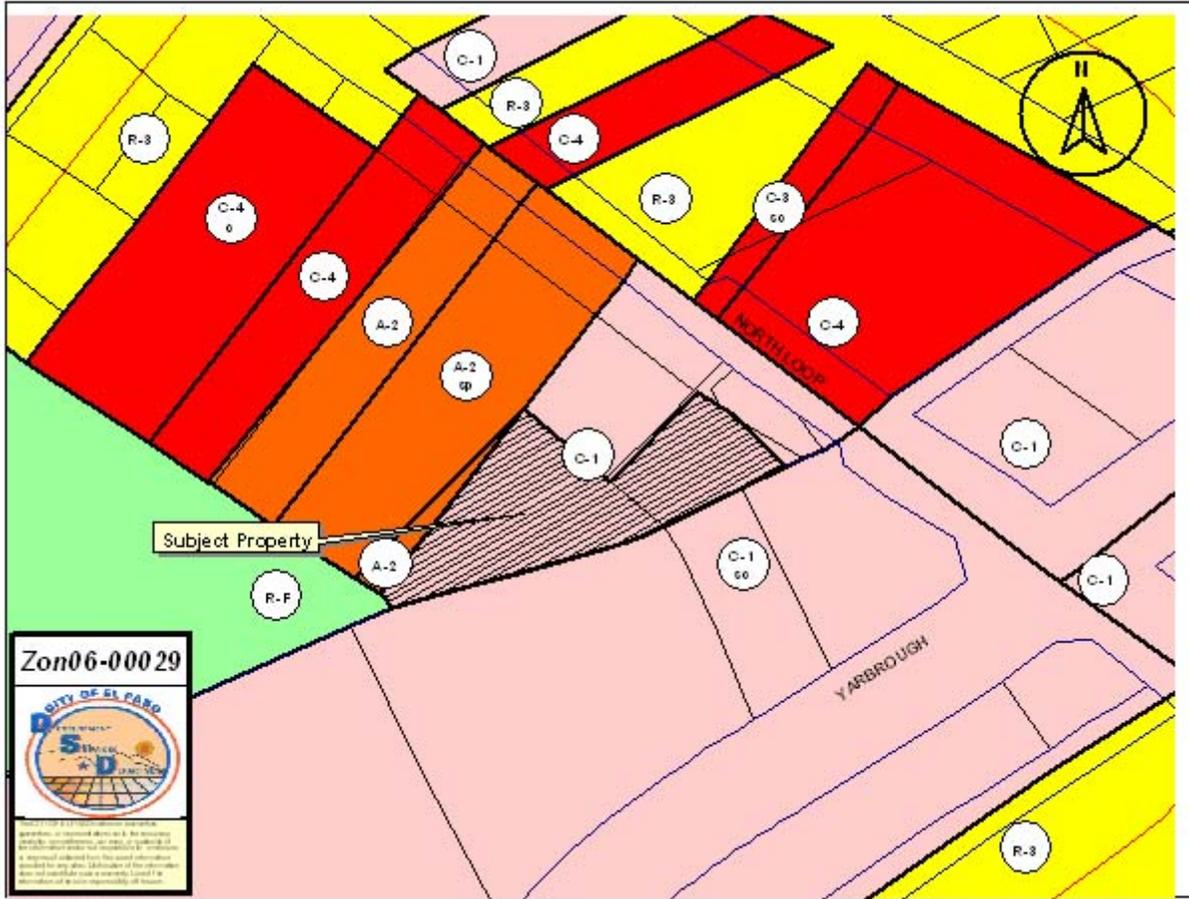
Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading and drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances

EPWU does not object to this 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



# SITE PLAN

