

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: August 29, 2006  
Public Hearing: September 19, 2006

**CONTACT PERSON/PHONE:** Stephen Schlett, 541-4935

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance changing the zoning of Lots 7, 12, 13, 14, 15 and 16, Block 9, El Paso International Airport Tracts, Unit 7, El Paso, El Paso County Texas from M-1 (Light Manufacturing) to C-4 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 8201 Lockheed. Applicant: Spectrum Properties Zon06-00077 (District 3)

**BACKGROUND / DISCUSSION:**

See attached report.

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (voted 5-0)

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

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

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

**DEPARTMENT HEAD:** Alan Shubert

**APPROVED FOR AGENDA:**

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

AN ORDINANCE CHANGING THE ZONING OF LOTS 7, 12, 13, 14, 15 AND 16, BLOCK 9, EL PASO INTERNATIONAL AIRPORT TRACTS, UNIT 7, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (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 *Lots 7, 12, 13, 14, 15 and 16, Block 9, El Paso International Airport Tracts, Unit 7, El Paso, El Paso County, Texas*, incorporated by reference, be changed from **M-1 (Light Manufacturing)** 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 \_\_\_\_\_, 2006.

THE CITY OF EL PASO

ATTEST:

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

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Hillary S. McGinnies  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
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**

August 21, 2006

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

**FROM:** Stephen Schlett, Planner

**SUBJECT: ZON06-00077**

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The City Plan Commission (CPC), on August 3, 2006, voted (**5-0**) to recommend **APPROVAL** of rezoning the subject property from M-1 (Light Manufacturing) to C-4 (Commercial) zoning.

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; that the proposed use is compatible with adjacent land uses; and that the effects of the rezoning will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was **no opposition** to this request.

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

**STAFF REPORT**

**Rezoning Case:** ZON06-00077

**Property Owner(s):** Spectrum Properties

**Applicant(s):** Spectrum Properties

**Representative(s):** Conde, Inc.

**Legal Description:** Lots 7, 12, 13, 14, 15 and 16, Block 9, El Paso International Airport Tracts Unit 7

**Location:** 8201 Lockheed

**Representative District:** 3

**Area:** 4.546 Acres

**Present Zoning:** M-1 (Light Manufacturing)

**Present Use:** Manufacturing

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

**Proposed Use:** Office/Warehouse Development

**Recognized Neighborhood Associations Contacted:** Eastside Civic Association, A Presidential Neighborhood Association, Cielo Vista Neighborhood Association

**Surrounding Land Uses:**

<b>North -</b>	M-1 (Light Manufacturing) / Airport
<b>South -</b>	R-4 (Residential) / Single-family Residential
<b>East -</b>	M-1 (Light Manufacturing) / Commercial
<b>West-</b>	M-1 (Light Manufacturing) / Commercial

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

**CITY PLAN COMMISSION HEARING, AUGUST 3, 2006,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**REZONING APPLICATION: ZON06-00077**

**GENERAL INFORMATION:**

The applicant is requesting a rezoning from M-1 (Light Manufacturing) to C-4 (Commercial) in order to permit office/warehouse development. The property is 4.546 acres in size and is currently an existing manufacturing site. The site plan shows an existing structure currently located on the site. Access is proposed via Lockheed, Boeing and Centurion Drives with 138 parking spaces provided. There are no zoning conditions currently imposed on this property.

**INFORMATION TO THE COMMISSION:**

The Development Services Department – 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 M-1 (Light Manufacturing) to C-4 (Commercial) with the following condition.

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 light industrial uses.

**C-4 (Commercial) zoning** permits Office/Warehouse Development and is compatible with adjacent development.

The Commission must determine the following:

1. Will the C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will Office/Warehouse Development be compatible with adjacent land uses?
3. What is the relation of the proposed change to the city’s Comprehensive Plan?
4. What effects will the C-4 (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 - Building Permits and Inspections Division**  
**Comments:**

*Zoning Review*

Proposed use permitted in C-4 (commercial) district. Meets minimum set back and parking requirements.

*Landscape Review*

This project does not require landscape.

**Development Services Department - Planning Division Comments:**

*Current Planning:*

Recommend approval of the proposed rezoning.

*Subdivision Review:*

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
2. Drainage plans must be approved by the City Engineer.\*
3. Coordination with TXDOT.\*
4. Additional Comments: Site location is located within a Special Flood Hazard Area, Flood Zone(s) **C**, Panel **480214 0035 B**.

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

**Engineering Department - Traffic Division Comments:**

No traffic concerns with the proposed rezoning from M-1 to C-1

**Fire Department Comments:**

No comments received.

**El Paso Water Utilities Comments:**

**Water**

1. Along Boeing Drive fronting the subject Property there is an existing eight (8) inch diameter water main.
2. Along Centurion Drive fronting the subject Property there is an existing eight (8) inch diameter water main.
3. Along Lockheed Drive fronting the subject Property there is an existing eight (8) inch diameter water main.

**Sanitary Sewer**

1. Along Boeing Drive fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main.

2. Along Centurion Drive fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main.
3. Along Lockheed Drive fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 180 feet west of Centurion Drive.

**General**

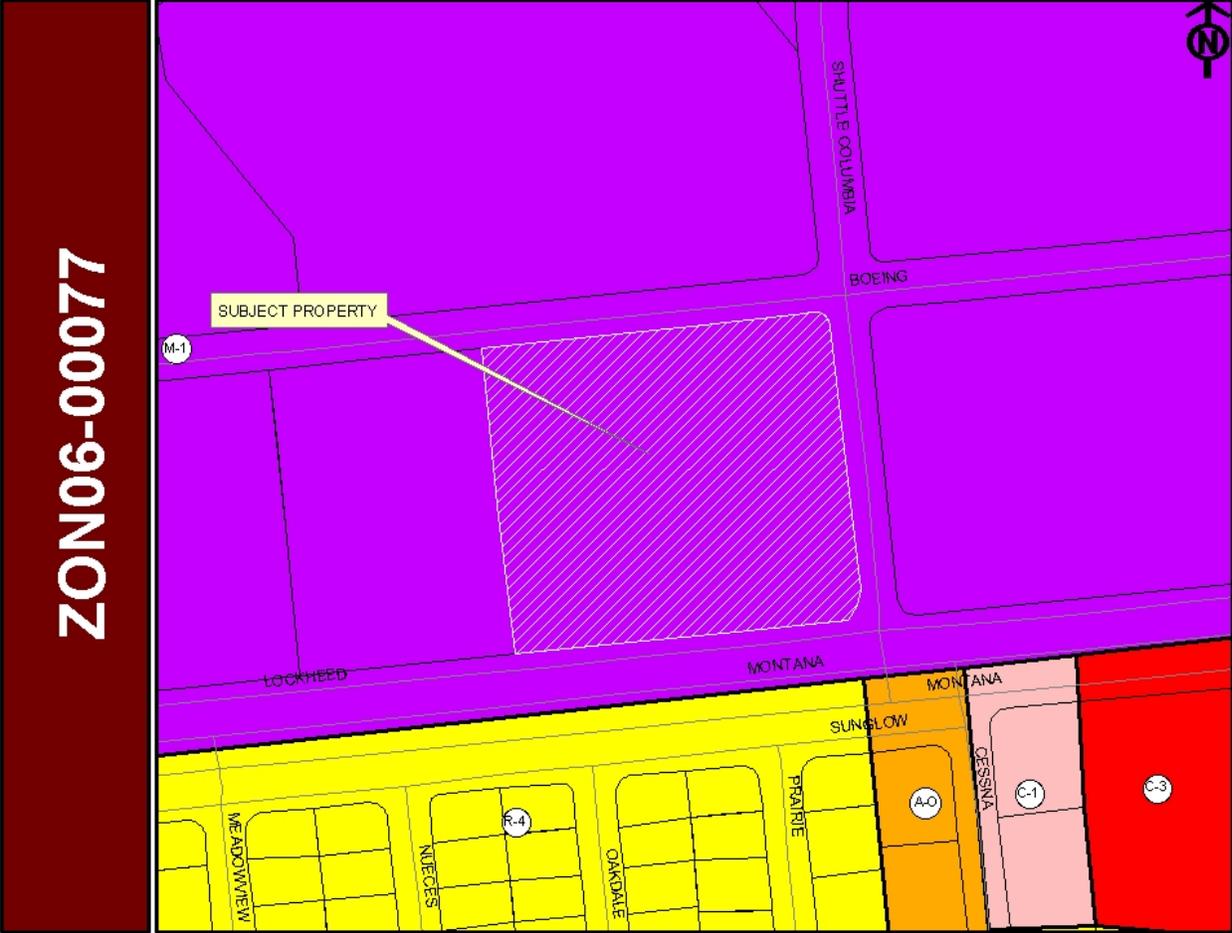
In the event that the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The certificate-of-compliance can be obtained on the 5th floor at City Hall. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPWU does not object to this request

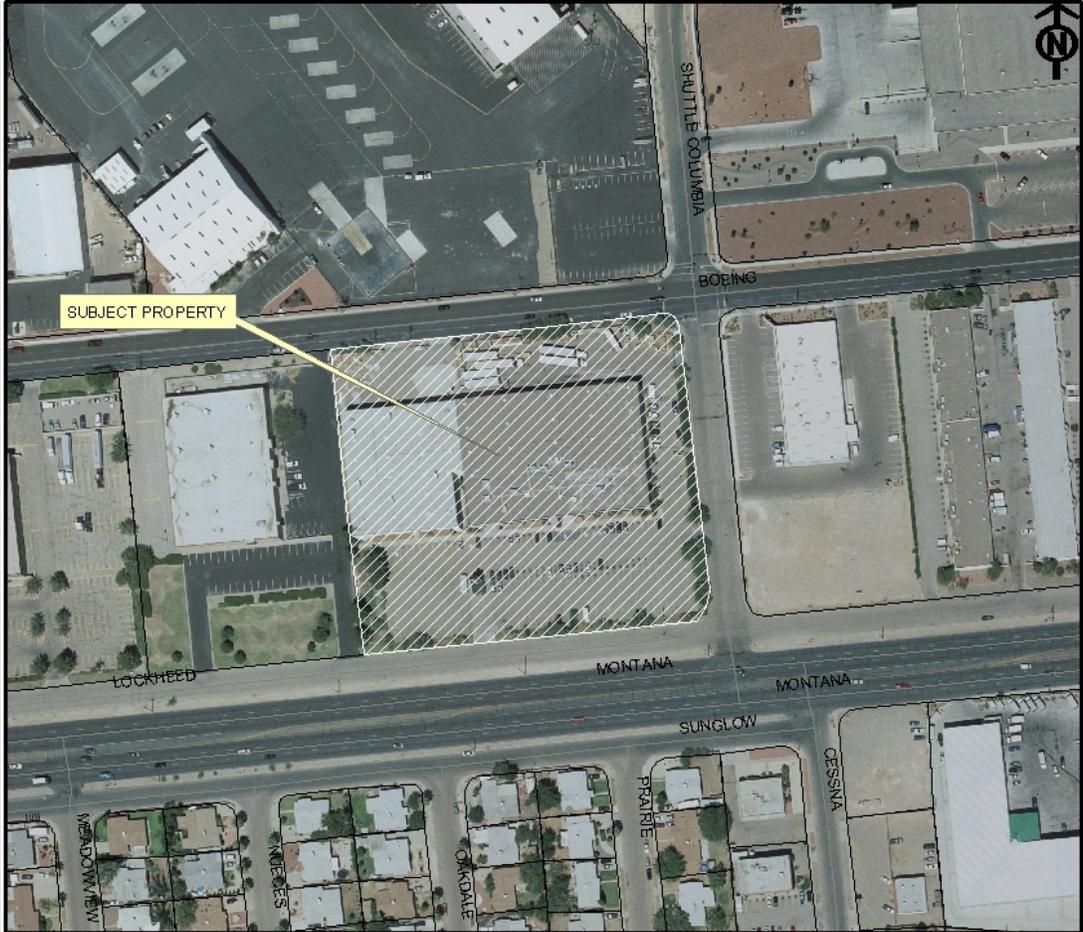
**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO DEVELOPMENT SERVICES, PLANNING DIVISION AT (915) 541-4925.

LOCATION MAP



AERIAL

ZON06-00077



# SITE PLAN

