

**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: 6

SUBJECT:

An Ordinance changing the zoning of Tract 2A, Block 1, Ysleta Grant and Tract 3B, Block 56, Ysleta Grant, El Paso, El Paso County, Texas from R-F (Ranch-Farm) to C-3 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Applicant: Ben L. Ivey LTD. Location: Loop 375 and North Loop. ZON05-00055 (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

*****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 TRACT 2A, BLOCK 1, YSLETA GRANT AND TRACT 3B, BLOCK 56, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO C-3 (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 *Tract 2A, Block 1, Ysleta Grant and Tract 3B, Block 56, Ysleta Grant, El Paso, El Paso County, Texas*, be changed from R-F (Ranch-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 _____, 2005.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

(Signatures continue on following page)

APPROVED AS TO FORM:



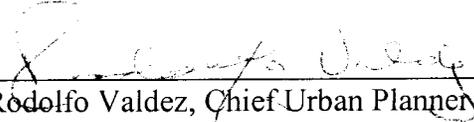
Matt Watson
Assistant City Attorney
Doc No. 14870

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



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: ZON05-00055

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: ZON05-00055

Property Owner(s): Ben L. Ivey LTD

Applicant(s): Ben L. Ivey LTD

Representative(s): Conde, Inc.

Legal Description: Tract 2A, Block 1, Ysleta Grant and Tract 3B, Block 56, Ysleta Grant

Location: Loop 375 and North Loop

Representative District: # 6

Area: 24.566 Acres

Present Zoning: R-F (Ranch and Farm)

Present Use: Vacant

Proposed Zoning: C-3 (Commercial)

Proposed Use: Retail/ Office/Warehouse

Recognized Neighborhood Associations Contacted: None

Surrounding Land Uses:

North -	C-3/sc (Commercial/conditions) /Vacant
South -	C-1/sc (Commercial) / Vacant
East -	A-O/sc (Apartment-Office) / Vacant
West-	R-3 (Residential)/ School

Year 2025 Designation: Commercial (Lower Valley Planning Area)

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

ITEM #

Zoning Case: ZON05-00055

General Information:

The applicant is requesting a rezoning from R-F (Ranch and Farm) to C-3 (Commercial) in order to permit Retail, Office and Warehouse Space. The property is 24.566 acres in size and is currently Vacant. Access is proposed via **Americas Avenue**. 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 R-F (Ranch and Farm) to C-3 (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 Lower Valley Planning Area designates this property for Commercial land uses.

C-3 (Commercial) zoning permits Retail, Office and Warehouse development and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-3 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will C-3 (Commercial) be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:
Can meet Chapter 20.65

Engineering Department, Development Division Notes:

Legal Description: Tract 2A, Blk 1, Ysleta Grant and Tract 3B, Blk 56, Ysleta Grant

Location: W of Loop 375 & Betel Dr. **Dist.** 6 **Present Zoning:** R-F **Proposed Zoning:** C-3

Present Use: Vacant **Proposed Use:** Regional Commercial

1. Handicap accessible Sidewalks, Wheel-chair ramps, and Driveway(s) will be required.*

2. Grading plan and permit required.*

3. Storm Water Pollution Prevention Plan & Permit required. *

4. On-site Ponding or a Private Pond will be required. *

5. Drainage plans must be approved by the City Engineer.*

6. Additional Comments: Site location **is** located within a Special Flood Hazard Area, Zones **AH & C** Panel **280214 0049 B**.

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

Engineering Department, Traffic Division Notes:

- **No apparent traffic concerns with the proposed zoning change.**

NOTE: Betel Drive shall be improved..

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

None

Planning, Research & Development Department Notes:

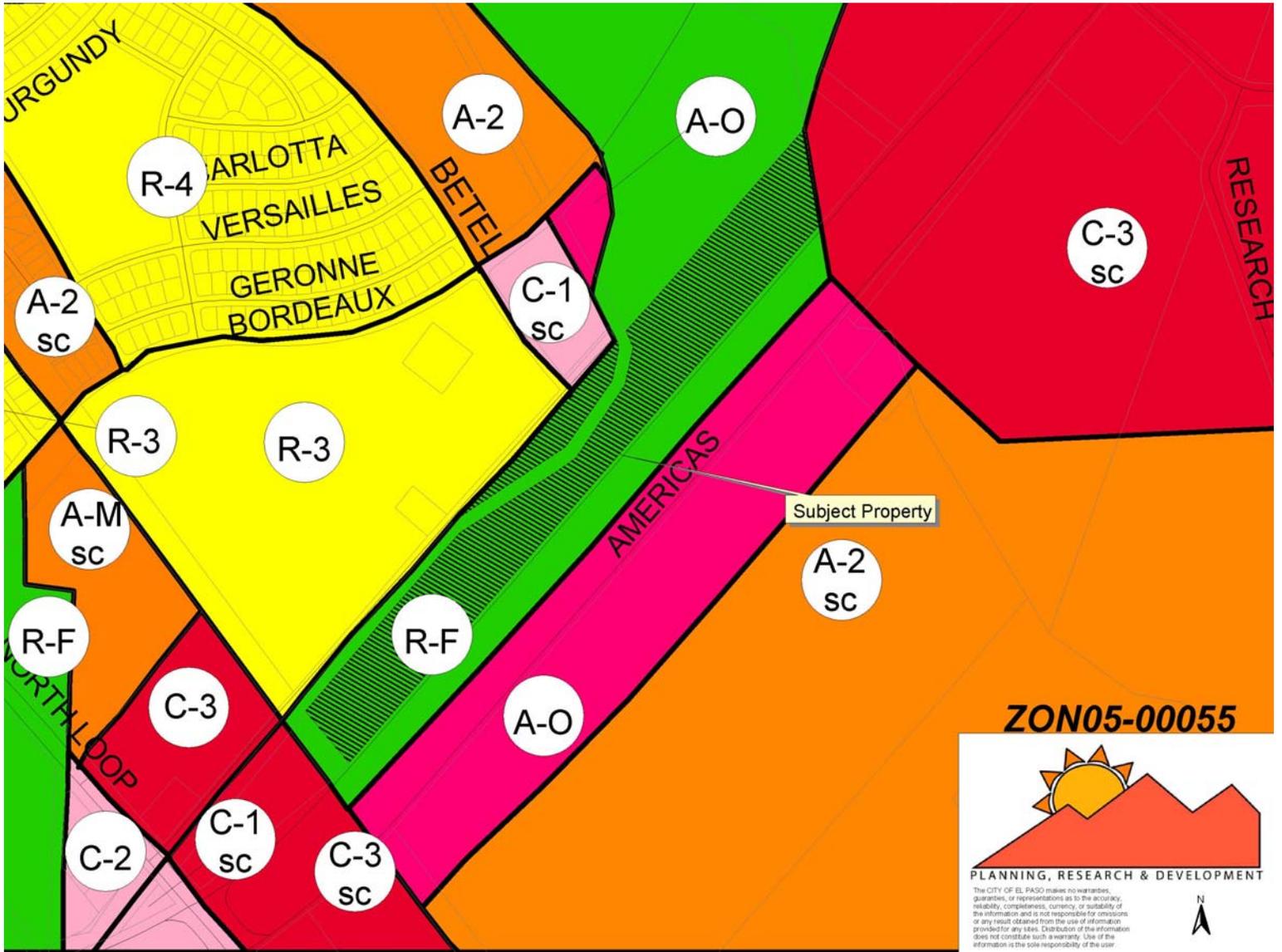
A. The Year 2025 Projected General Land Use Map for the Lower Valley Planning Area designates this property for Commercial land uses.

B. C-3 (Commercial) zoning permits Regional Commercial and is compatible with adjacent development.

ATTACHMENT:

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

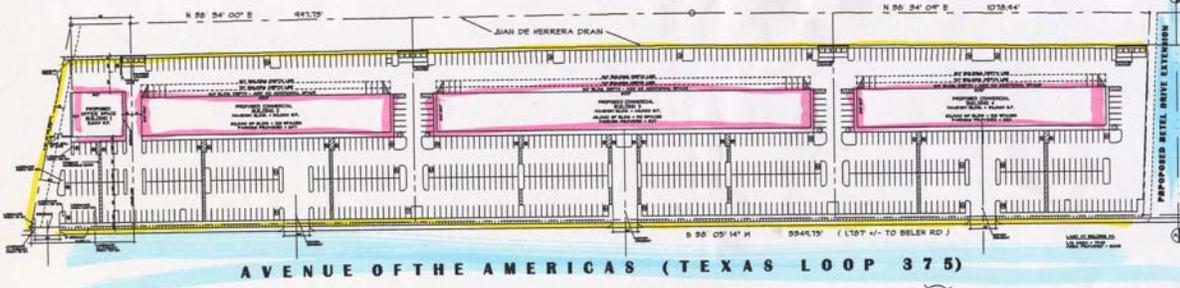


PLANNING, RESEARCH & DEVELOPMENT

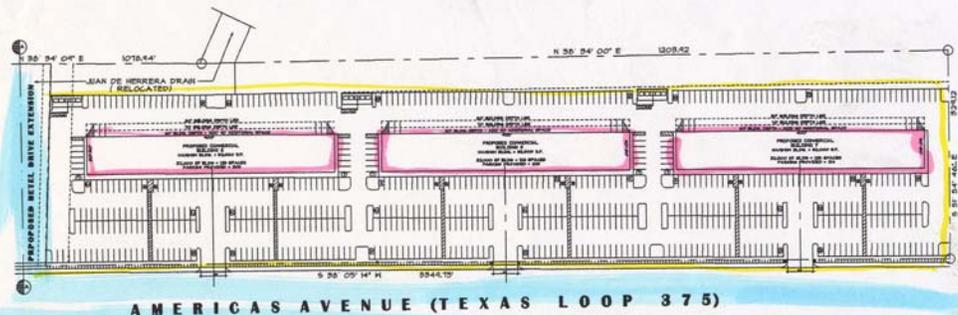
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GENERALIZED PLOT PLAN



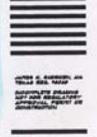
SITE PLAN
SEE BOUNDARY LINES & APPROPRIATE BASED ON RECORD & SURVEY INFORMATION



SITE DEVELOPMENT PLAN
SEE BOUNDARY LINES & APPROPRIATE BASED ON RECORD & SURVEY INFORMATION



7800 WISCONSIN
 SUITE 125
 EL PASO, TEXAS
 79902
 (915) 778-8848
 FAX (915) 778-0762



IVEY PROPERTY
 AVENUE OF THE AMERICAS AT I-10
 TEXAS
 EL PASO, TEXAS

REVISIONS

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Δ	
Δ	

DESIGN BY: STAFF
 CHECKED BY: STAFF
 DATE: JULY 2008
 PLOT NO.: 30402

SITE PLAN
A1