

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: September 4, 2007
Public Hearing: September 25, 2007

CONTACT PERSON/PHONE: Frank Delgado, 541-4238

DISTRICT(S) AFFECTED: 1

SUBJECT:

An ordinance changing the zoning of a portion of Tracts 59B6 and 59B2C, W.H. Glenn Survey No. 241 (Nellie D. Mundy Survey No. 241), City of El Paso, El Paso County, Texas, from R-3 (Residential) to C-4 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.
Applicant: Levi LP. ZON07-00069 (District 1)

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: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 59B6 AND 59B2C, W.H. GLENN SURVEY NO. 241 (NELLIE D. MUNDY SURVEY NO. 241), CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-3 (RESIDENTIAL) 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 a portion of Tracts 59B6 and 59B2c, W.H. Glenn Survey No. 241 (Nellie D. Mundy Survey No. 241), City of 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 **R-3 (Residential)** 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 _____, 2007.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

CITY CLERK DEPT.
07 AUG 24 PM 3:16

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Kimberly Forsyth, Senior Planner
Development Services Department



**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: August 22, 2007

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

FROM: Frank Delgado, Planner

SUBJECT: ZON07-00069

The City Plan Commission (CPC), on August 9, 2007, voted 6-0 to recommend rezoning the subject property to C-4, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with *The Plan for El Paso*. 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 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.

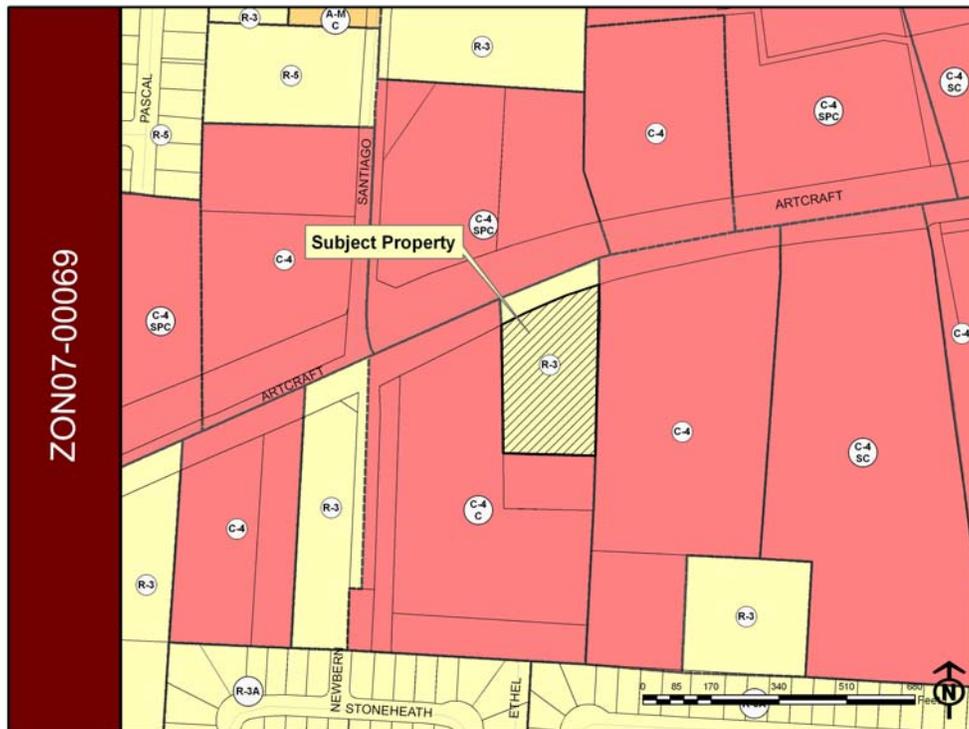
There was **NO OPPOSITION** to this request.

Attachment: Staff Report, Conceptual Site Plan, Application



ZON07-00069

Application Type: Rezoning
Property Owner(s): Lemiro Holdings, Inc.
Representative(s): Roe Engineering, L.C.
Legal Description: A portion of Tracts 59B6 and 59B2c, W.H. Glenn Survey No. 241 (Nellie D. Mundy Survey No. 241), City of El Paso, El Paso County, Texas
Location: 7930 Artcraft Road
Representative District: 1
Area: 2.0018 Acres
Present Zoning: R-3 (Residential)
Present Use: Vacant
Proposed Zoning: C-4 (Commercial)
Proposed Use: Manufacturing
Recognized Neighborhood Associations Contacted: Coronado Neighborhood Association, Save the Valley, Upper Valley Neighborhood Association
Surrounding Land Uses: North – Artcraft Road Right-of-Way; South - Vacant; East – Industrial; West - Vacant
Year 2025 Designation: **Commercial** (Northwest Planning Area)



General Information:

The applicant requests a rezoning from R-3 (Residential) to C-4 (Commercial) in order to permit warehousing and/or light manufacturing. The property is 2.0018 acres in size and is currently vacant. The conceptual site plan shows three (3) buildings, totaling 22,500 square feet, to be located on the site. Access is proposed via Artcraft Blvd. with 82 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) recommends **APPROVAL** of this request for rezoning from R-3 (Residential) to C-4 (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 West Planning Area designates this property for Commercial land uses.***
- ***C-4 zoning permits warehouses and light manufacturing, 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 warehouses and/or manufacturing 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: No objection to rezoning. Insufficient data provided to determine compliance with C-4 zoning-district requirements.

Landscape Review: This project will require a landscape plan at permitting.

Development Services - Planning Division:

Current Planning: Recommends approval. Proposed zoning is compatible with projected land-use and surrounding development.

Land Development: No comments received.

Engineering Department - Traffic Division:

Request that applicant coordinate with property owner to east to allow use of their existing driveway from Artcraft Road.

El Paso Water Utilities:

EPWU does not object to this request.

Aerial

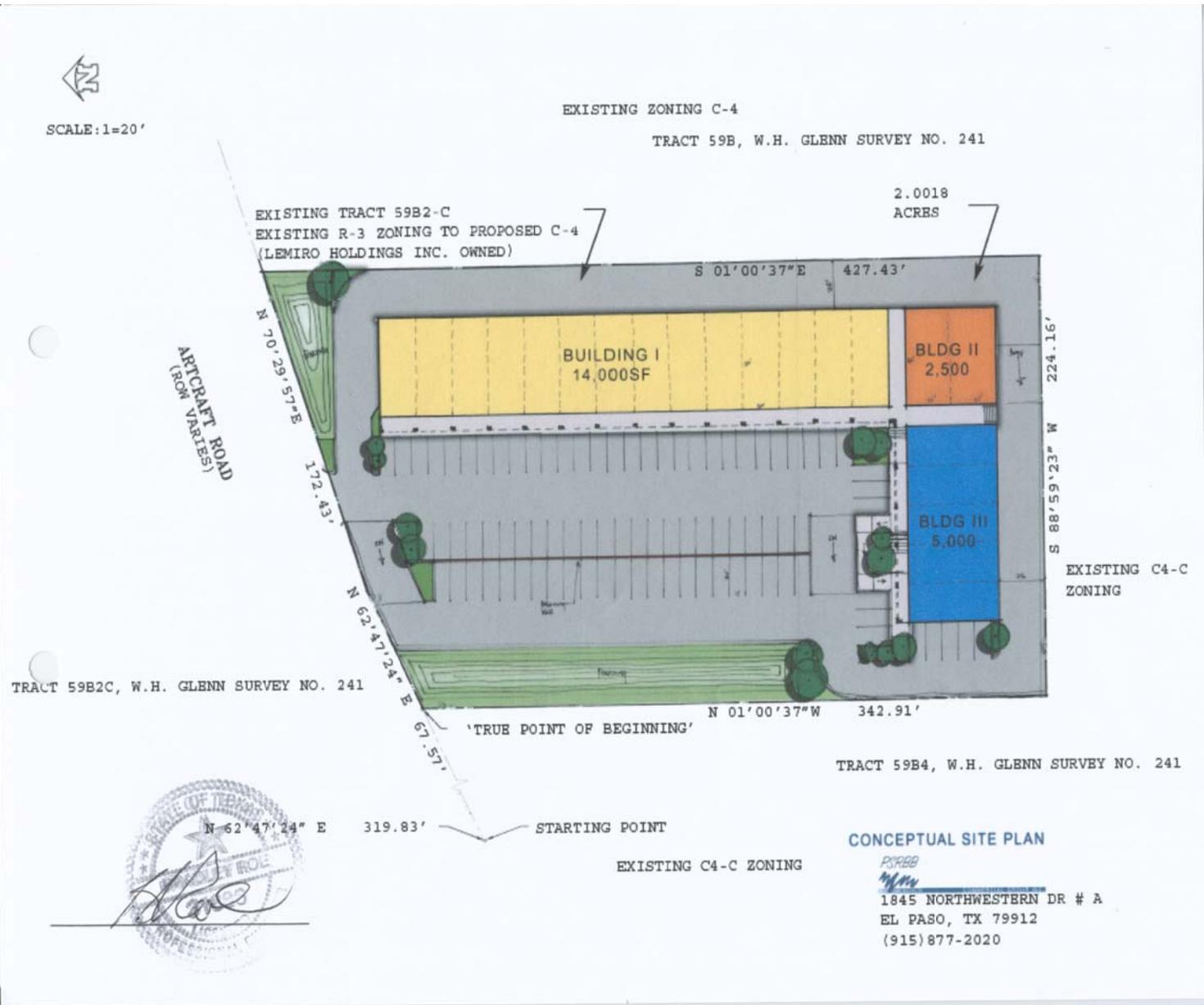


List of Attachments:

Attachment 1: Conceptual Site Plan

Attachment 2: Application

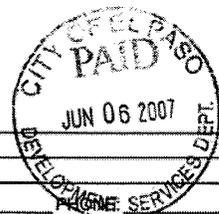
Attachment 1: Conceptual Site Plan



Attachment 2: Application



REZONING APPLICATION
 PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT
 CITY OF EL PASO, TEXAS



1. CONTACT INFORMATION

PROPERTY OWNER(S): Lemiro Holdings, Inc.
 ADDRESS: P. O. Box 602, Santa Teresa, NM ZIP CODE: 88008
 APPLICANT(S): _____
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 REPRESENTATIVE(S): Roe Engineering, L.C.

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: X24199959B00700
 LEGAL DESCRIPTION: Nellie D. Mundy Survey #241 59-B-6
 STREET ADDRESS OR LOCATION: 7930 Artcraft Rd, P.O. Box 12629, 79913 REP DISTRICT: 1
 ACREAGE: 2.0018 PRESENT ZONING: R-3 PRESENT LAND USE: Vacant
 PROPOSED ZONING: C-4 PROPOSED LAND USE: Manufacturing

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: Michael Whitney 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****

ZONING: 7-CC-69 RECEIVED DATE: 6/12/07 APPLICATION FEE: \$ 776.00
 DCC REVIEW DATE: 7/12/07 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 8/23/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)