

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: October 23, 2007  
Public Hearing: November 13, 2007

**CONTACT PERSON/PHONE:** Melissa Granado, 541-4730

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of a portion of Tract 24, Block 38, Ysleta Grant, City of El Paso, El Paso County, Texas from R-4/H (Residential/Historic) to C-1/H (Commercial/Historic). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 8899 Alameda Avenue. Applicant: Cinco Properties, LP. ZON07-00092 (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 (6-0)

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

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

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

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

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

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

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 24, BLOCK 38, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4/H (RESIDENTIAL/HISTORIC) TO C-1/H (COMMERCIAL/HISTORIC). 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 Tract 24, Block 38, Ysleta Grant, 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-4/H (Residential/Historic)** to **C-1/H (Commercial/Historic)**, 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 OCT 10 AM 9:38

\_\_\_\_\_  
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

Being a portion of Tract 24,  
Block 38, Ysleta Grant,  
City of El Paso, El Paso County, Texas  
Prepared for: Mimco Inc.  
June 29, 2007

**Exhibit "A"**

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being a portion of Tract 24, Block 38, Ysleta Grant, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing county monument at the intersection of monument line of Alameda Avenue with the centerline of Harris Street from which an existing county monument at the intersection of the monument line of Alameda Avenue with the centerline of Zaragoza Road, bears South 64°21'00" East a distance of 456.12 feet, Thence along the monument line of Alameda Avenue North 65°05'00" West a distance of 1182.93 feet, to a point at the intersection of Snelson Avenue, Thence along the centerline of Snelson Avenue North 77°05'00" East a distance of 156.40 feet, Thence leaving said centerline North 12°55'00" West a distance of 20.00 feet to a point on the northerly right of way line of Snelson Avenue for The "TRUE POINT OF BEGINNING"

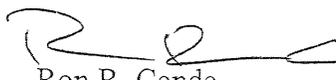
Thence leaving said right of way line North 28°23'32" West a distance of 112.17 feet to a point on the northerly line of Tract 24;

Thence along said line North 54°25'00" East a distance of 179.90 feet to a point on the westerly right of way line of Old County Road;

Thence along said right of way line South 27°05'00" East a distance of 183.00 feet to a point on the northerly right of way line of Snelson Avenue.;

Thence along said right of way line South 77°05'00" West a distance of 180.86 feet to the "TRUE POINT OF BEGINNING" and containing 26,056 Square Feet or 0.5982 Acres of land more or less.

NOTE: Not a ground survey, bearings based on map of Ysleta Grant, Block 38

  
Ron R. Conde  
R.P.L.S. No. 5152  
Job# 607-51 R.C.



07 OCT 10 AM 9:38  
CITY CLERK DEPT.

CONDE, INC.  
ENGINEERING / LAND SURVEYING / PLANNING  
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283



**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT**  
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**  
**MEMORANDUM**

**DATE:** October 10, 2007

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

**FROM:** Melissa Granado, Planner

**SUBJECT:** **ZON07-00092**

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The City Plan Commission (CPC), on September 20, 2007, voted **6-0** to recommend **APPROVAL** of rezoning the subject property from R-4/H (Residential/Historic) to C-1/H (Commercial/Historic), 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; that the proposed use is compatible with adjacent land uses; and 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.

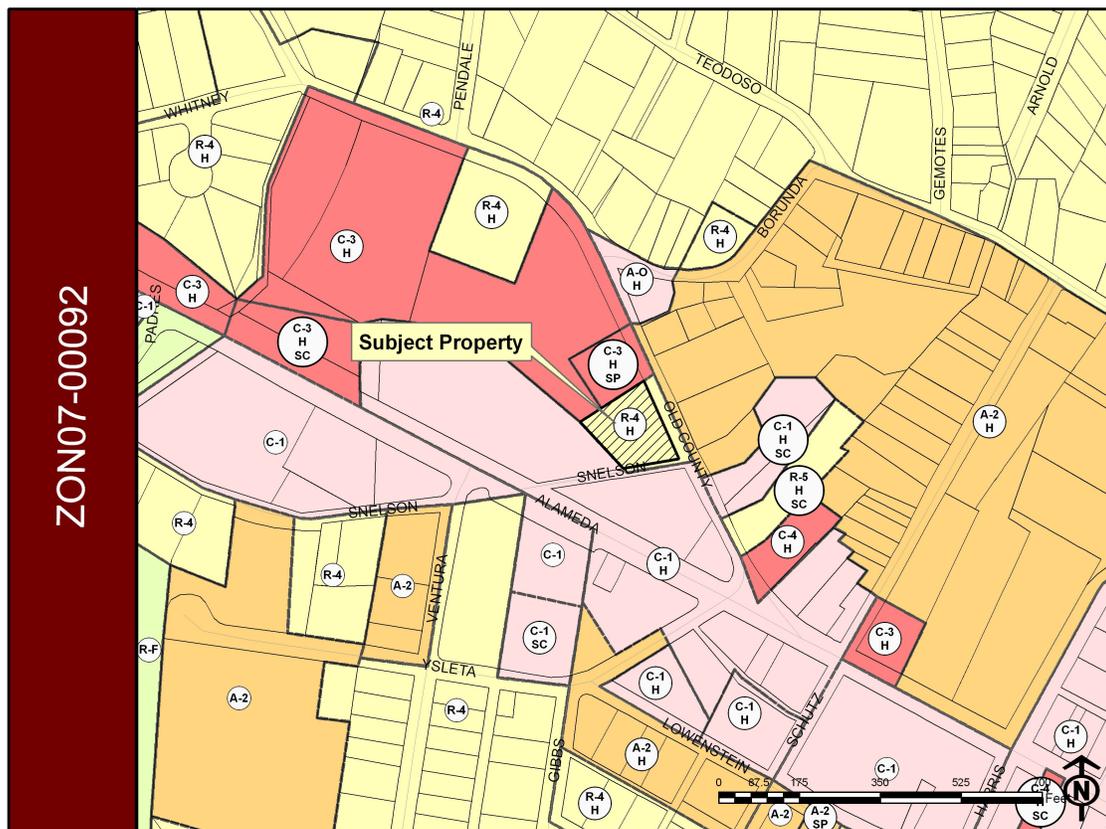
There was no opposition to this rezoning request.

**Attachment:** Staff Report, Site Plan, Application



## ZON07-00092

**Application Type:** Rezoning  
**Property Owner(s):** Cinco Properties, LP  
**Representative(s):** Conde, Inc  
**Legal Description:** A portion of Tract 24, Block 38, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Location:** 8899 Alameda Avenue  
**Representative District:** 7 **Area:** 0.5982 acres  
**Present Zoning:** R-4/H (Residential/Historic) **Present Use:** Vacant  
**Proposed Zoning:** C-1/H (Commercial/Historic)  
**Recognized Neighborhood Associations Contacted:** Save the Valley 21, Valle Bajo Association, Teens in Action for a Healthy Community  
**Public Response:** None  
**Surrounding Land Uses:** **North:** C-3/H/sp / Multi-family Residential, **South:** C-1/H / Retail, **East:** A-2/H / Residential, **West:** C-3/H / Retail  
**Year 2025 Designation:** Mixed Use (Lower Valley Planning Area)



**General Information:**

The applicant requests rezoning from R-4/H (Residential/Historic) to C-1/H (Commercial/Historic) for property located in the Ysleta Historic District. The conceptual site plan proposes a parking lot with approximately 23 parking spaces and a private pond. Access is proposed via Old County Road and Snelson Drive. There are no zoning conditions currently on this property.

This rezoning request was reviewed and approved by the Historic Landmark Commission (HLC).

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **APPROVAL** of this rezoning request from R-4/H (Residential) to C-1/H (Commercial/Historic).

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.”
- **The Year 2025 Projected General Land Use Map** for the Lower Valley Planning Area designates this property for **Mixed Use** land uses.
- **C-1 (Commercial) zoning** permits commercial retail uses and **is compatible** with surrounding development, in particular, the shopping center immediately to the southwest.

**Findings:**

The City Plan Commission must determine the following:

1. Will C-1 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will commercial retail 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 rezoning have on the natural environment, social and economic conditions and property values in the vicinity and the city as a whole?

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

Zoning Review: Insufficient data submitted to determine compliance with C-1 (Commercial) District yard, lot, off street parking and loading standards.

Landscaping: No comments received.

**Development Services - Planning Division:**

Current Planning: Recommends approval. The proposed zoning is compatible with adjacent uses and development.

Land Development: No comments received.

**Engineering Department, Traffic Division:**

No apparent traffic concerns with proposed zoning change.

NOTE: Sidewalks shall be provided and parking surface shall be upgraded to City’s standards.

**Fire Department:**

No comments received.

**El Paso Water Utilities:**

EPWU does not object to this request.



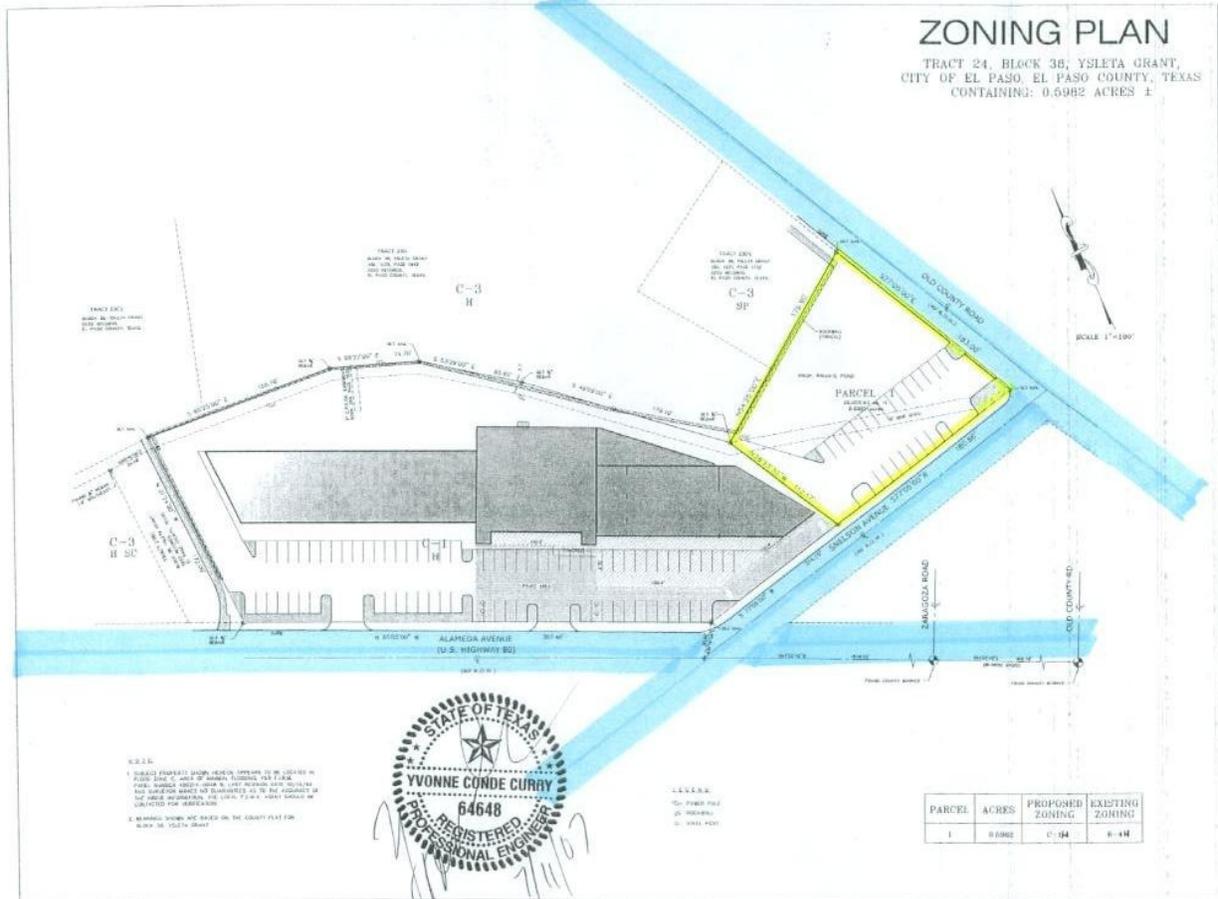
ZON07-00092

**List of Attachments:**

Attachment 1: Site Plan

Attachment 2: Application

Attachment 1: Site Plan



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**ZON 07-00092**

Attachment 2: Application

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CONDE INC

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

1. CONTACT INFORMATION

PROPERTY OWNER(S): CINCO PROPERTIES, LP, a Texas limited partnership  
ADDRESS: 6500 Montana, El Paso, Texas ZIP CODE: 79925 PHONE: 779-8500  
APPLICANT(S): CINCO PROPERTIES, LP, a Texas limited partnership  
ADDRESS: 6500 Montana, El Paso, Texas ZIP CODE: 79925 PHONE: 779-8500  
REPRESENTATIVE(S): Conde, Inc.  
ADDRESS: 1790 Lee Trevino, Suite 400 ZIP CODE: 79936 PHONE: 592-0283  
E-MAIL ADDRESS: cconrad@elp.rr.com

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: Y80599903802401  
LEGAL DESCRIPTION: Tract 24, Block 38, Yajeta Grant, City of El Paso, El Paso County, Texas  
STREET ADDRESS OR LOCATION: 8899 Alameda  
ACREAGE: 0.5982 ac PRESENT ZONING: R-4H PRESENT LAND USE: Vacant  
PROPOSED ZONING: C-1H PROPOSED LAND USE: To allow for commercial retail store  
ADDRESS: ZIP CODE: PHONE:  
E-MAIL ADDRESS: cconrad@elp.rr.com

District 7

3. PARCEL TWO INFORMATION

PROPERTY IDENTIFICATION NUMBER:  
LEGAL DESCRIPTION:  
STREET ADDRESS OR LOCATION:  
ACREAGE: PRESENT ZONING: PRESENT LAND USE:  
PROPOSED ZONING PROPOSED LAND USE:  
ADDRESS: ZIP CODE: PHONE:  
E-MAIL ADDRESS:

4. PARCEL THREE INFORMATION

PROPERTY IDENTIFICATION NUMBER:  
LEGAL DESCRIPTION:  
STREET ADDRESS OR LOCATION:  
ACREAGE: PRESENT ZONING: PRESENT LAND USE:  
PROPOSED ZONING PRESENT LAND USE:  
ADDRESS: ZIP CODE: PHONE:  
E-MAIL ADDRESS:

5. ADDITIONAL INFORMATION

OWNER (S) OF RECORD FOR THE ABOVE DESCRIBED PARCEL(S):  
Printed Name: MEYER MARCUS 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 \*\***  
ZON: 07-00092 RECEIVED DATE: 7/18/07 APPLICATION FEE: \$715.00  
DCC REVIEW DATE: 8/8/07 (8:30 am, Planning Department Conference Room, 2nd Floor, City Hall Building)  
CPC REVIEW DATE: 9/2/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)  
ACCEPTED BY: KLF FUND -01101, DEPT ID -99010335, ACCOUNT -404126

Revised 6/2004

