

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: November 28, 2006
Public Hearing: December 19, 2006

CONTACT PERSON/PHONE: Arlan Greer, 541-4723

DISTRICT(S) AFFECTED: 3

SUBJECT:

AN ORDINANCE CHANGING THE ZONING OF LOTS 25 AND 26, BLOCK 2, VAL VERDE ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL) AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

Subject Property: North of Alberta and West of Concepcion. Applicant: Paul Enriquez, Ferando Enriquez, Linda Carrasco. ZON06-00116 (District 3)

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) – Unanimous 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. _____

CITY CLERK DEPT.

06 NOV 17 AM 11:56

AN ORDINANCE CHANGING THE ZONING OF LOTS 25 AND 26, BLOCK 2, VAL VERDE ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL) AND IMPOSING A CONDITION. 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 25 and 26, Block 2, Val Verde Addition, City of El Paso, El Paso County, Texas*, 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.

Further, due to the change of zoning, in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City, that the property described herein, be subject to the following condition:

The following uses shall be prohibited:

1. Automotive repair garage; for repair of passenger vehicles, light trucks and buses and repair garage for repair of motorcycles;
2. Automobile or truck part sales;
3. Automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service; and
4. Automobile service station, commercial fueling station.

PASSED AND APPROVED this _____ day of _____, 2006.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

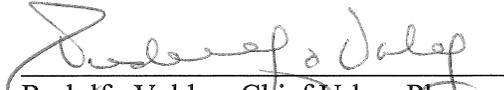
(Signatures continue on next page.)

APPROVED AS TO FORM:



Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:

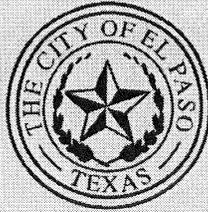


Rodolfo Valdez, Chief Urban Planner
Development Services Department

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 DEPARTMENT
PLANNING DIVISION

MEMORANDUM

DATE: November 10, 2006
TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager
FROM: Arlan Greer, Planner
SUBJECT: ZON06-00116

The City Plan Commission (CPC), on 11/02/2006, voted **6-0** to recommend **APPROVAL** of rezoning the subject property to C-4 (Commercial) with a condition, 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 request.

Attachment: Staff Report, Location Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00116

Property Owner(s): Paul Enriquez, Ferando Enriquez, Linda Carrasco

Applicant(s): same

Representative(s): Luis & Rene de la Cruz

Legal Description: Lots 25 & 26, Block 2, Val Verde Addition
City of El Paso, El Paso County, Texas

Location: 209 N. Concepcion

Representative District: 3

Area: 0.17 Acres

Present Zoning: M-1 (Light Manufacturing)

Present Use: Residential

Proposed Zoning: C-4 (Commercial)

Proposed Use: Contractor's yard

Recognized Neighborhood Associations Contacted: A Presidential Neighborhood Association

Surrounding Land Uses:

North -	C-4 (Commercial) / (Commercial Use - E P Paper Box)
South -	M-1 (Light Manufacturing) / (Border Health Medical)
East -	C-4 (Commercial) / (All Trades Electrical Contractors)
West-	M-1 (Light Manufacturing) / (Lift Truck Services)

Year 2025 Designation: Mixed Use (Central Planning Area)

**CITY PLAN COMMISSION HEARING, 11/2/2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00116

GENERAL INFORMATION:

The applicant is requesting a rezoning from M-1 (Light Manufacturing) to C-4 (Commercial) in order to permit a contractor's yard. The property is 0.17 acres in size and is currently an existing residential building. The proposed site plan shows an existing house, carport and storage located on the site. Access is proposed via Concepcion St with 7 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 to C-4 with the following condition:

The following uses shall be prohibited:

1. *Automotive repair garage; for repair of passenger vehicles, light trucks and buses and repair garage for repair of motorcycles;*
2. *Automobile or truck parts sales;*
3. *Automobile, light and heavy trucks, buses, motorcycles and boats sales, storage, rental or service;*
4. *Automobile service station, commercial fueling station;*

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommends 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 **Planning** Area designates this property for Light Manufacturing land uses.

C-4 zoning permits a contractor's yard and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the C-4 zoning protect the best interest, health, safety and welfare of the public in general?
2. Will a contractor's yard 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?

Information To The Applicant:

Development Services Department - Building Permits and Inspections Division Comments:

Zoning Review: Contractor's yard permitted in proposed C-4 commercial district. Meets minimum setback and parking requirements. Existing house shall require a change of occupancy and must comply with ADA requirements.

Landscape Review

Development Services Department - Planning Division Comments:

Current Planning:

1. The Year 2025 Projected General Land Use Map for the Planning Area designates this property for Light Manufacturing land uses.
2. C-4 zoning permits a contractor's yard and is compatible with adjacent development.

Subdivision Review:

1. No comments.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall/may be required.*
4. Storm Water Pollution Prevention plan and/or permit shall/may be required.*
5. Drainage plans must be approved by the City Engineer.*
6. Coordination with TXDOT.*
7. No water runoff allowed outside the proposed development boundaries.*
8. Additional Comments: Site location is located within a Special Flood Hazard Area, Flood Zone(s) AH, Panel 480214 0044 C. The buildings will have to be built at or above the Base Flood Elevation for the area, confirmed by elevation certificates.

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

Engineering Department - Traffic Division Comments:

No apparent traffic concerns.

Fire Department Comments:

No comments received.

El Paso Water Utilities Comments:

See Enclosure 1.

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 DIVISION AT (915) 541-4056.

LOCATION MAP



AERIAL



SITE PLAN

