

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: November 7, 2006
Public Hearing: November 28, 2006

CONTACT PERSON/PHONE: Melissa Granado, 541-4730

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of Lots 29-32, Block 16, Del Norte Acres, El Paso, El Paso County, Texas from A-2 (Apartment) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 8924 Gateway North. Applicant: Enrique Escobar. ZON06-00104 (District 2)

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 (5-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: R. Alan Schubert

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 29-32, BLOCK 16, DEL NORTE ACRES, EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO A-O (APARTMENT/OFFICE). 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 *Lots 29-32, Block 16, Del Norte Acres, El Paso, El Paso County, Texas*, be changed from A-2 (Apartment) to A-O (Apartment/Office), 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. 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
PLANNING DIVISION

MEMORANDUM

DATE: October 24, 2006

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

FROM: Melissa Granado, Planner

SUBJECT: ZON06-00104

The City Plan Commission (CPC), on October 19, 2006, voted **5-0** to recommend **APPROVAL** of rezoning the subject property from A-2 (Apartment) to A-O (Apartment/Office), 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, Aerial Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00104

Property Owner: Enrique Escobar

Applicant: Enrique Escobar

Representative: Enrique Escobar

Legal Description: Lots 29, 30, 31 and 32, Block 16, Del Norte Acres, City of El Paso, El Paso County, Texas

Location: 8924 Gateway North

Representative District: # 2

Area: 0.592 acres

Present Zoning: A-2 (Apartment)

Present Use: Vacant

Proposed Zoning: A-O (Apartment/Office)

Proposed Use: Offices

Recognized Neighborhood Associations Contacted: Northeast Civic Association, Northeast Healthy Communities

Surrounding Land Uses:

North -	A-2 (Apartment) / Multi-family Residential
South -	A-2 (Apartment) / Vacant
East -	A-2 (Apartment) / Multi-family Residential
West-	US Highway 54

Year 2025 Designation: **Mixed Use** (Northeast Planning Area)

**CITY PLAN COMMISSION HEARING, OCTOBER 19, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00104

GENERAL INFORMATION:

The applicant is requesting a rezoning from A-2 (Apartment) to A-O (Apartment/Office) in order to permit office development. The property is 0.592 acres in size and is currently vacant. The proposed site plan shows an office complex to be located on the site. Access is proposed via the Gateway North Boulevard access road; 32 parking spaces are provided. There are no zoning conditions currently imposed on this property.

INFORMATION TO THE COMMISSION:

The Development Services Department – Planning Division has received one call in support of this application.

STAFF RECOMMENDATION:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from A-2 (Apartment) to A-O (Apartment/Office).

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 Northeast Planning Area designates this property for Mixed Use land uses.

A-O (Apartment/Office) zoning permits offices and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will A-O (Apartment/Office) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will office development 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: Proposed use as submitted is not specified. The standards of this district permit the grouping of offices, institutions and related service activities in area which would otherwise be residential, without introducing unrelated commercial uses. Need to specify use to determine compliance with parking requirements. Shall meet setback requirements.

Landscape Review: This project will not meet code requirements as submitted. Missing landscape calculations.

Development Services Department - Planning Division Comments:

Current Planning: Planning Division recommends approval of the request for rezoning.

Subdivision Review: No comments received.

Engineering Department - Traffic Division Comments:

No apparent traffic concerns with the proposed zoning.

Fire Department Comments:

No comments received.

EI Paso Water Utilities Comments:

Water:

There is an existing 8-inch diameter water main along Gateway North fronting the subject property.

A backflow prevention device and a private water pressure regulating device will be required at the discharge side of the water meter(s). The owner shall be responsible for the operation/maintenance of the backflow prevention and water pressure regulating devices.

Sanitary sewer:

There is an existing 8-inch diameter sanitary sewer main along the alley located behind the property.

General:

Gateway North is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Gateway North requires a utility installation permit from TxDOT.

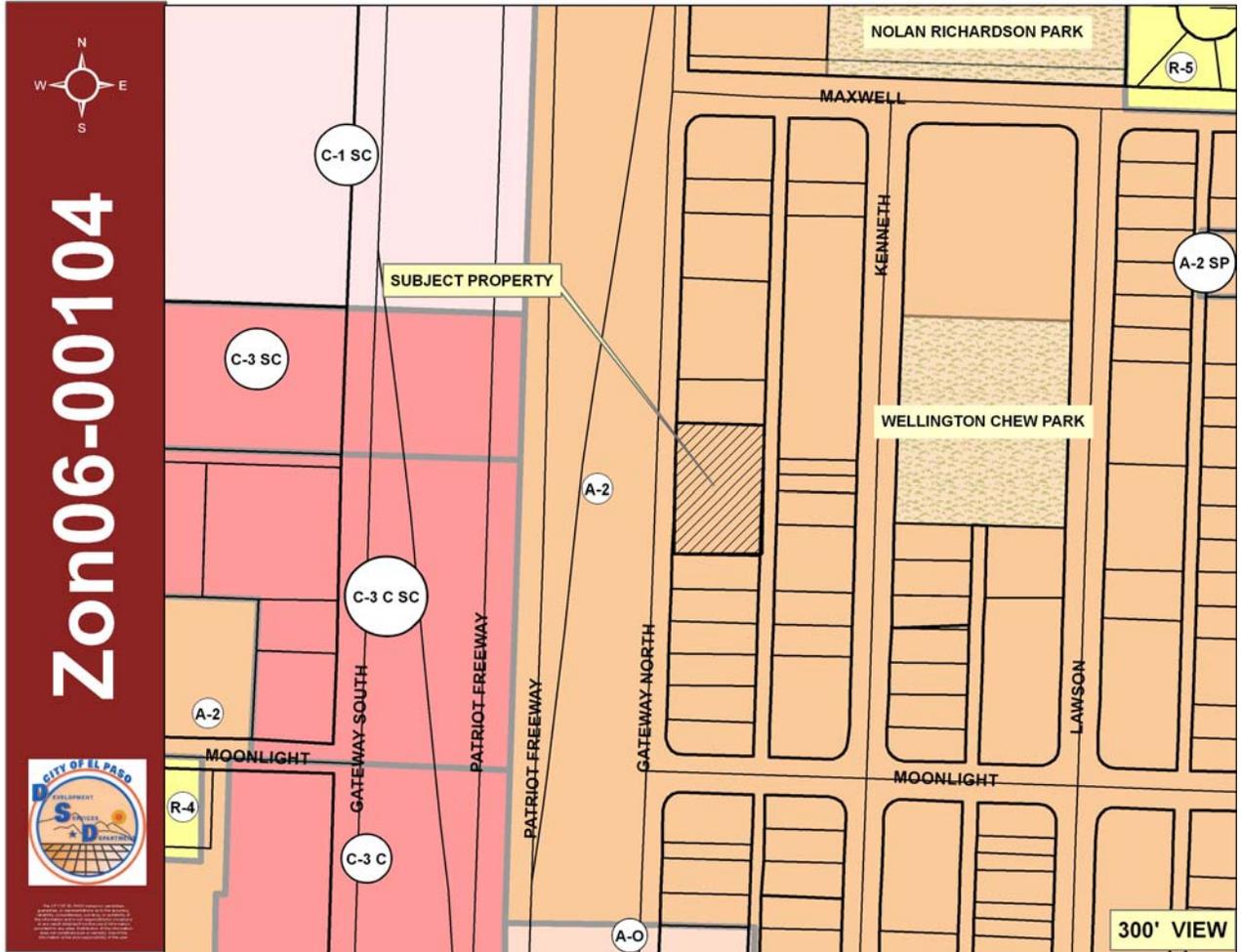
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading and drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance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

EPWU-PSB does not object to this request.

ATTACHMENT: Location Map, Aerial Map, Site Plan

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 MAP



SITE PLAN

