

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

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

**AGENDA DATE:** Introduction: November 20, 2007  
Public Hearing: December 11, 2007

**CONTACT PERSON/PHONE:** Arturo Rubio, 541-4633

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of Tracts 4E2 and 4E9, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to M-1 (Light Manufacturing). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1271 Tower Trail Lane. Applicant: Southern Air Conditioning, Inc., ZON07-00114 (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 (7-0)

\*\*\*\*\*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 TRACTS 4E2 AND 4E9, BLOCK 55, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO M-1 (LIGHT MANUFACTURING). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 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 *Tracts 4E2 and 4E9, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-F (Ranch and Farm)** to **M-1 (Light Manufacturing)**, 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

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

CITY CLERK DEPT.  
07 NOV 12 AM 8:00

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

\_\_\_\_\_  
Kimberly Forsyth, Senior Planner  
Development Services Department

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

**Zoning Case No: ZON07-00114**



**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

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT**  
DIRECTOR, DEVELOPMENT SERVICES

**KELLY CARPENTER, AICP**  
DEPUTY DIRECTOR, PLANNING

**DEVELOPMENT SERVICES  
PLANNING DIVISION  
MEMORANDUM**

CITY CLERK DEPT.  
07 NOV 12 AM 8:00

**DATE:** November 9, 2007  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Arturo Rubio, Planner  
**SUBJECT:** ZON07-00114

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The City Plan Commission (CPC), on October 18, 2007, voted 7-0 to recommend APPROVAL of rezoning the subject property from R-F (Ranch and Farm) to M-1 (Light Manufacturing).

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.

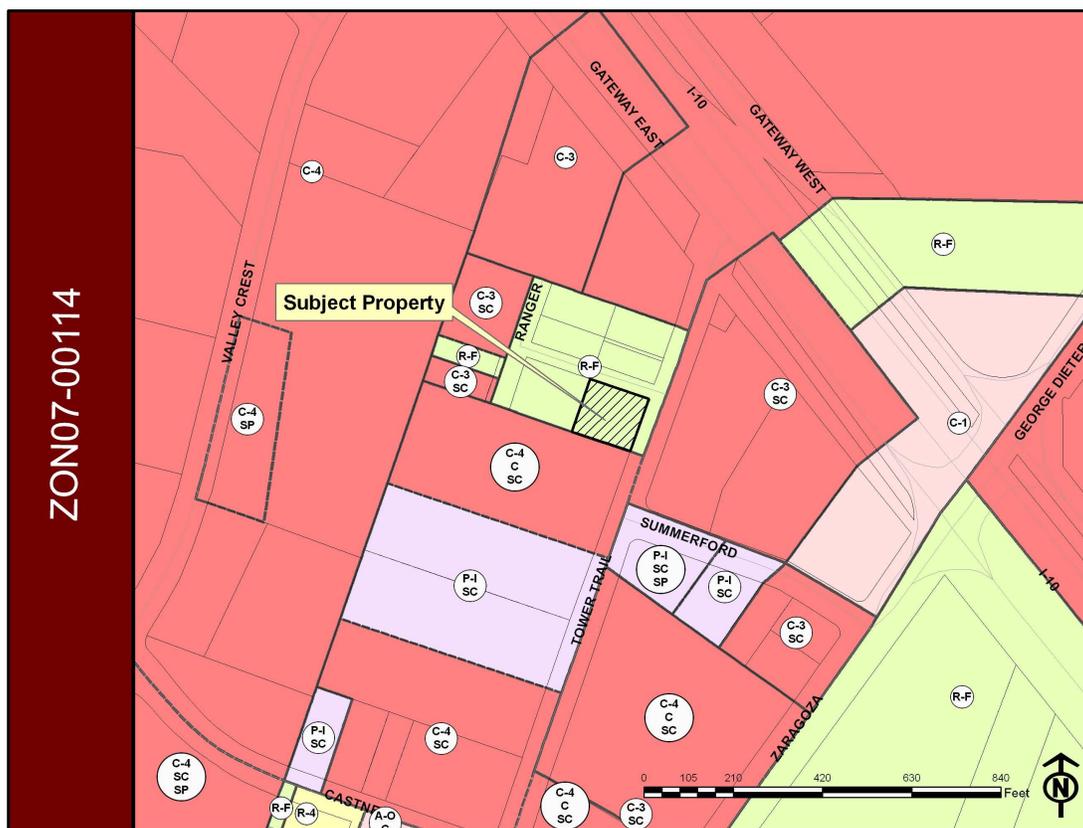
There were no letters of support or opposition to this request.

**Attachment:** Staff Report



## ZON07-00114

**Application Type:** Rezoning  
**Property Owner:** Southern Air Conditioning, Inc.  
**Representative:** Ismael Jaramillo Jr.  
**Legal Description:** Tracts 4E2 and 4E9, Block 55, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Location:** 1271 Tower Trail Lane  
**Representative District:** 7 **Area:** 0.447  
**Present Zoning:** R-F (Ranch and Farm) **Present Use:** Vacant  
**Proposed Zoning:** M-1 (Light Manufacturing)  
**Proposed Use:** Commercial business/HVAC Contractor  
**Recognized Neighborhood**  
**Associations Contacted:** None Present  
**Public Response:** One Phone Call in Support  
**Surrounding Land Uses:** **North:** R-F; **South:** C-4/c/sc; **East:** C-3/sc **West:** C-3/sc, R-F  
**Year 2025 Designation:** **Commercial** (Mission Valley Planning Area)



**General Information:**

The applicant is requesting a rezoning from R-F (Ranch and Farm) to M-1 (Light Manufacturing) in order to permit HVAC (Heating Ventilation and Air Conditioning) contractor business. The conceptual site plan shows four buildings on the site and access is proposed via Tower Trail Lane and Ranger Street. There are no zoning conditions on this property.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from R-F to M-1

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 Mission Valley Planning Area designates this property for commercial land uses.
- **M-1 zoning** permits commercial business, HVAC contractor 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 an HVAC contractor business 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: Meets minimum M-1 district requirements. Will be required to submit parking

layout to determine compliance with off street parking and loading requirements.

Landscape Review: No comments received.

**Development Services Department - Planning Division:**

Current Planning: Recommends approval of rezoning from R-F to M-1.

Land Development: No comments received.

**Engineering Department - Traffic Division:**

No apparent traffic concerns.

**Fire Department:**

No comments received.

**El Paso Water Utilities:**  
EPWU does not object to this request.



**List of Attachments:**  
Attachment 1: Conceptual Site Plan  
Attachment 2: Application

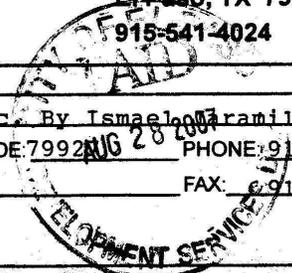
Attachment 1: Conceptual Site Plan





REZONING APPLICATION  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

City of El Paso, Texas  
2 Civic Center Plaza  
El Paso, TX 79901-1196  
915-541-4024



1. CONTACT INFORMATION

PROPERTY OWNER(S): Southern Air Conditioning, Inc. By Ismael Jaramillo Jr.  
ADDRESS: 11330 Jim Bean Dr. ZIP CODE: 79927 PHONE: 915.858.9747  
E-MAIL ADDRESS: southernac@elp.rr.com FAX: 915.858.9414

REPRESENTATIVE(S): Ismael Jaramillo Jr.  
ADDRESS: 11330 Jim Bean Dr. ZIP CODE: 79927 PHONE: 858-9747  
E-MAIL ADDRESS: southernac@elp.rr.com FAX: 858-9414

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: Y805-999-055B-0426  
LEGAL DESCRIPTION: Tracts 4E2 and 4E9, Block 55, Ysleta Grant  
STREET ADDRESS OR LOCATION: 1271 Tower Trail Ln REP DISTRICT: 7  
ACREAGE: .4470 PRESENT ZONING: F-R PRESENT LAND USE: Vacant  
PROPOSED ZONING: M-1 PROPOSED LAND USE: Commercial business, HVAC Contractor

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: Ismael Jaramillo Jr. 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\*\***  
ZON 07-00114 RECEIVED DATE: 08/28/07 APPLICATION FEE: \$ 715.00  
DCC REVIEW DATE: 09/19/07 (8:30 am, Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
CPC REVIEW DATE: 10/18/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
ACCEPTED BY: [Signature]

Revised 9/2006