

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

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: December 13, 2005
Public Hearing: January 3, 2006

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of all of Tract 1F2-b5, Block 1, Ascarate Grant, Texas and Pacific Railway Company Surveys, El Paso, El Paso County, Texas from M-1/sc (Light Manufacturing/special contract) to C-4/sc (Commercial/special contract). The penalty is as provided for in Chapter 20.68 of the El Paso Municipal Code. Subject Property: 11130 Rojas Drive. Applicant: Miguel Angel Murra. ZON05-00118 (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) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACT 1F2-B5, BLOCK 1, ASCARATE GRANT, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM M-1/SC (LIGHT MANUFACTURING/SPECIAL CONTRACT) TO C-4/SC (COMMERCIAL/SPECIAL CONTRACT). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *all of Tract 1F2-b5, Block 1, Ascarate Grant, El Paso, El Paso County, Texas* be changed from M-1/sc (Light Manufacturing/special contract) to C-4/sc (Commercial/special contract), 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 _____, 2005.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



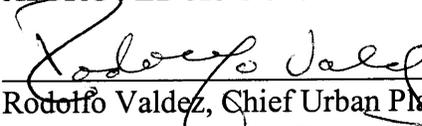
Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Development Services Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Development Services Department

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DEPUTY DIRECTOR



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**

December 2, 2005

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

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00118

The City Plan Commission (CPC), on November 17, 2005, voted **7-0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request 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 request is in the best interest, health, safety and welfare of the public in general.

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

Attachment: Location Map, Site Plan.

STAFF REPORT

Rezoning Case: ZON05-00118

Property Owner(s): Miguel Angel Murra

Applicant(s): Miguel Angel Murra

Representative(s): Roe Engineering

Legal Description: All of Tract 1F2-b5, Block 1, Ascarate Grant

Location: 11130 Rojas Drive

Representative District: # 7

Area: 4.215 Acres

Present Zoning: M-1/sc (Light-Manufacturing/special contract)

Present Use: Gymnasium

Proposed Zoning: C-4/sc (Commercial/special contract)

Proposed Use: Gymnasium, Batting Cages

Recognized Neighborhood Associations Contacted: Eastside Civic Association

Surrounding Land Uses:

North -	C-4 (Commercial) / Warehouse, Wholesale
South -	C-4/sc (Commercial/special contract) / Government Use
East -	C-4 (Commercial) / Warehouse, Wholesale
West-	C-4/sc (Commercial/special contract) / Medical office

Year 2025 Designation: Commercial (East Planning Area)

**CITY PLAN COMMISSION HEARING, NOVEMBER 17, 2005,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

ITEM # 13

Zoning Case: ZON05-00118

General Information:

The applicant is requesting a rezoning from M-1/sc (Light-Manufacturing/special contract) to C-4/sc (Commercial/special contract) in order to permit a gymnasium and batting cages. The property is 4.215 acres in size and is currently a gymnasium. The proposed site plan shows an existing shopping center currently located on the site. Access is proposed via Rojas Dr. There is a special contract on the property requiring drainage plans to be approved by the City Engineer prior to the issuance of building permits.

Information to the Commission:

The Planning Department 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/sc (Light-Manufacturing/special contract) to C-4/sc (Commercial/special contract).

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 East Planning Area designates this property for Commercial land uses.

C-4/sc (Commercial/special contract) zoning permits batting cages and is **compatible** with adjacent development.

The Commission must determine the following:

- A. Will the C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will a gymnasium and batting cages be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Division Notes:

Zoning: Insufficient data to determine compliance w/parking requirements. Need basic floor plan.
Landscaping: Project doesn't meet code as submitted.

Land Development Division Notes:

No comments.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No comments.

El Paso Water Utilities Notes:

No objections.

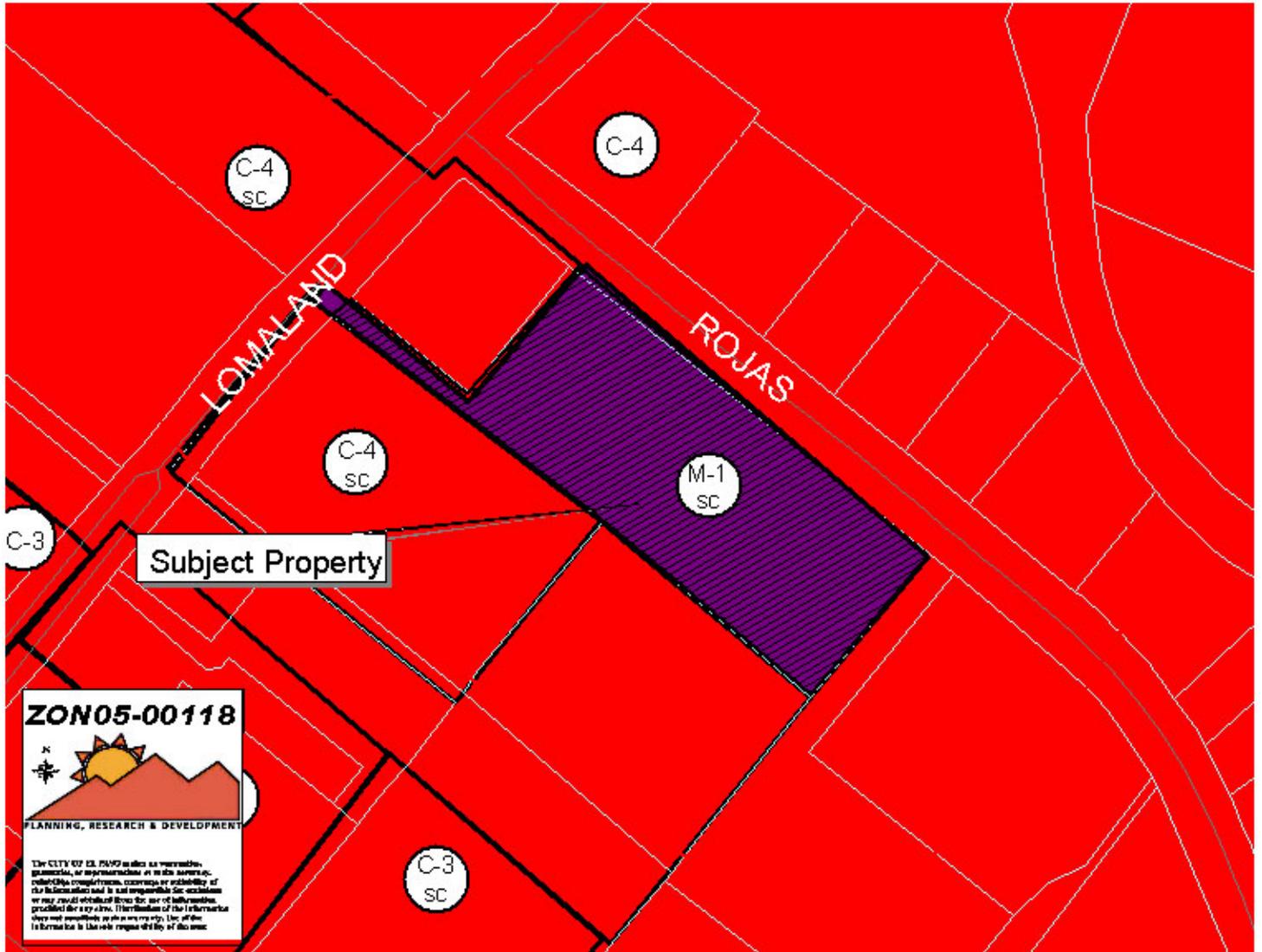
Planning, Research & Development Department Notes:

Recommend approval of this proposed rezoning.

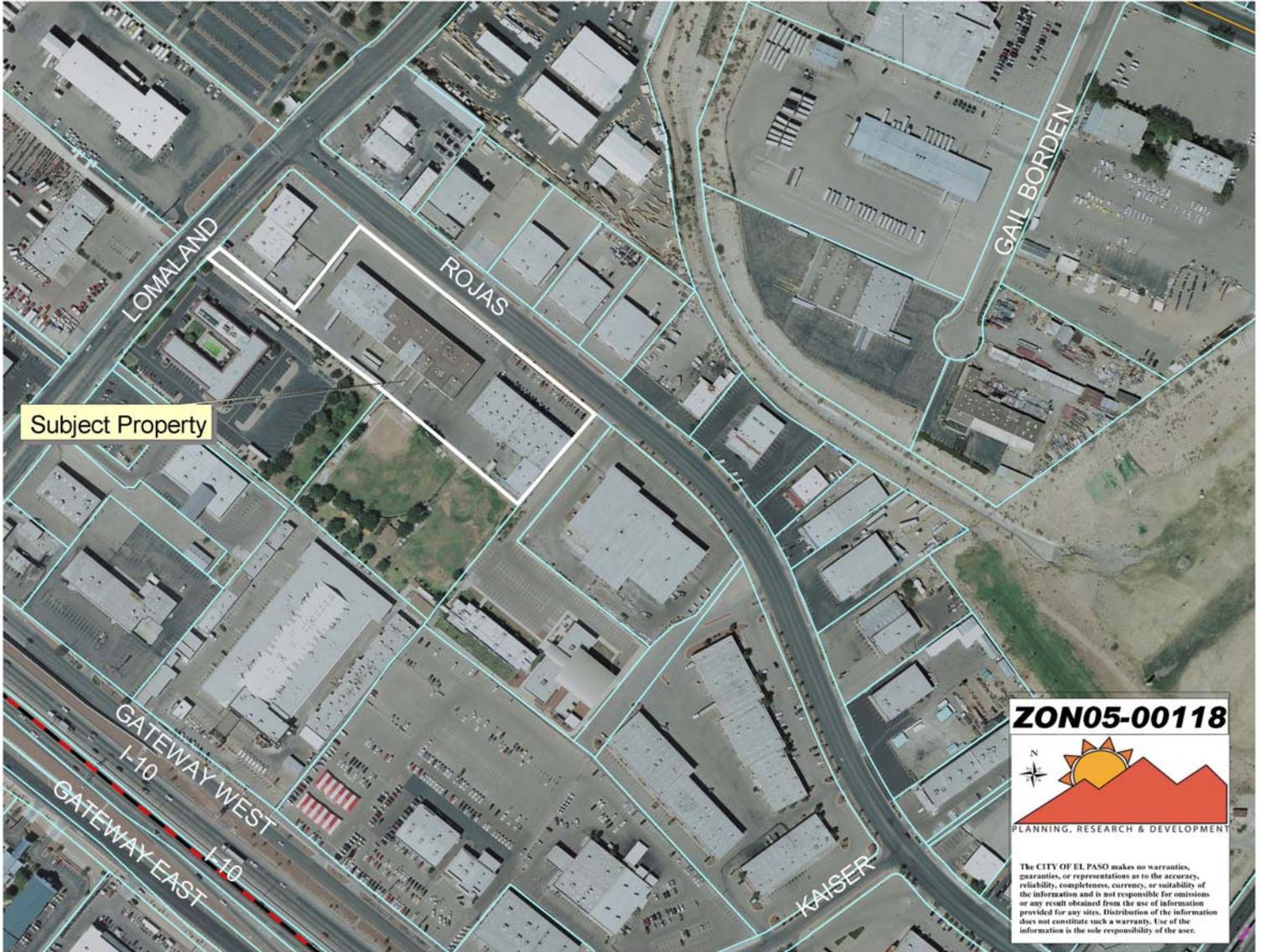
ATTACHMENT: Site Plan; Location Map.

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 DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



Subject Property

ZON05-00118

PLANNING, RESEARCH & DEVELOPMENT

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SITE PLAN

