

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: December 18, 2007
Public Hearing: January 8, 2008

CONTACT PERSON/PHONE: Arturo Rubio, 541-4633

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance changing the zoning of Lot 23, Block 6, Stiles Garden, City of El Paso, El Paso County, Texas from C-1 (Commercial) to C-4 (Commercial) with a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 7244 North Loop Drive. Applicant: Gilberto Robles Jr. ZON07-00110 (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) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (5-0)

*****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 LOT 23, BLOCK 6, STILES GARDENS, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO C-4 (COMMERCIAL), AND IMPOSING CONDITIONS. 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 *Lot 23, Block 6, Stiles Gardens, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **C-1 (Commercial)** 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, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

The following uses are prohibited: 1) Automotive repair garage; 2) Automotive or truck sales, storage, rental and service; 3) Motor Carrier terminals; and 4) Manufacturing uses.

PASSED AND APPROVED this _____ day of _____, 20_____.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

for 

Kelly Carpenter, AICP, Deputy Director
Development Services Department -
Planning Division

CITY CLERK DEPT.
07 DEC 14 AM 11:00

ORDINANCE NO. _____

Zoning Case No: ZON07-00110



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: December 10, 2007

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

FROM: Arturo Rubio, Planner

SUBJECT: **ZON07-00110**

The City Plan Commission (CPC), on November 1, 2007, voted **5-0** to recommend **APPROVAL** of rezoning the subject property from C-1 (Commercial) to C-4 (Commercial) with a condition.

The following uses are prohibited: 1) Automotive repair garage; 2) Automotive or truck sales, storage, rental and service; 3) Motor Carrier terminals; and 4) Manufacturing uses.

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.

On September 19, 2007 the DCC and planning staff recommended denial to this rezoning request. On October 18, 2007 City Plan Commission (CPC) recommended that rezoning case be postponed to allow staff to work with applicant on mitigating measures. DCC and staff recommended approval on October 31, 2007 with conditions to mitigate possible traffic and intense commercial use impact on surrounding residential districts.

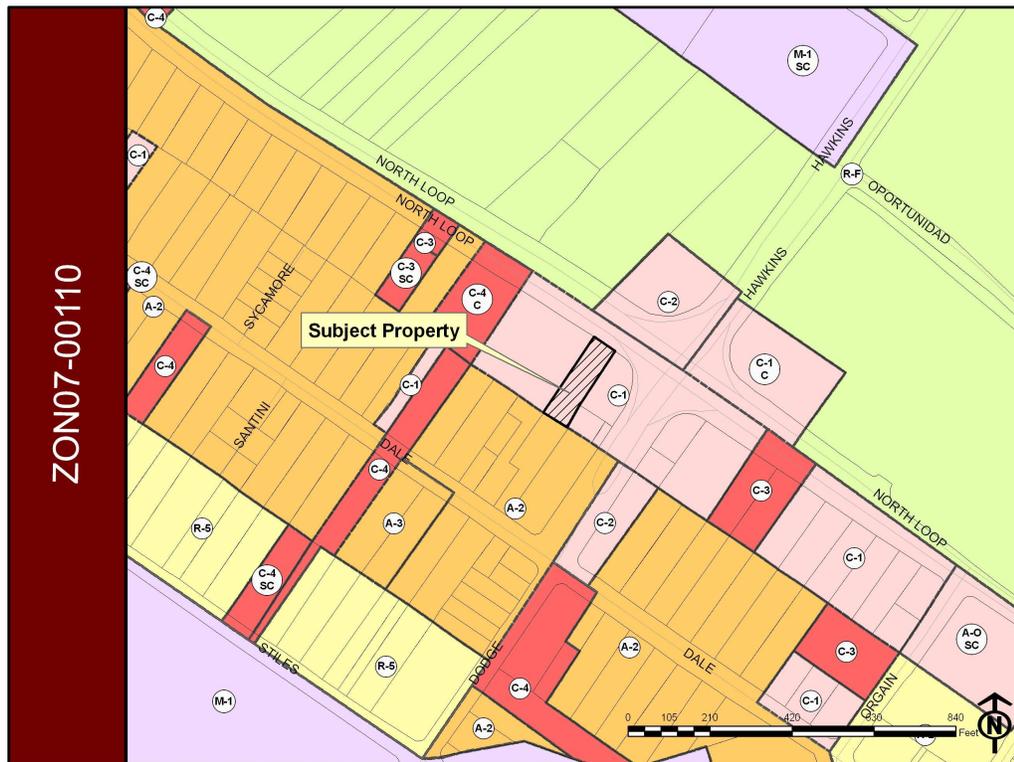
There were no calls in support or opposition of request.

Attachment: Staff Report



ZON07-00110

Application Type: Rezoning
Property Owner(s): Gilberto Robles Jr.
Legal Description: Lot 23, Block 6, Stiles Garden, Ysleta Grant, City of El Paso, El Paso County, Texas
Location: 7244 North Loop Drive
Representative District: 3 **Area:** 0.36 acres
Present Zoning: C-1 (Commercial) **Present Use:** Vacant
Proposed Zoning: C-4 (Commercial)
Recognized Neighborhood
Associations Contacted: None
Public Response: None
Surrounding Land Uses: **North:** C-2, North Loop Drive; **South:** A-2; **East:** C-1, Hawkins Boulevard; **West:** C-1
Year 2025 Designation: **Mixed Use** (Mission Valley) Planning Area



General Information:

The applicant is requesting rezoning from C-1 (Commercial) to C-4 (Commercial). The property is 0.36 acres and is currently vacant. Access is proposed via North Loop Drive. There are no zoning conditions on this property.

Staff Recommendation:

The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from C-1 (Commercial) to C-4 (Commercial) with two conditions.

1. That automotive repair garages, automobile or truck parts sales; motor-carrier Terminals; and manufacturing uses shall be prohibited; and
2. That a 10 foot landscape buffer consisting of evergreen trees placed 15 foot of center be required where abutting residential or apartment districts.

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 Mission Valley Planning Area designates this property for **Mixed** land uses.
- **C-4 zoning** allows for heavy commercial development and **is compatible** with adjacent development.

Findings:

The Commission must determine the following:

1. Will C-4 (Commercial) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will trailer storage 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: Trailer storage is permitted on proposed zoning request. Insufficient data submitted to determine compliance with district’s development standards and motor-terminal provisions. Applicant shall be required to construct a 6 foot high screening masonry wall.

Landscape Review: No comments received.

Development Services Department - Planning Division:

Current Planning: Recommends approval of C-4 with two conditions:

1. That automotive repair garages, automobile or truck parts sales; motor-carrier Terminals; and manufacturing uses shall be prohibited; and
2. That a 10 foot landscape buffer consisting of evergreen trees placed 15 foot of center be required where abutting residential or apartment districts.

Engineering Department - Traffic Division:

Traffic Division recommends denial of the proposed zoning change due to the traffic volume of North Loop and Hawkins and location of lot, too close to intersection. Unless restricted to trailer storage

Fire Department:

No comments received.

El Paso Water Utilities:

EPWU does not object to this request.

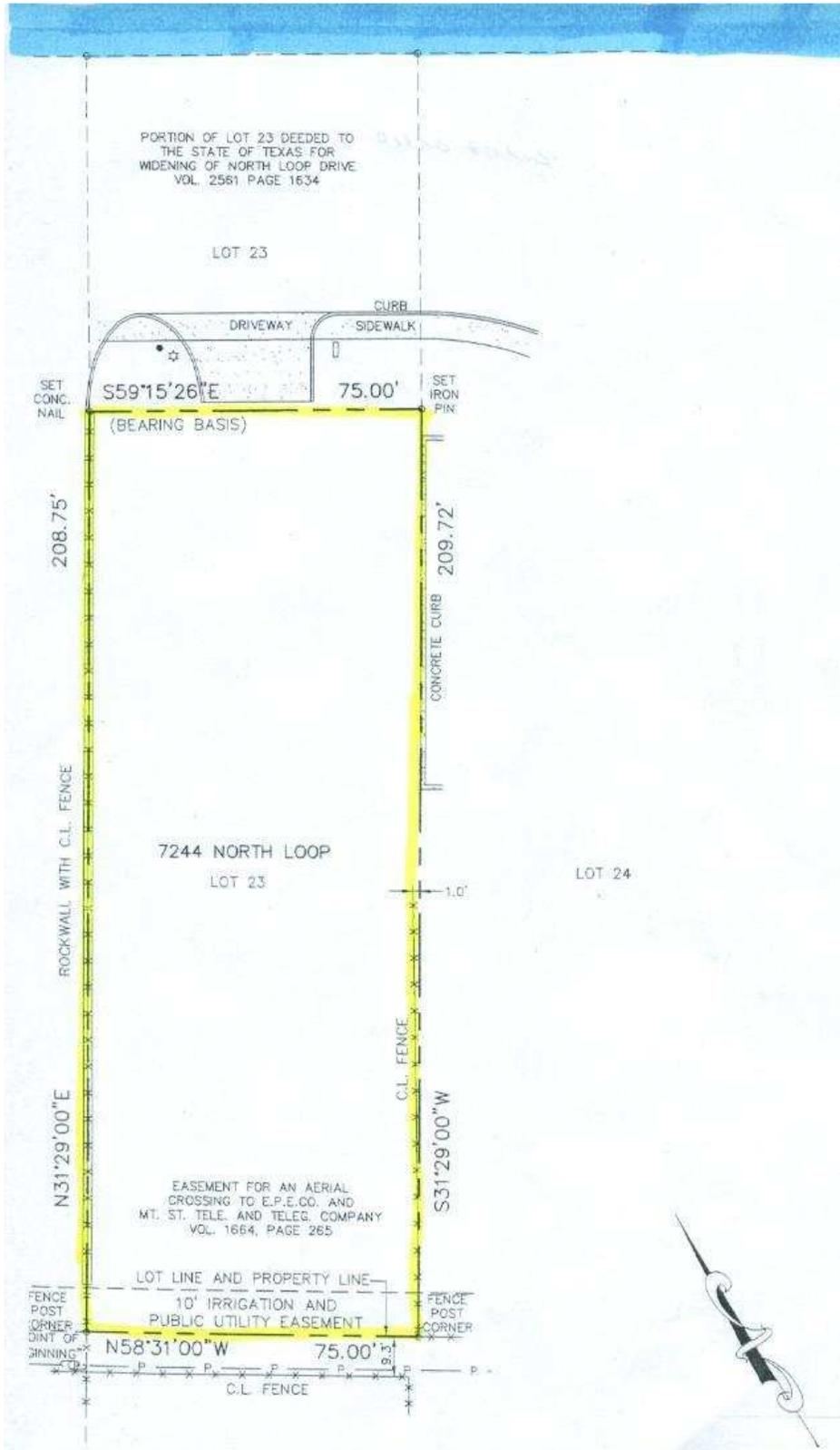


List of Attachments:

Attachment 1: Conceptual Site Development Plan

Attachment 2: Application

Attachment 1: Conceptual Site Development Plan



Attachment 2: Application



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): Gilberto Pables Jr
 ADDRESS: _____ ZIP CODE: _____ HOME: _____
 E-MAIL ADDR: _____ FAX: _____
 REPRESENTATIVE(S): Gilberto Pables Jr
 ADDRESS: _____ ZIP CODE: _____ PHONE: _____
 E-MAIL ADDRESS: _____ FAX: _____

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: 3658-999-0060-2200
 LEGAL DESCRIPTION: Lot 23, Block 6, Stiles Gardens
 STREET ADDRESS OR LOCATION: 7244 North Loop REP DISTRICT: 3
 ACREAGE: .3600 PRESENT ZONING: C-1 PRESENT LAND USE: VACANT
 PROPOSED ZONING: C-3 PROPOSED LAND USE: Trailer Storage

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: Gilberto Pables Jr Signature: _____
 Printed Name: SGMP Signature: SGMP
 Printed Name: SGMP 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 07-00110 RECEIVED DATE: 8/20/07 APPLICATION FEE: \$ 715.00
 DCC REVIEW DATE: 9/19/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
 CPC REVIEW DATE: 10/18/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
 ACCEPTED BY: [Signature]

07DEC11 AM 8:27
 CITY CLERK DEPT.