

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

DEPARTMENT: Development Services Department

AGENDA DATE: Introduction: December 27, 2006
Public Hearing: January 16, 2007

CONTACT PERSON/PHONE: Stephen Schlett, 541-4935

DISTRICT(S) AFFECTED: #6

SUBJECT:

An Ordinance changing the zoning of a portion of Lot 1, Block 2, Vista Ridge Unit 1, City of El Paso, El Paso County, Texas from C-2 (Commercial) to C-3 (Commercial). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 11930 Picasso. Applicant: Miguel Zavala. ZON06-00131 (District 6)

BACKGROUND / DISCUSSION:

See attached report.

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation (unanimous)
City Plan Commission (CPC) – Approval Recommendation (vote 6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Alan Shubert

APPROVED FOR AGENDA:

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 2, VISTA RIDGE UNIT 1, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-2 (COMMERCIAL) TO C-3 (COMMERCIAL). 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 portion of Lot 1, Block 2, Vista Ridge Unit 1, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **C-2 (Commercial)** to **C-3 (Commercial)**, 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.

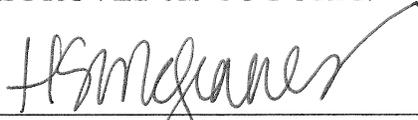
THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

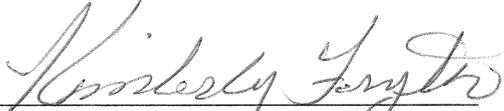
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Hillary S. McGinnes
Assistant City Attorney

APPROVED AS TO CONTENT:



Kimberly Forsyth, Senior 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**

December 8, 2006

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

FROM: Stephen Schlett, Planner

SUBJECT: ZON06-00131

The City Plan Commission (CPC), on November 16, 2006, voted **6 to 0** to recommend **APPROVAL** of rezoning the subject property from C-2(Commercial) to C-3 (Commercial) zoning.

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 that 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.

Planning Division has received no opposition to this request.

Attachment: Location Map, Aerial Map, Site Plan

STAFF REPORT

Rezoning Case: ZON06-00131

Property Owner: Miguel Zavala

Representative: Same

Legal Description: A portion of Lot 1, Block 2, Vista Ridge Unit1, City of El Paso, El Paso County, Texas

Location: 11930 Picasso

Representative District: #6

Area: 0.31 Acres

Present Zoning: C-2 (Commercial)

Present Use: Vacant

Proposed Zoning: C-3 (Commercial)

Proposed Use: Brakes and Air Conditioning Vehicle Service

Recognized Neighborhood Associations Contacted: Eastside Civic Assoc.

Surrounding Land Uses:

North -	C-4/ (Commercial) / Zaragoza Center
South -	C-2 (Commercial) / Bakery
East -	R-5 (Residential) / Vacant (construction)
West-	C-2/sc (Commercial / special contract) / Restaurant

Year 2025 Designation: Commercial (East Planning Area)

**CITY PLAN COMMISSION HEARING, NOVEMBER 16, 2006,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

REZONING APPLICATION: ZON06-00131

GENERAL INFORMATION:

The applicant is requesting a rezoning from C-2 (Commercial) to C-3 (Commercial) in order to permit brake and air conditioning vehicle service. The property is 0.31 acres in size and is currently vacant. The proposed site plan shows a garage to be located on the site. Access is proposed via Picasso Drive with 7 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 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 C-2 (Commercial) to C-3 (Commercial).

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-3 (Commercial) zoning permits brakes and airconditioning vehicle service and **is compatible** with adjacent development.

The Commission must determine the following:

1. Will the C-3 zoning protect the best interest, health, safety and welfare of the public in general?
2. Will brake and air conditioning vehicle service 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 brakes and air conditioning vehicle service center is permitted on C-3 (Commercial) district. Meets minimum setback requirements. Need to provide building square footage and number of bays to determine compliance with required parking spaces. Shall need to provide a six foot high masonry screening wall along the property line abutting R-5 (Residential) district.

Landscape Review

No comments received

Development Services Department - Planning Division Comments:

Current Planning:

1. The Year 2025 Projected General Land Use Map for the East Planning Area designates this property for commercial land uses.
2. C-3 (Commercial) zoning permits a brake and air conditioning vehicle service and is compatible with adjacent development.

Subdivision Review:

No comments received

Engineering Department - Traffic Division Comments:

No major traffic concerns with the proposed zoning change.
NOTE: Sidewalks shall be provided.

Fire Department Comments:

No comments received.

El Paso Water Utilities Comments:

Water:

There is an existing 8-inch diameter water main along Picasso Drive fronting the subject property. Also, there is an existing 12-inch diameter water main, within a 10-foot wide easement located 10-feet south of and parallel to Zaragoza Road right-of-way line.

A backflow prevention assembly is required at the discharge side of the water meter.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main along Picasso Drive. This sewer main continues south as an 8-inch diameter sewer main from a manhole located approximately 195-

feet south of Zaragoza Road right-of-way line.

General:

EPWU-PSB records indicate that there is a water meter connection (1"domestic) located at 11930 Picasso Drive.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced 10-foot easement without the written consent of EPWU-PSB. EPWU-PSB easements shall be improved to allow the operation of EPWU maintenance vehicles.

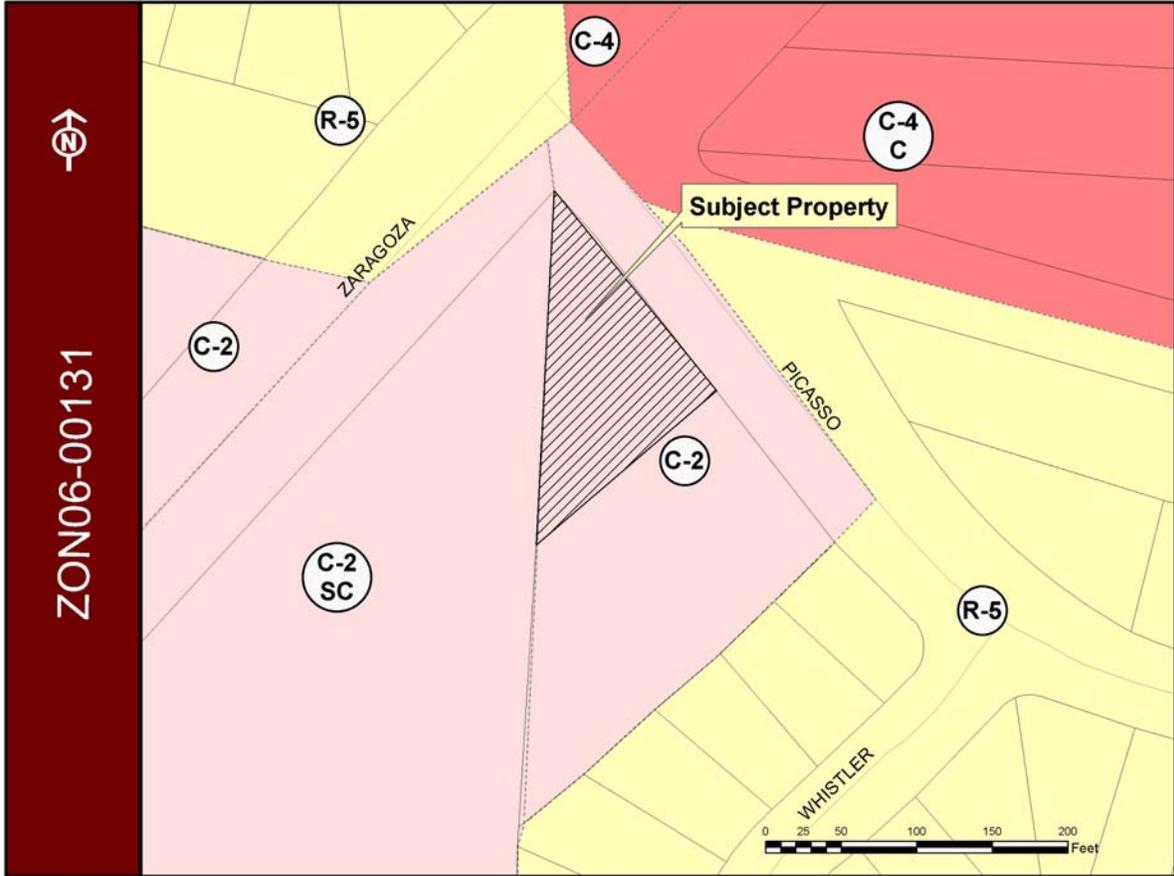
EPWU-PSB requires access to the existing water facilities and appurtenances 24 hours a day, seven (7) days a week.

Application for additional 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, 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 does not object to this request.

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

