

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: February 20, 2018
Public Hearing: March 20, 2018

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

SUBJECT:

An Ordinance changing the zoning of Tracts 23 and 24, Block 52, Ysleta Grant, 9735 Joe Rodriguez Drive and 800 Southside Road, 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: 9735 Joe Rodriguez Drive and 800 Southside Road. Property Owners: Maria De Jesus Velazco. PZRZ17-00030 (District 6)

BACKGROUND / DISCUSSION:

On January 25, 2018, the CPC reviewed and recommended approval of the rezoning.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this rezoning application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (8-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 23 AND 24, BLOCK 52, YSLETA GRANT, 9735 JOE RODRIGUEZ DRIVE AND 800 SOUTHSIDE ROAD, 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:

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of Tracts 23 and 24, Block 52, Ysleta Grant, 9735 Joe Rodriguez Drive and 800 Southside Road, located in the City of El Paso, El Paso County, Texas, be changed from **R-F (Ranch and Farm)** to **M-1 (Light Manufacturing)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2018.

THE CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

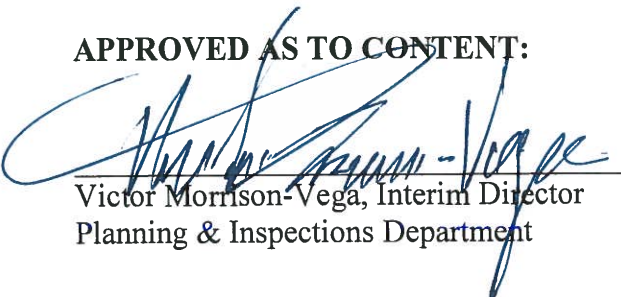
Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega, Interim Director
Planning & Inspections Department

ORDINANCE NO. _____

18-1007-2123 | 755394
9735 Joe Rodriguez Drive
KMN

PZRZ17-00030

MEMORANDUM

DATE: February 9, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Andrew Salloum, Senior Planner

SUBJECT: PZRZ17-00030

The City Plan Commission (CPC) on January 25, 2018, voted 8-0 to recommend **approval** of rezoning the subject property from R-F (Ranch and Farm) to M-1 (Light Manufacturing).

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the 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 rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Planning Division has not received any communication in support or opposition to the rezoning request.

Property Owner: Maria De Jesus Velazco Ramirez
Representative: Conde, Inc.

Attachments:
Staff Report

9735 Joe Rodriguez Dr. and 800 Southside Rd

City of El Paso — Plan Commission — 1/25/2018

PZRZ17-00030

Rezoning

REZONING



STAFF CONTACT:

Andrew Salloum, 915-212-1603,
SalloumAM@elpasotexas.gov

OWNER:

Maria De Jesus Velazco Ramirez

REPRESENTATIVE:

Conde, Inc.

LOCATION:

9735 Joe Rodriguez Drive and 800 Southside Road, District 6

LEGAL DESCRIPTION:

Tracts 23 and 24, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas

EXISTING ZONING:

R-F (Ranch and Farm)

REQUEST:

To rezone from R-F (Ranch and Farm) to M-1 (Light Manufacturing) to allow for general warehouse.

RELATED APPLICATIONS:

N/A

PUBLIC INPUT

Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on January 11, 2018.

STAFF RECOMMENDATION: Approval (see pages 1—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-F (Ranch and Farm) to M-1 (Light Manufacturing) to allow for general warehouse. The conceptual site plan shows a new proposed general warehouse. Access to the subject property is provided from Joe Rodriguez Drive.

SUMMARY OF RECOMMENDATION: The Planning Division recommends approval of rezoning the subject property from R-F (Ranch and Farm) to M-1 (Light Manufacturing). The recommendation is based on compatibility with the surrounding properties zoned commercial and manufacturing districts and uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-7, Industrial and/or Railyards in the Mission Valley Planning Area.



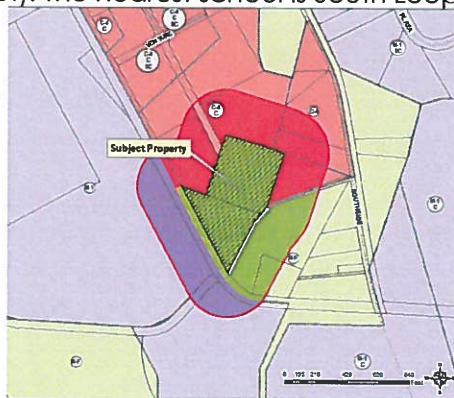
DESCRIPTION OF REQUEST

The applicant is requesting to rezone from R-F (Ranch and Farm) to M-1 (Light Manufacturing) to allow for general warehouse. The subject property is 6.98 acres in size and is currently vacant. The conceptual site plan shows a new proposed general warehouse. The development requires 15 car parking spaces and 28 heavy truck parking spaces. The applicant is providing 15 car parking spaces and 154 heavy truck parking spaces, to include ADA and bicycle spaces. Access to the subject property is provided from Joe Rodriguez Drive.

REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, many properties adjacent to the subject property are zoned M-1 and C-4.
Plan El Paso Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-7)	Yes, the property is designated G-7, Industrial and/or Railyards and meets the intent by through the addition of missing commercial and manufacturing uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the Ysleta Survey, unplatted. The site is currently zoned R-F and is currently vacant. Properties adjacent to the subject property are zoned R-F (Ranch and Farm), C-4 (Commercial), and M-1 (Light Manufacturing). Surrounding land uses include vacant and general warehouses. The nearest park is SPC Adrian Garcia (7,164 feet). The nearest school is South Loop Elementary (6,658 feet).



COMPLIANCE WITH PLAN EL PASO: The purpose of the application is to introduce a proposed general warehouse within the G-7, Industrial and/or Railyards land use designation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><u>G-7 Industrial and/or Railyards</u></p> <p>This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes, the lot is vacant. The purpose of this project is adding a missing industrial use to established industrial parks.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>M-1 (Light Manufacturing) District is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.</p>	<p>Yes, the proposed zoning allows for general warehouse.</p>

POLICY	DOES IT COMPLY?
<p>2.2.1: City officials should consider the following neighborhood patterns when evaluating rezoning requests and also when locating and designing development on public land, seeking to achieve voluntary compliance with as many patterns as practical. While the land development code and state law ultimately dictate what shall be approved by the City, all design approaches that could increase the function, aesthetics, sustainability, marketability, and livability of projects should be discussed as part of the land development process. Consensus approaches should become changes to the land development code. The illustrative plans in various elements of Plan El Paso demonstrate the application of these design principles to a wide variety of sites within El Paso.</p>	<p>Yes, the lot is vacant. The purpose of this project site increases employment opportunities.</p>

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The parcel is 6.98 acres in size however the proposed general warehouse is not allowed under the current R-F (Ranch and Farm) zoning district.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject property is 6.98 acres in size and allows the proposed use under the proposed M-1 (Light Manufacturing) zoning. The applicant's proposal meets all dimensional requirements of the M-1 (Light Manufacturing) district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the M-1 (Light Manufacturing) District is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions. The proposed zoning and the proposed use meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains along Joe Rodriguez Drive and Southside Road available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the El Paso Central Business Association and was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 10, 2018. Planning Division did not receive any communication in support or opposition to the rezoning request.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

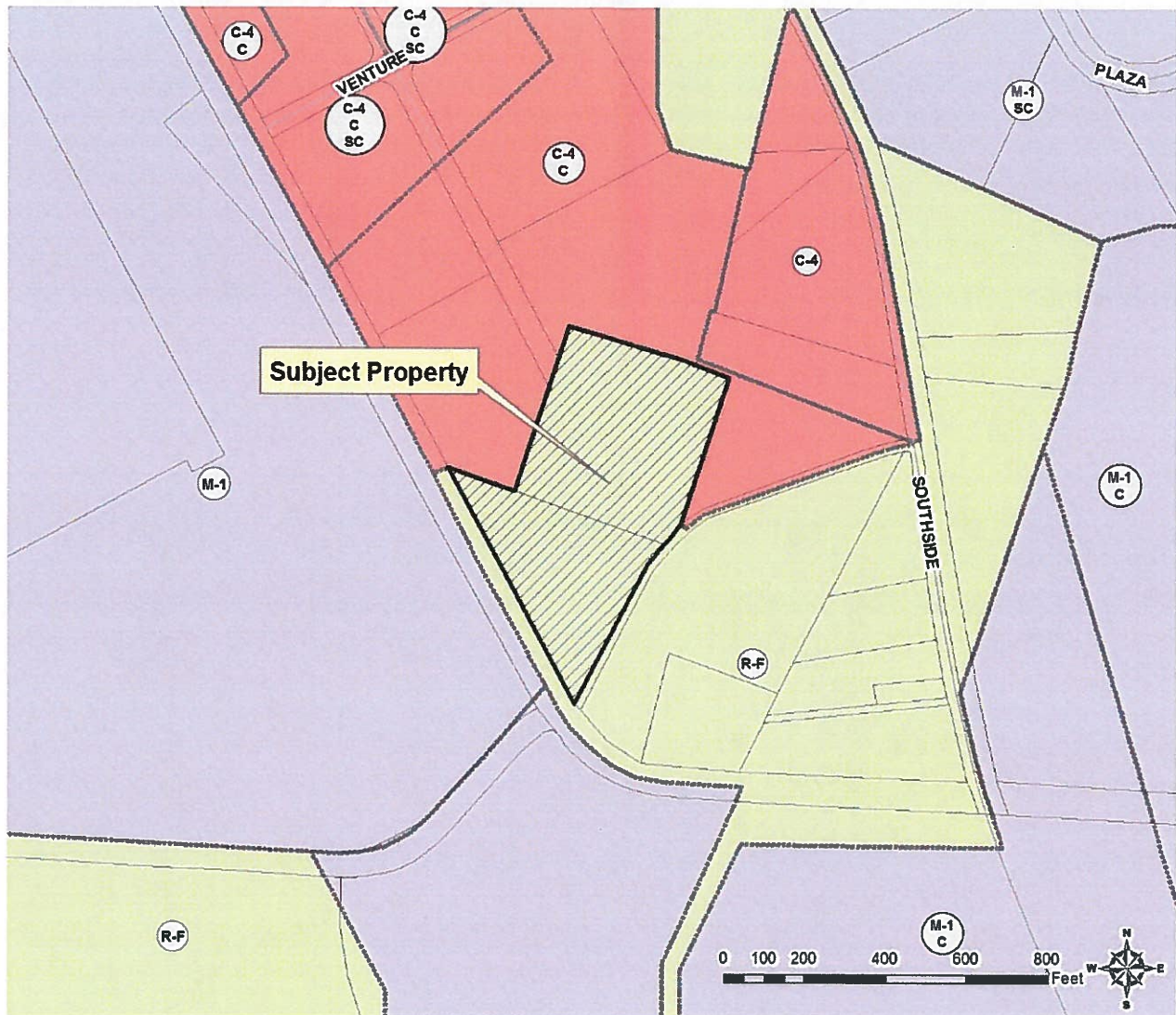
ATTACHMENT 1

Conceptual Site Plan



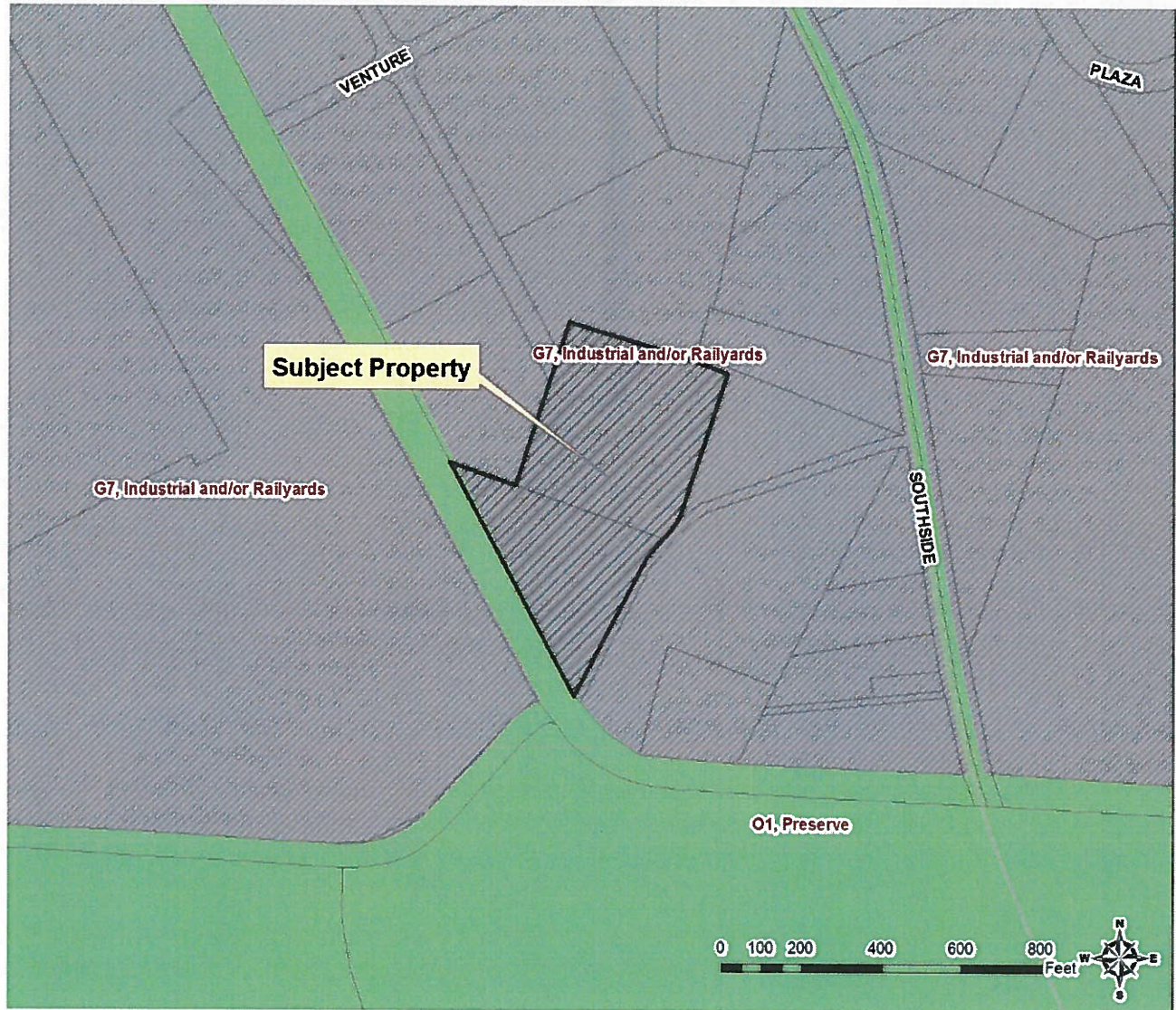
ATTACHMENT 2

Zoning Map



ATTACHMENT 3

Future Land Use Map



ATTACHMENT 4

Department Comments

Planning and Inspections Department - Planning Division - Transportation

No objections to the rezoning request.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

Development is not abutting TXDOT Right of Way.

Planning and Inspections Department – Building and Development Permitting

No objections to rezoning.

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

Planning and Inspections Department - Land Development

1. No objections to proposed rezoning.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

Recommend approval.

Sun Metro

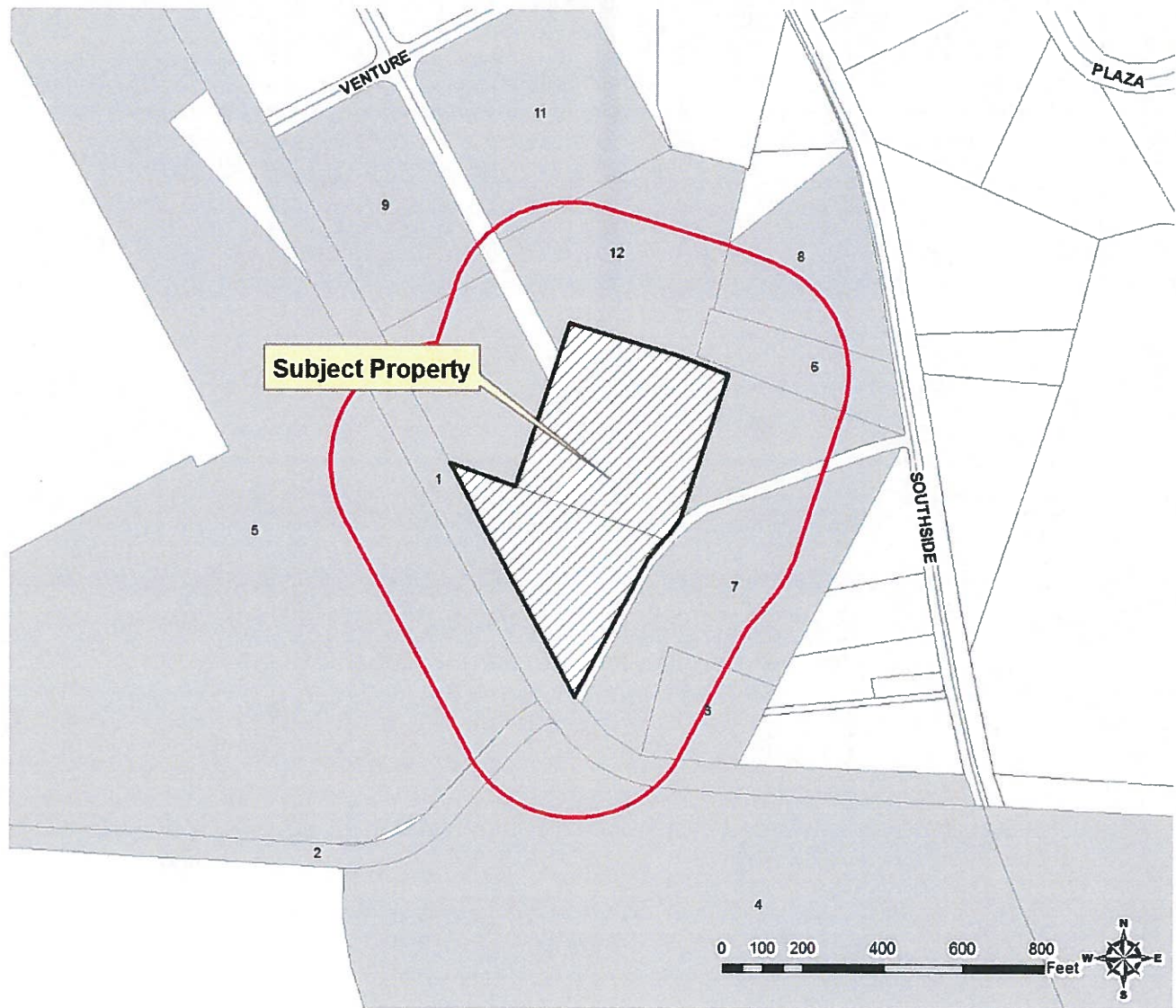
Sun Metro does not oppose this request.

El Paso Water

No comments received.

ATTACHMENT 5

Public Notification Boundary Map





Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (8-0)
- **Public Input:** The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

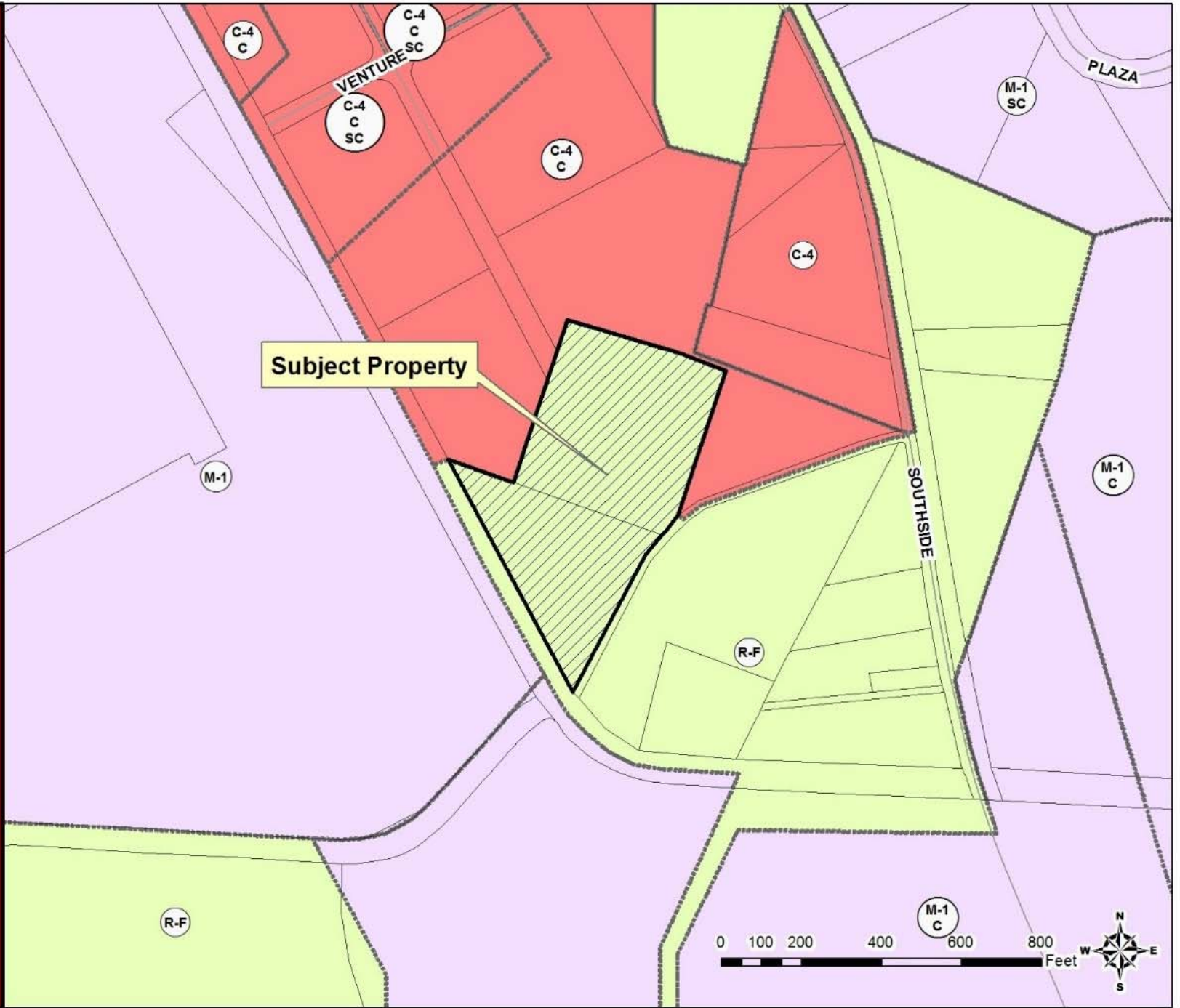
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

PZRZ17-00030

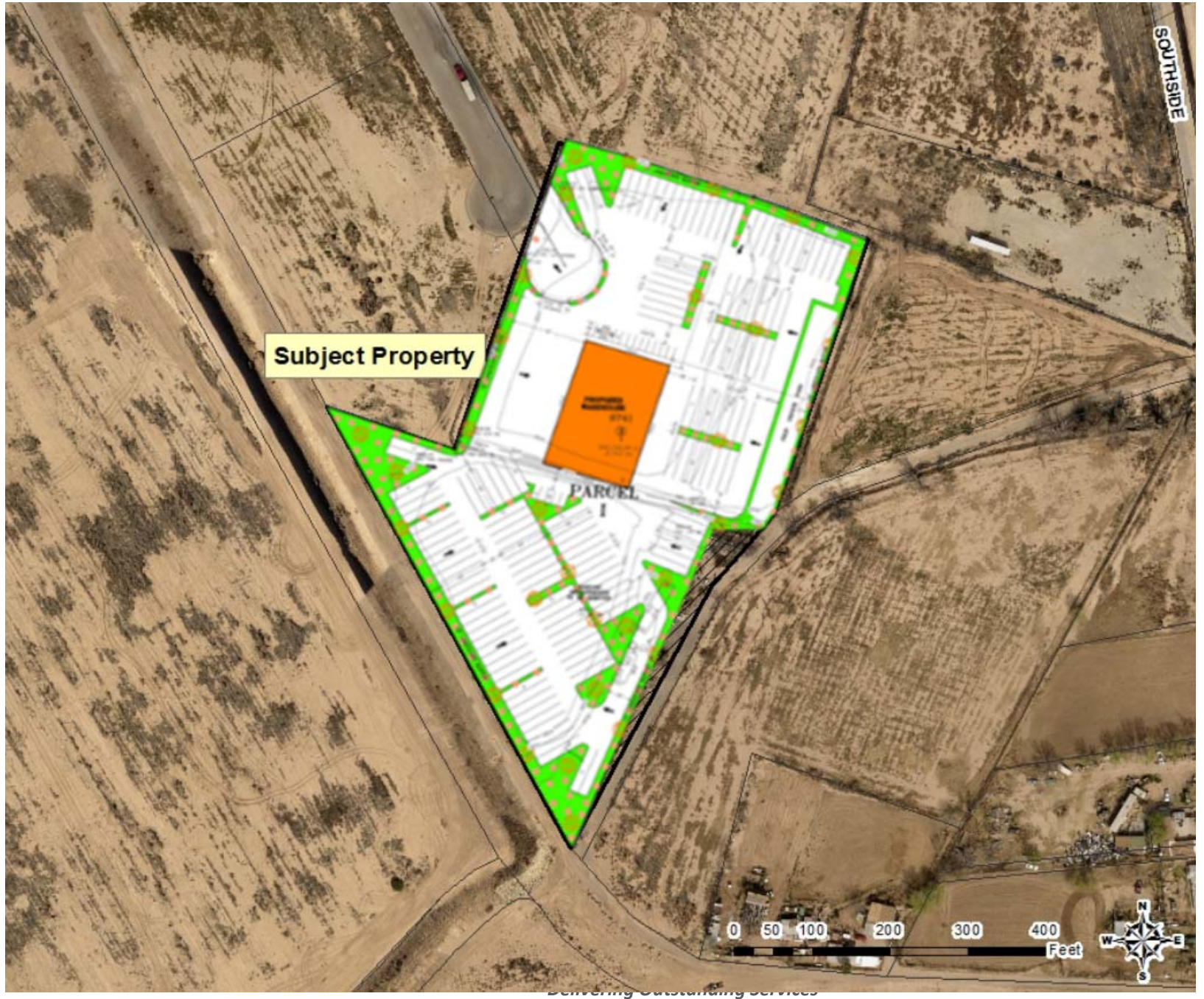
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"Delivering Outstanding Services"

