

019511

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 1, TOWER SUBDIVISION, 1271 TOWER TRAIL LANE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-3 (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:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of **Lot 1, Block 1, Tower Subdivision, 1271 Tower Trail Lane**, located in the City of El Paso, El Paso County, Texas, be changed from **M-1 (Light Manufacturing)** to **C-3 (Commercial)**, as defined in Section 20.06.020, 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 intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
2. Prior to issuance of any certificates of occupancy or completion, the subject property must provide sidewalks along Tower Trail Lane and Ranger Trail in accordance with the El Paso City Code.

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 6 day of June, 2023.


THE CITY OF EL PASO


Oscar Lesser
Mayor

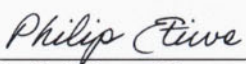
ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:


Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. 019511

Zoning Case No: PZRZ23-00006

1271 Tower Trail Lane

City Plan Commission — April 6, 2023

REZONING



CASE NUMBER: PZR23-00006
CASE MANAGER: Saul Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
PROPERTY OWNER: Mostly Done, Inc
REPRESENTATIVE: Ismael Jaramillo
LOCATION: 1271 Tower Trail Ln. (District 7)
PROPERTY AREA: 0.43 acres
REQUEST: Rezone from M-1 (Light Manufacturing) to C-3 (Commercial)
RELATED APPLICATIONS: None
PUBLIC INPUT: Five (5) letters of support as of March 30, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) to C-3 (Commercial) to allow for the use of outdoor flea market and food truck park.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-7, Industrial and/or Railyards future land use designation. The conditions are the following:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
2. Prior to issuance of any certificates of occupancy or completion, the subject property must provide sidewalks along Tower Trail Lane and Ranger Trail in accordance with El Paso City Code.

PZR23-00006

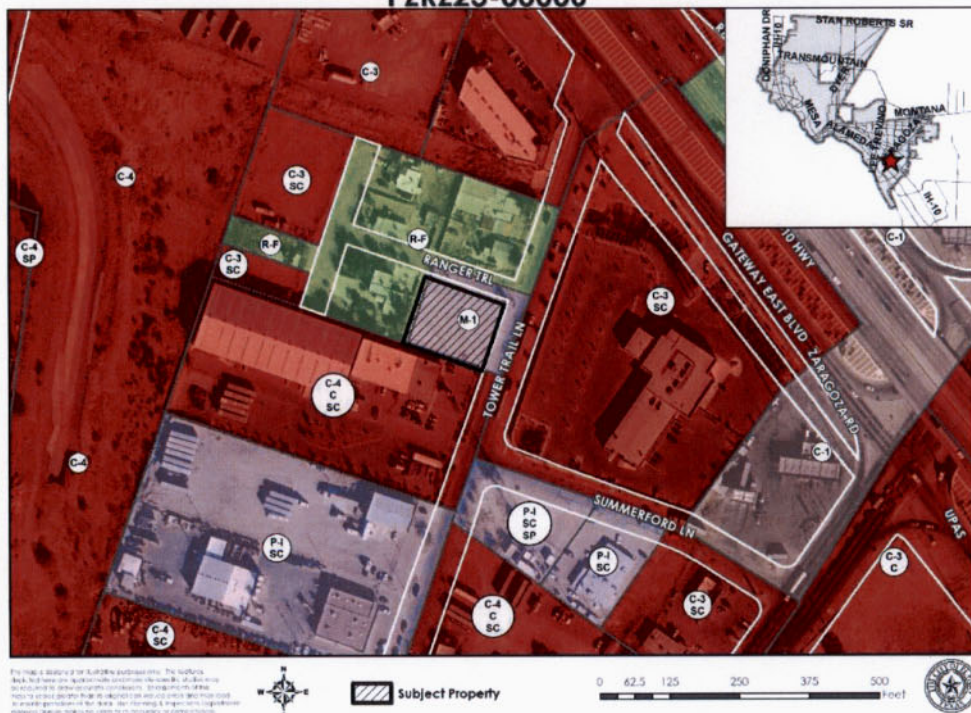


Figure A. Subject Property & Immediate Surroundings