

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: January 15, 2008  
Public Hearing: February 5, 2008

**CONTACT PERSON/PHONE:** Arturo Rubio, 541-4633

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance changing the zoning of a portion of Tract 2, Block 37, Ysleta Grant, City of El Paso, El Paso County, Texas from R-4 (Residential) to A-O (Apartment Office) and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 171-175 N. Zaragoza Road. Applicant: Elvia C. Mendoza. ZON07-00116 (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) – Unanimous Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (6-0)

\*\*\*\*\*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 TRACT 2, BLOCK 37, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-O (APARTMENT OFFICE), AND IMPOSING A CONDITION. 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 *Tract 2, Block 37, Ysleta Grant, City of El Paso, El Paso County, Texas*, be changed from **R-4 (Residential)** to **A-O (Apartment Office)**, 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 a condition which is 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:

*That parking be provided to the rear of the property.*

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:

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

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

09 JAN - 2 AM 8:40  
CITY CLERK DEPT.

ORDINANCE NO. \_\_\_\_\_

Zoning Case No: ZON07-00116



**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:** January 2, 2008

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

**FROM:** Arturo Rubio, Planner

**SUBJECT:** **ZON07-00116**

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The City Plan Commission (CPC), on November 1, 2007, voted **6-0** to recommend **APPROVAL** of rezoning the subject property from R-4 (Residential) to A-O (Apartment Office) and imposing a condition:

*That parking be provided to the rear of the property.*

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 rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Applicant originally submitted a request to rezone to C-1 (Commercial). Planning staff recommended denial of a C-1 (Commercial) and approval of A-O (Apartment Office) at Development Coordinating Committee (DCC) meeting of October 3, 2007. Planning recommendation to A-O is more compatible with surrounding land uses and abutting zoning districts. Applicant was in agreement and amended application.

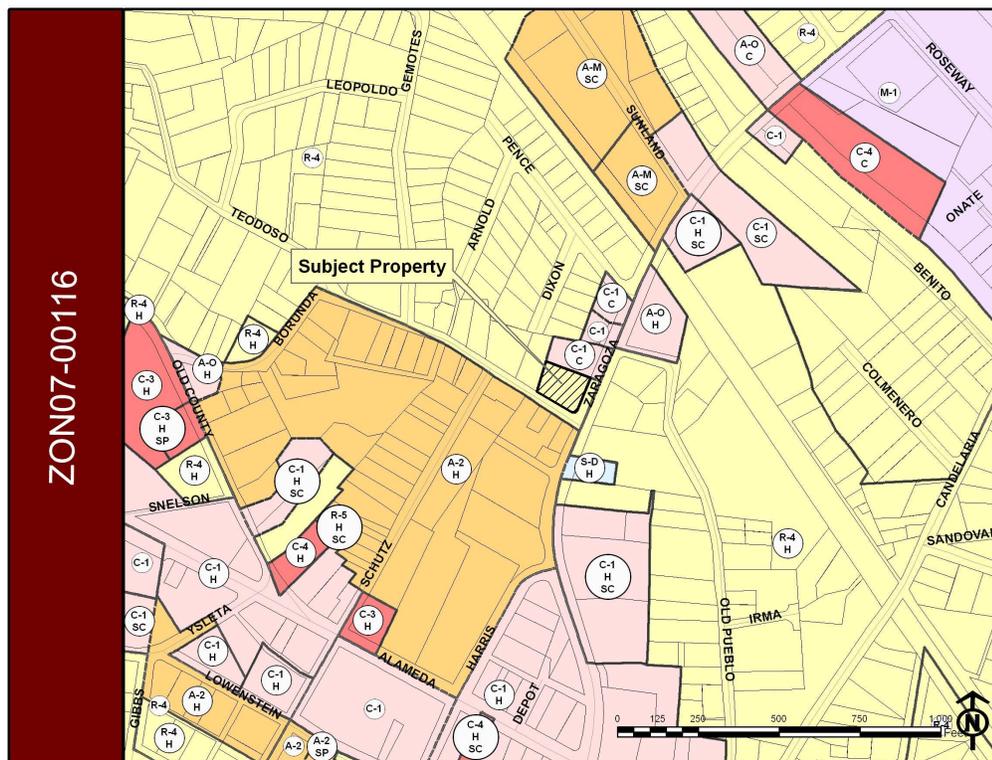
There were no letters of support or opposition to this request.

**Attachment:** Staff Report



## ZON07-00116

**Application Type:** Rezoning  
**Property Owner:** Elvia C. Mendoza  
**Representative:** CAD Consulting Co.  
**Legal Description:** Tract 2, Block 37, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Location:** 171-175 N. Zaragoza Road  
**Representative District:** 7 **Area:** 0.366 acres  
**Present Zoning:** R-4 (Residential) **Present Use:** Residential  
**Proposed Zoning:** A-O (Apartment/Office)  
**Recognized Neighborhood**  
**Associations Contacted:** Save the Valley 21, Teens in Action for a Healthier Community  
**Public Response:** None  
**Surrounding Land Uses:** **North:** C-1/c **South:** A-2/H **East:** R-4/H **West:** R-4  
**Year 2025 Designation:** **Mixed Use** (Mission Valley)



**General Information:**

The applicant is requesting a rezoning from R-4 (Residential) to A-O (Apartment/Office). The property is 0.366 acres and is currently used as residential. The site plan shows two existing structures and primary access is proposed via Zaragoza Road.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from R-4 (Residential) to A-O (Apartment/Office) with a condition:

“That parking be provided to the rear of the property”.

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.
- **A-O zoning** permits office development and **is compatible** with adjacent development.

**Findings:**

The Commission must determine the following:

1. Will the zoning protect the best interest, health, safety and welfare of the public in general?
2. Will office development 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: Proposed zoning meets minimum zoning district requirements. applicant will need to provide off street parking requirements. Applicant will be required to construct a 6 foot high screening wall abutting residential district.

Landscape Review: No comments received.

**Development Services Department - Planning Division:**

Current Planning: Recommends approval of zoning request from R-4 (Residential) to A-O (Apartment/Office) with condition.

“That parking be provided to the rear of the property.”

Land Development: No Comments Received

**Engineering Department - Traffic Division:**

No apparent traffic concerns with the proposed zoning change.

**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  
AUG 31 2007

1. CONTACT INFORMATION  
PROPERTY OWNER(S) ELVIA C MENDOZA  
ADDRESS: \_\_\_\_\_ ZIP CODE \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_ PHONE \_\_\_\_\_  
FAX \_\_\_\_\_

REPRESENTATIVE(S) CAD CONSULTING CO.  
ADDRESS 1790 A. LEE TRAVINO ZIP CODE 79936 PHONE 633-6422  
E-MAIL ADDRESS CAD CONSULTING @ AOL.COM FAX 633-6424

2. PARCEL ONE INFORMATION  
PROPERTY IDENTIFICATION NUMBER: 4-805-999-0370-0201  
LEGAL DESCRIPTION: TRACT 2, BLOCK 37 YSLETA GRANT  
STREET ADDRESS OR LOCATION: 171-175 N. ZANAGOSA REP DISTRICT: \_\_\_\_\_  
ACREAGE: 0.3660 PRESENT ZONING: R4 PRESENT LAND USE: RESIDENTIAL  
PROPOSED ZONING: S40 PROPOSED LAND USE: OFFICE  
10/3/07

3. PARCEL TWO INFORMATION  
PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_  
STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP DISTRICT: 7  
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: ELVIA C MENDOZA Signature: Elvia Mendoza  
Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ 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 07-00116 RECEIVED DATE: 8/31/07 APPLICATION FEE: \$ 715.00  
DCC REVIEW DATE: 10/3/07 (8:30 am, Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
CPC REVIEW DATE: 11/01/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
ACCEPTED BY: [Signature]

CITY CLERK DEPT.  
08 JAN -2 AM 8:41