

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

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

**AGENDA DATE:** Introduction: May 15, 2007  
Public Hearing: June 5, 2007

**CONTACT PERSON/PHONE:** Melissa Granado, 541-4730

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

An Ordinance changing the zoning of Lots 27 and 28, Block 72, Government Hill, City of El Paso, El Paso County, Texas from C-1/H (Commercial/Historic) to R-4/H (Residential/Historic). The penalty is as provided for in Chapter 20.68 of the El Paso City Code. Subject Property: 4308 Hueco Avenue. Applicants: Will Dylan Investments, Inc. ZON07-00020 (District 2)

**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 LOTS 27 AND 28, BLOCK 72, GOVERNMENT HILL, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1/H (COMMERCIAL/HISTORIC) TO R-4/H (RESIDENTIAL/HISTORIC). 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 *Lots 27 and 28, Block 72, Government Hill, City of El Paso, El Paso County, Texas*, be changed from **C-1/H (Commercial/Historic)** to **R-4/H (Residential/Historic)**, 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 \_\_\_\_\_, 2007.

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

\_\_\_\_\_  
Kimberly Forsyth, Senior Planner  
Development Services Department

CITY CLERK DEPT.  
07 MAY - 7 PM 3:05



**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  
PRESI ORTEGA, JR., DISTRICT 5  
EDDIE HOLGUIN, JR., DISTRICT 6  
STEVE ORTEGA, DISTRICT 7  
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** May 7, 2007  
**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager  
**FROM:** Melissa Granado, Planner  
**SUBJECT:** ZON07-00020

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The City Plan Commission (CPC), on April 19, 2007, voted **5-0** to recommend **APPROVAL** of rezoning the subject property from C-1/H (Commercial/Historic) to R-4/H (Residential/Historic), concurring with Staff's recommendation.

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.

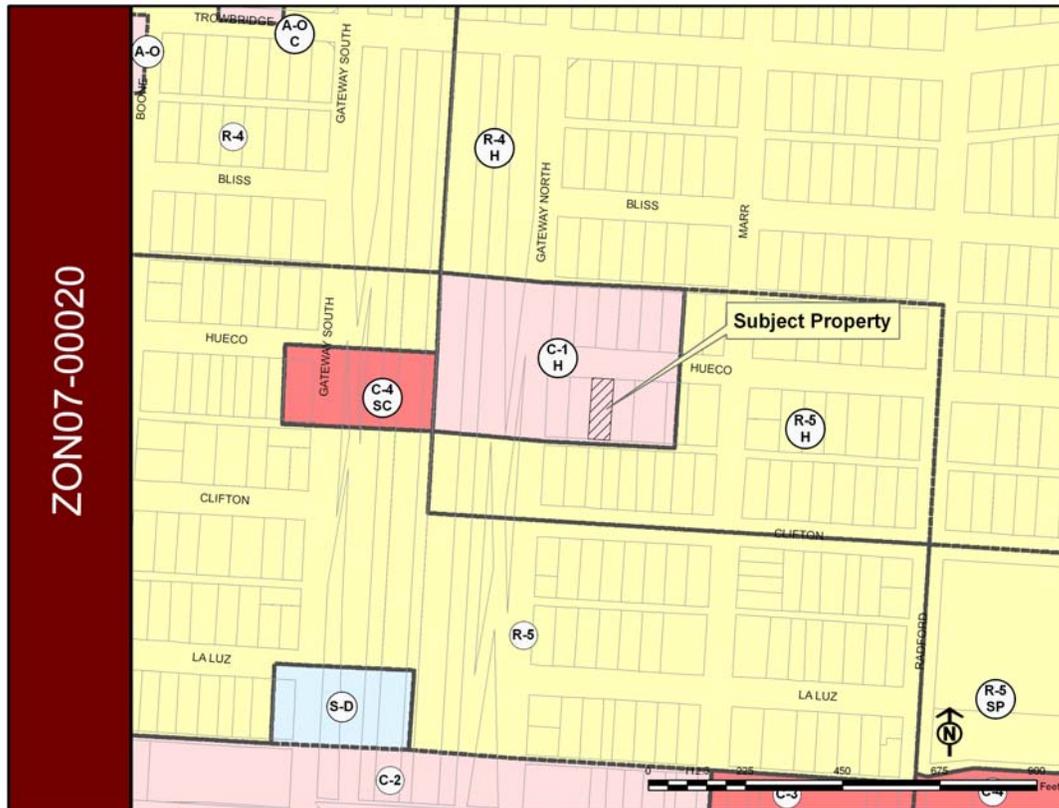
There was no opposition to this request.

**Attachment:** Staff Report, Site Plan, Application



## ZON07-00020

<b>Application Type:</b>	Rezoning
<b>Property Owner(s):</b>	Will Dylan Investments, Inc
<b>Representative(s):</b>	Robert Veliz
<b>Legal Description:</b>	Lots 27 and 28, Block 72, Government Hill, City of El Paso, El Paso County, Texas
<b>Location:</b>	4308 Hueco Avenue
<b>Representative District:</b>	2
<b>Area:</b>	0.16 acres
<b>Present Zoning:</b>	C-1/H (Commerical/Historic)
<b>Present Use:</b>	Vacant
<b>Proposed Zoning:</b>	R-4/H (Residential/Historic)
<b>Recognized Neighborhood</b>	
<b>Associations Contacted:</b>	A Presidential Neighborhood Association
<b>Public Response:</b>	None
<b>Surrounding Land Uses:</b>	<b>North:</b> C-1/H, Residential, <b>South:</b> R-5/H, Residential, <b>East:</b> C-1/H, Residential, <b>West:</b> C-1/H, Residential
<b>Year 2025 Designation:</b>	<b>Residential</b> (Central Planning Area)



**General Information:**

The applicant requests a rezoning from C-1/H (Commercial/Historic) to R-4/H (Residential/Historic). The site plan proposes one single-family dwelling to be located on the site, which is currently vacant. Access is proposed via Hueco Avenue. There are no zoning conditions currently on this property. The property is located within the Austin Terrace Historic District. The rezoning request requires the approval of the Historic Landmark Commission.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **approval** of this rezoning request from C-1/H (Commercial/Historic) to R-4/H (Residential/Historic).

The Historic Landmark Commission (HLC) recommends **approval** of this rezoning request from C-1/H (Commercial/Historic) to R-4/H (Residential/Historic).

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso “provide a wide range of housing types that respond to the needs of all economic segments of the community”.
- **The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for **Residential** land uses.
- **R-4/H (Residential/Historic) zoning** permits residential development and **is compatible** with surrounding development.

**Findings:**

The Commission must determine the following:

1. Will R-4/H (Residential/Historic) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will residential development be compatible with adjacent land uses?
3. What is the relation of the proposed change to the City’s Comprehensive Plan?
4. What effects will the rezoning have on the natural environment, social and economic conditions and property values in the vicinity and the city as a whole?

**Development Services - Building Permits and Inspections Division Notes:**

Zoning Review: Single-family residential unit only permitted on proposed R-4 (Residential) District. Meets lot development and yard standards.

Landscaping: Landscape not required for residential use.

**Development Services - Planning Division Notes:**

Current Planning: Recommends approval. Proposed zoning is compatible with projected land use and surrounding development.

Land Development: No comments received.

**Engineering Department, Traffic Division Notes:**

No traffic concerns with proposed zoning change.

**Fire Department Notes**

No comments received.

**EI Paso Water Utilities Notes:**

EPWU does not object to this rezoning request.

**General:**

Water and sanitary sewer services for the subject property are available from existing public water and sanitary sewer mains along the alley within Block 72, Government Hill.

EPWU records indicate the subject property has active water (¾-inch meter) and sanitary sewer service connections.

Application for any 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 & drainage plans, landscaping plan, the legal description of the property, and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. 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.

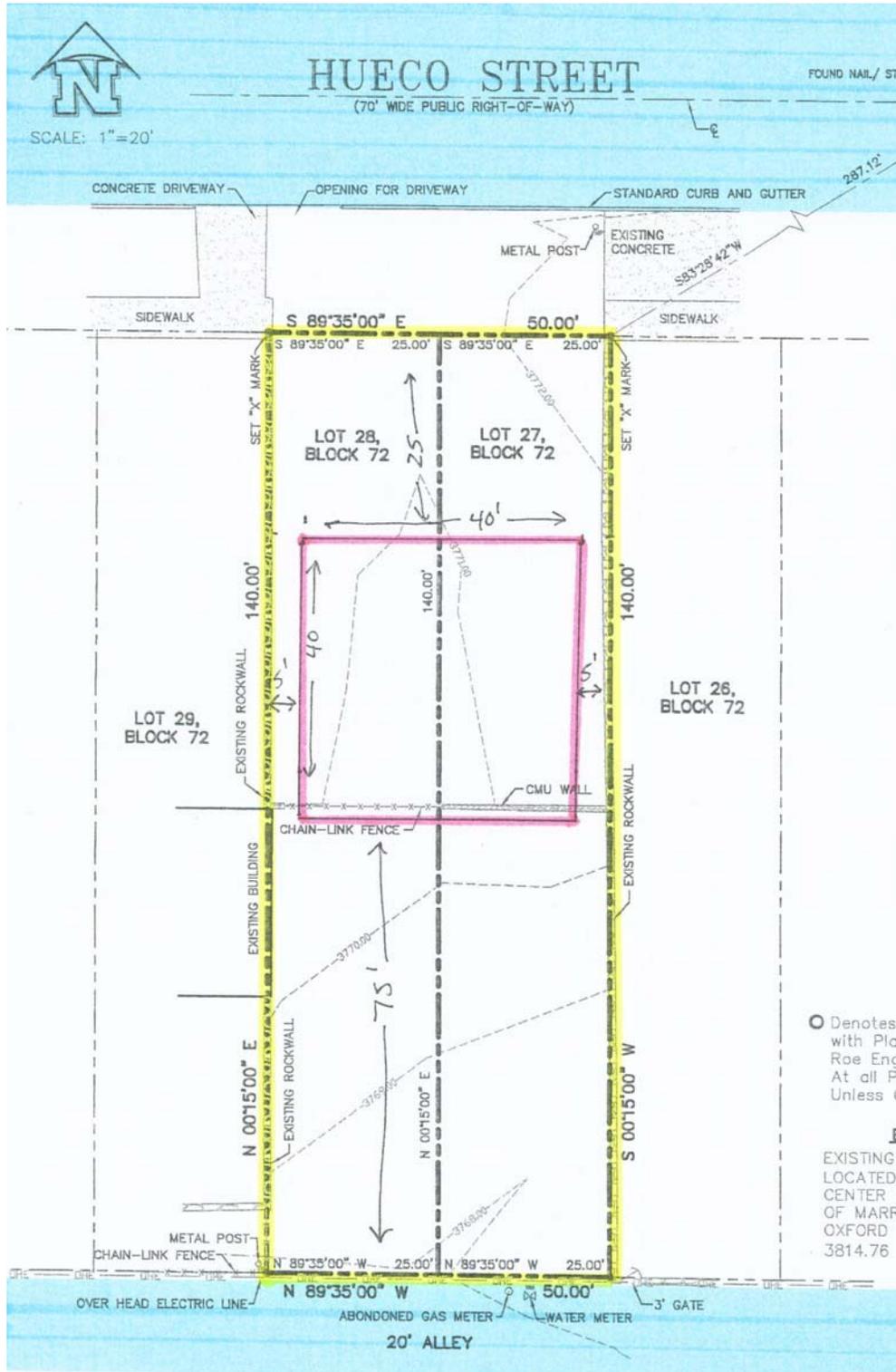
**List of Attachments**

Attachment 1: Site Plan

Attachment 2: Application



Attachment 1: Site Plan



Attachment 2: Application

JAN-22-2007 03:20P FROM: CITY OF EL PASO PLAN (915)541-4725

TO: 95622188

P. 1



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): Mill Dylan Investments, Inc  
ADDRESS: 3824 Tompkins ZIP CODE: 79930 PHONE: 915/751-7772  
E-MAIL ADDRESS: \_\_\_\_\_ FAX: 915/562-2188

REPRESENTATIVE(S): Robert Veliz  
ADDRESS: 3824 Tompkins ZIP CODE: 79930 PHONE: 751-7772  
E-MAIL ADDRESS: \_\_\_\_\_ FAX: 562-2188

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: G 569999 0720 8500  
LEGAL DESCRIPTION: lots 27+28, Block 72, Government Hill  
STREET ADDRESS OR LOCATION: 4308 Hueco Ave REP DISTRICT: 2  
ACREAGE: .1607 PRESENT ZONING: C14 PRESENT LAND USE: Vacant lot  
PROPOSED ZONING: R4 PROPOSED LAND USE: Build a home

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: Robert Veliz Signature: [Signature]  
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 07-00020 RECEIVED DATE: 03/02/07 APPLICATION FEE: \$ 715.00  
DCC REVIEW DATE: 03/22/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)  
CPC REVIEW DATE: 04/19/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)  
ACCEPTED BY: Rinda Castle

Revised 9/2006