



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

AN ORDINANCE CHANGING THE ZONING OF LOTS 11 THROUGH 14, BLOCK 146, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1/SP (LIGHT MANUFACTURING/SPECIAL PERMIT) TO C-5/SP (CENTRAL BUSINESS DISTRICT/SPECIAL PERMIT. 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 *Lots 11 through 14, Block 146 Campbell Addition, City of El Paso, El Paso County, Texas*, be changed from **M-1/sp (Light Manufacturing/special permit)** to **C-5/sp (Central Business District/special permit)**, 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 \_\_\_\_\_, 2008.

THE CITY OF EL PASO

ATTEST:

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

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03 MAY 21 PM 3:14

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

\_\_\_\_\_  
*Patricia D. Adauto*  
Patricia D. Adauto, Deputy City Manager  
Development & Infrastructure Services

JOHN COOK  
MAYOR



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

JOYCE WILSON  
CITY MANAGER

PATRICIA D. ADAUTO  
DEPUTY CITY MANAGER

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**DEVELOPMENT SERVICES DEPARTMENT**

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

From: Ismael B. Segovia, Senior Planner

Date: May 23, 2008

Subject: **ZON08-00018**

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The City Plan Commission (CPC), on May 22, 2008, voted (7-0) to recommend **APPROVAL** of rezoning the subject property from M-1 (Light Manufacturing) to C-5 (Central Business District).

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 determined that this rezoning protects the best interest, health, safety, and welfare of the public in general 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.

There were no letters in opposition or support to the request.

**Attachment:** Staff Report, Boundary Survey, Downtown 2015 Plan Map, Special Permit, Application

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08 MAY 22 PM 4:47



**ZON08-00018**

**Application Type:** Rezoning

**Property Owner(s):** ORW y MAS Enterprises, LLC

**Applicant(s):** The El Paso Project, LLC

**Representative(s):** TJ Karam

**Legal Description:** Lots 11 through 14, Block 146, Campbell Addition, City of El Paso, El Paso County, Texas

**Location:** 300 S. Florence

**Representative District:** 8

**Area:** 0.270 acre

**Present Zoning:** M-1/sp (Light Manufacturing/special permit)

**Present Use:** vacant warehouse

**Proposed Zoning:** C-5 (Central Business District/special permit)

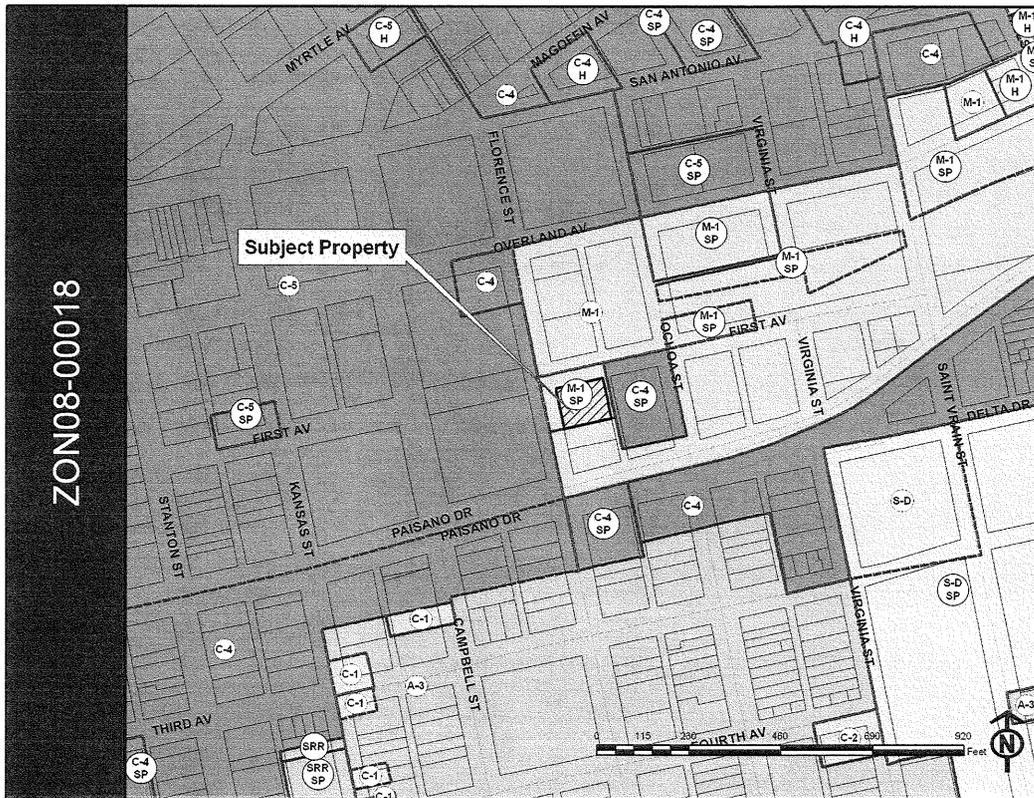
**Proposed Use:** Mixed Use Residential/Office/Retail

**Recognized Neighborhood Associations Contacted:** El Paso Central Business Association

**Public Response:** None

**Surrounding Land Uses:** **North** – M-1 / Storage; **South** – M-1 / Restaurant; **East** – C-4/sp / Night Club; **West**- C-5 / Telles Academy

**Year 2025 Designation:** Residential (Central Planning Area)



ZON08-00018

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**General Information:**

The applicant is requesting a rezoning from M-1 (Light Manufacturing) to C-5 (Central Business District) in order to permit Mixed Use Residential/Office/Retail. The property is .27 acres in size and is currently a vacant warehouse. Access is proposed via S. Florence Street with 12 parking spaces to be provided. There are no zoning conditions currently imposed on this property.

The subject property was granted a Special Permit, No. ZON06-000162, to allow for a parking reduction via Ordinance No. 016587 dated February 16, 2007. A detailed site development plan (previously approved) was provided with the approved Special Permit request.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) recommends **approval** of this request for rezoning from M-1 (Light Manufacturing) to C-5 (Central Business District).

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 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 Overall Planning Area Land Use Concepts/Policies** for the Central Planning Area Study Area No. 3: Paisano Drive Corridor calls for “Paisano Drive, a super arterial connecting various neighborhoods within the City, to serve as a mass transit corridor serving areas from the Union Plaza District to Fox Plaza and Basset Center”

“Promote varied mixed uses with strong commercial elements in the Central Business District and at various major intersections.”

“Improve pedestrian linkages between the Paisano Drive corridor and adjacent neighborhoods to encourage greater utilization of mass transit along the corridor.”

**The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for **Residential** land uses.

**The Downtown 2015 Plan** designates this property for **Mixed-Use Residential**.

**C-5 (Central Business District) zoning** permits to allow Mixed Use Residential/Office/Retail and **is compatible** with adjacent development.

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**Findings:**

The Commission must determine the following:

1. Will the C-5 (Central Business District) zoning protect the best interest, health, safety and welfare of the public in general?
2. Will Mixed Use Residential/Office/Retail 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:**

No objection to this re-zoning request. As per section 20.14.070(B)(1) this case would be eligible for the 100% parking reduction since it is a redevelopment within the downtown boundaries.

**Development Services Department - Planning Division:**

*Current Planning:*

1. The Year 2025 Projected General Land Use Map for the **Central** Planning Area designates this property for **Residential** land uses.
2. **C-5 (Central Business District)** zoning permits to allow Mixed Use Residential/Office/Retail and **is compatible** with adjacent development.
3. Recommend Approval

**Engineering Department - Traffic Division:**

No objections to proposed zoning change.

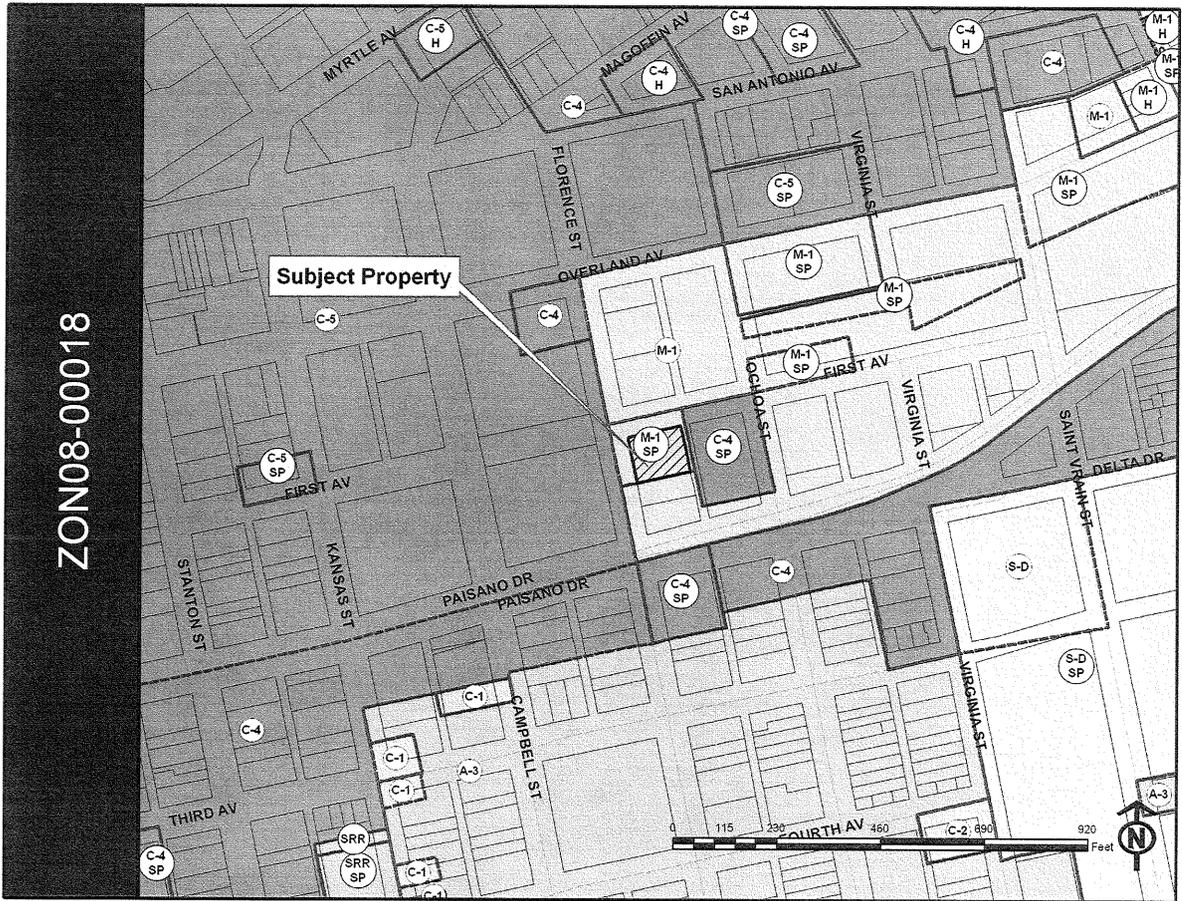
**Fire Department:**

No comments received.

**El Paso Water Utilities:**

EPWU does not object to this request.

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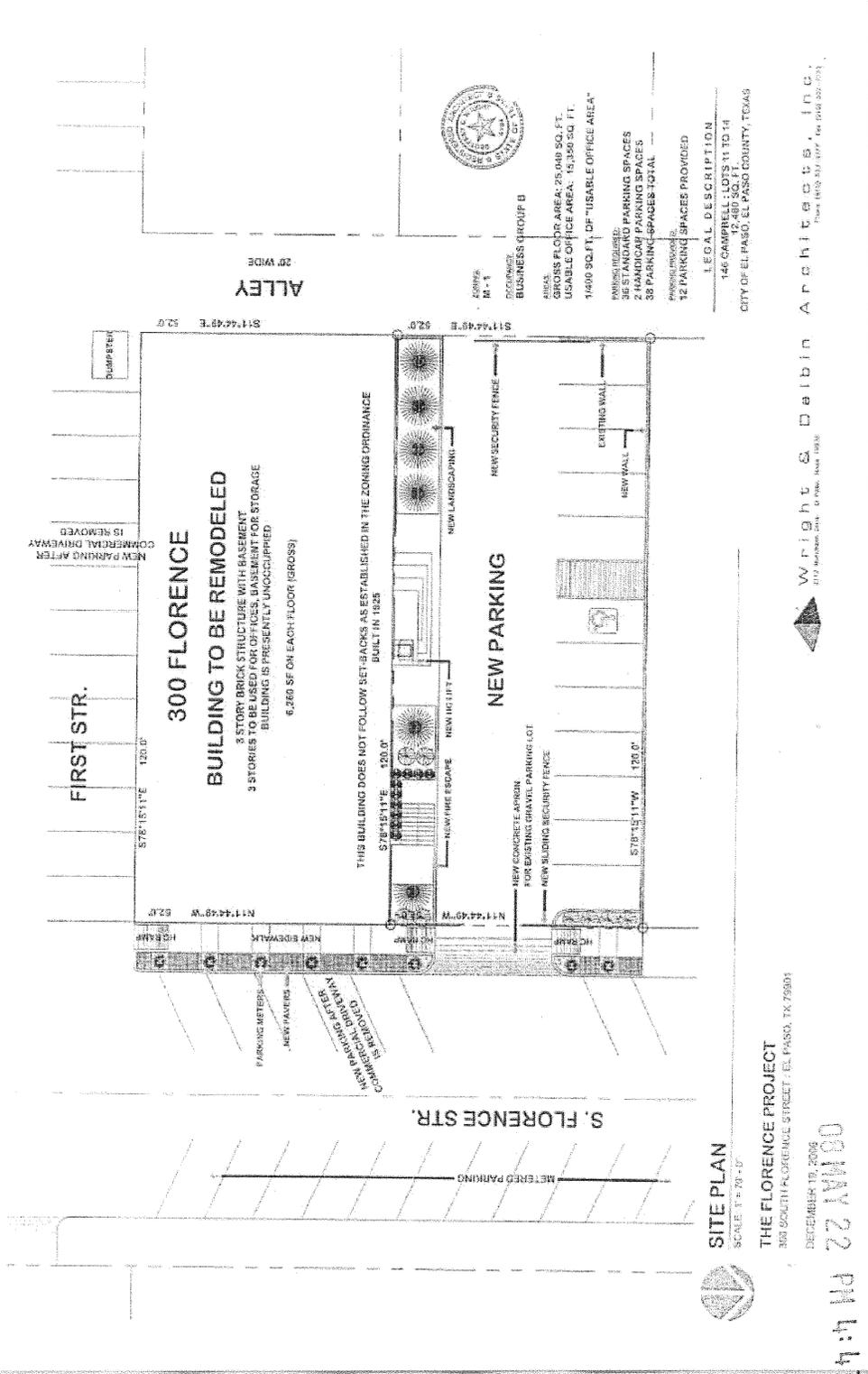


List of Attachments

- Attachment 1: Boundary Survey
- Attachment 2: Downtown 2015 Plan Map
- Attachment 3: Special Permit
- Attachment 4: Application

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**Attachment 1: Boundary Survey**



**APPROVED**  
**12-1**  
**DEPARTMENT**  
**BUSINESS GROUP B**

**ZONING**  
**USABLE FLOOR AREA: 15,048 SQ. FT.**  
**USABLE OFFICE AREA: 15,036 SQ. FT.**  
**1/400 SQ. FT. OF "USABLE OFFICE AREA"**

**PARKING REQUIREMENTS**  
**36 STANDARD PARKING SPACES**  
**2 HANDICAP PARKING SPACES**  
**38 PARKING SPACES-TOTAL**

**PROPOSED SPACES**  
**12 PARKING SPACES PROVIDED**

**LEGAL DESCRIPTION**  
**146 CAMPBELL; LOTS 11 TO 14**  
**12,489 SQ. FT.**  
**CITY OF EL PASO, EL PASO COUNTY, TEXAS**

**SITE PLAN**  
**SCALE: 1" = 20'-0"**

**THE FLORENCE PROJECT**  
**300 SOUTH FLORENCE STREET, EL PASO, TX 79901**

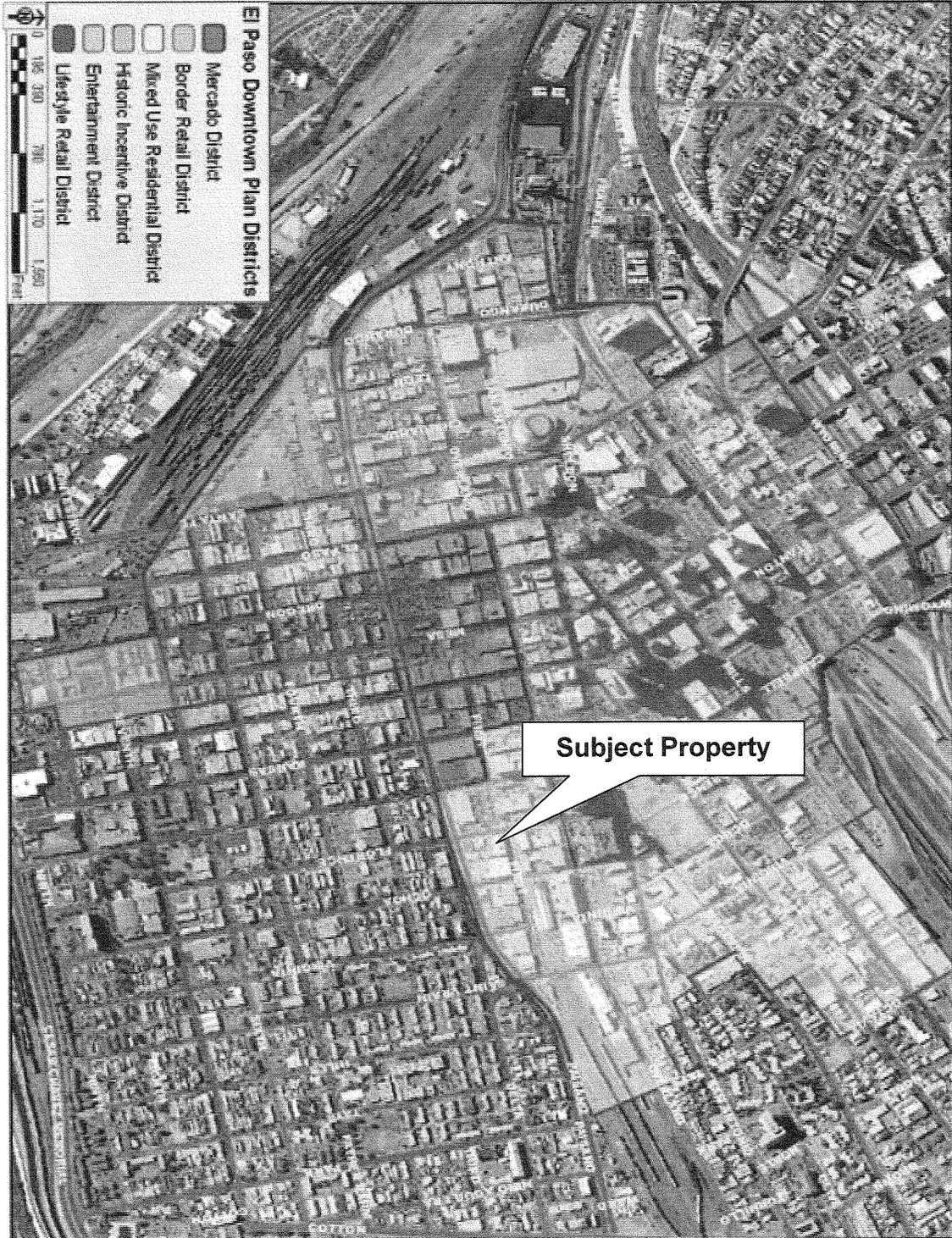
**DECEMBER 19, 2006**  
**08 MAY 22 PM 4:4**

**Wright & Debin Architects, Inc.**  
 717 Beckman Ave. • P.O. Box 1000  
 El Paso, Texas 79901  
 Phone: (915) 337-3377 Fax: (915) 337-3383

**CITY CLERK DEPT.**

Attachment 2: Downtown 2015 Plan Map

El Paso Downtown 2015 Plan  
Boundary and Use Districts



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**Attachment 3: Special Permit**

WLD

ORDINANCE NO. 016587

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON06-00162, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS LOTS 11-14, BLOCK 146, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.64.175 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

WHEREAS, ORW y Mas Enterprises, LLC, has applied for a Special Permit under Section 20.64.175 of the El Paso City Code to allow for a parking reduction; and,

WHEREAS, the requirements of Section 20.64.175 have been satisfied; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.64.175 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

- 1. That the property described as follows, is in a M-1 (Light Manufacturing)

District:

*Lots 11-14, Block 146, Campbell Addition, City of El Paso, El Paso County,*

*Texas; and,*

- 2. That the City Council hereby grants a Special Permit under Section 20.64.175 of the El Paso City Code so that a parking reduction, may be permitted on the property described in Paragraph 1 of this Ordinance; and,

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**Attachment 3: Special Permit**

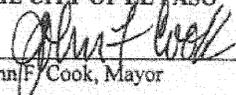
3. That this Special Permit is issued subject to the development standards in the M-1 (Light Manufacturing) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. ZON06-00162 shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and,

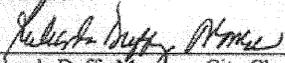
5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 20<sup>th</sup> day of March, 2007.

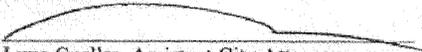
THE CITY OF EL PASO

  
John F. Cook, Mayor

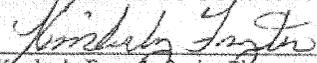
ATTEST:

  
Richarda Duffy Morssen, City Clerk

APPROVED AS TO FORM:

  
Lupe Cuellar, Assistant City Attorney

APPROVED AS TO CONTENT:

  
Kimberly Forsyth, Senior Planner  
Development Services Department

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**Attachment 4: Application**

CITY CLERK DEPT.

City of El Paso, Texas  
2 Civic Center Plaza  
El Paso, TX 79901-1196  
915-541-4024



**REZONING APPLICATION  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**1. CONTACT INFORMATION**

PROPERTY OWNER(S): DRW y MAS Enterprises  
ADDRESS: 1919 E. RIO GRANDE ZIP CODE: 79902 PHONE: 566-1911  
APPLICANT(S): TWE EL PASO PROJECT, LLC  
ADDRESS: 9732 Eastridge ZIP CODE: 79925 PHONE: 915-204-0095  
REPRESENTATIVE(S): TJ KARAM  
ADDRESS: 9732 Eastridge ZIP CODE: 79925 PHONE: 204-0095  
E-MAIL ADDRESS: tjkaram@aol.com

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: C05D99914605500  
LEGAL DESCRIPTION: 146 Campbell 11 to 14  
STREET ADDRESS OR LOCATION: 300 S. Florence REP DISTRICT: 8  
ACREAGE: App. .27 acre PRESENT ZONING: M-1 PRESENT LAND USE: Vacant Warehouse  
PROPOSED ZONING: C-5 PROPOSED LAND USE: Mixed use Residential/office/Retail

**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: William B. Mueser Signature: William B. Mueser  
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 C000010 RECEIVED DATE: 3/12/08 APPLICATION FEE: \$ 750.  
DCC REVIEW DATE: 4/17/08 (8:30 am, Conference Room, 2nd Floor, City Hall Building)  
CPC REVIEW DATE: 5/18/08 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)  
ACCEPTED BY: [Signature]