

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: June 26, 2007  
Public Hearing: July 17, 2007

**CONTACT PERSON/PHONE:** Arlan Greer, 541-4723

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance changing the zoning of the South 10 feet of Lot 17, and all of lots 18, 19, and 20, Block 59, Alexander Addition to the, City of El Paso, El Paso County, Texas from A-2 (Apartment) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.68 of the El Paso City Code.

Subject Property: 1600 North Kansas Street. Applicant: Richard R. Marro. ZON07-00032 (District 8)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Denial Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** N/A

**FINANCE:** N/A

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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

07 JUN 15 PM 2:09

**AN ORDINANCE CHANGING THE ZONING OF THE SOUTH 10 FEET OF LOT 17, AND ALL OF LOTS 18, 19, AND 20, BLOCK 59, ALEXANDER ADDITION, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO A-O (APARTMENT/OFFICE). 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 *the South 10 feet of Lot 17, and all of lots 18, 19, and 20, Block 59, Alexander Addition, an addition to the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **A-2 (Apartment)** 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.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, **2007**.

**THE CITY OF EL PASO**

**ATTEST:**

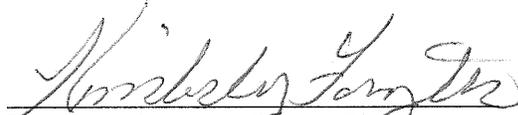
\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
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



**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**R. ALAN SHUBERT**  
DIRECTOR, DEVELOPMENT SERVICES

**KELLY CARPENTER, AICP**  
DEPUTY DIRECTOR, PLANNING

**DEVELOPMENT SERVICES  
PLANNING DIVISION**

**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

**MEMORANDUM**

**DATE:** June 11, 2007

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

**FROM:** Arlan Greer, Planner

**SUBJECT:** ZON07-00032

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The City Plan Commission (CPC), on May 17, 2007, voted (5-0) to recommend APPROVAL of rezoning the subject property from A-2 (Apartment) to A-O (Apartment/Office).

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.

A petition with 21 people in support is attached.

Attachment: Staff Report, Aerial, Site Plan, Application



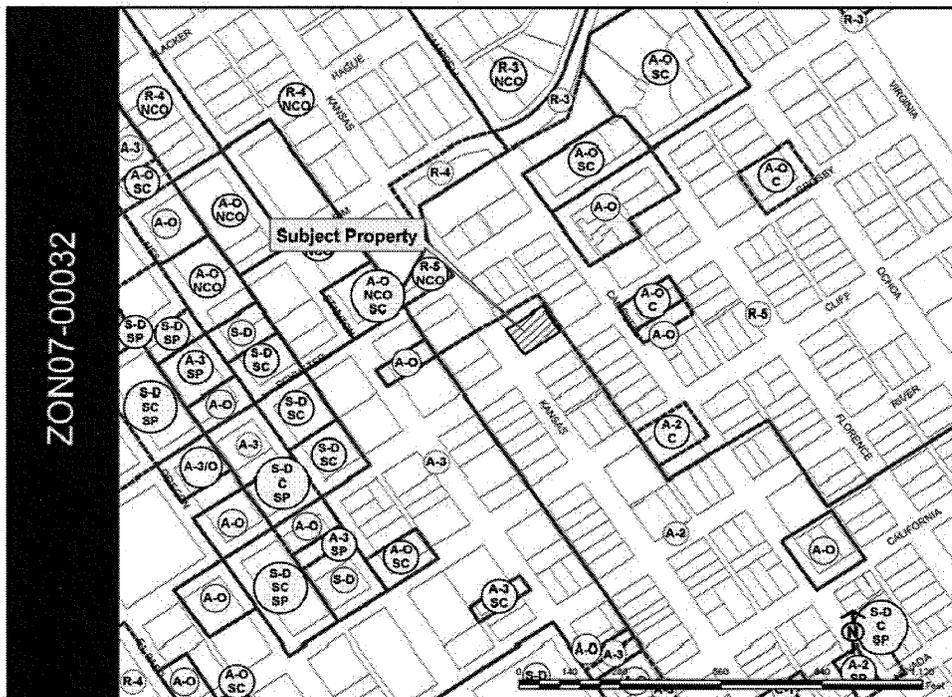
## ZON07-00032

**Application Type:** Rezoning  
**Property Owner(s):** Richard R. Marro  
**Representative(s):** same  
**Legal Description:** The South 10 Feet of Lot 17, and all of lots 18, 19, and 20, Block 59, Alexander Addition, an addition to the City of El Paso, El Paso County, Texas

**Location:** 1600 North Kansas Street  
**Representative District:** 8  
**Area:** 0.24 Acres  
**Present Zoning:** A-2 (Apartment)  
**Present Use:** Church  
**Proposed Zoning:** A-O (Apartment/Office)  
**Recognized Neighborhood Associations Contacted:** A Presidential Neighborhood Association, El Paso High Neighborhood Association

**Public Response:** 1 in Favor (by email), petition with 21 signatures in support  
**Surrounding Land Uses:** **North:** A-2, Residential **South:** A-2, Apartments  
**East:** R-5, Residential **West:** A-2, Residential

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



**General Information:**

The applicant requests a rezoning from A-2 (Apartment) to A-O (Apartment/Office). The property consists of 0.24 acres of land and is currently a house. The site plan proposes an office with 7 parking spaces and access is proposed via Kansas Street and Crosby Street.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommended **DENIAL** of this request for rezoning from A-2 (Apartment) to A-O (Apartment/Office).

The recommendation is based on the following:

- **The Plan for El Paso City-Wide Land Use Goals** recommends that El Paso “Develop land use patterns that protect neighborhoods while supporting the economic viability of the city.”
- **The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for Residential Land uses.
- **A-O (Apartment/Office) zoning** allows Office use and is **not compatible** with adjacent development.

**Findings:**

The Commission must determine the following:

1. Will A-O (Apartment/Office) zoning protect the best interest, health, safety/welfare of the public in general?
2. Will office/warehouse 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
5. Economic conditions and property values in the vicinity and in the city as a whole?

**Development Services Department - Building Permits and Inspections Division Comments:**

*Zoning Review:* Offices permitted on proposed A-O Apartment / Office District. Meets minimum District's Lot Development and Yard Standards. Requires seven parking spaces. Proposed on-site parking not accessible as illustrated. Shall require Change of Occupancy from Residential to Office Use and comply with A.D.A Criteria.

**Development Services Department - Planning Division Comments:**

*Current Planning:*

1. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for Residential Land uses.
2. A-O (Apartment/Office) zoning permits offices and is not compatible with adjacent development.

**Engineering Department - Traffic Division Comments:**

No comments received.

**Fire Department Comments:**

No comments received.

**El Paso Water Utilities Comments**

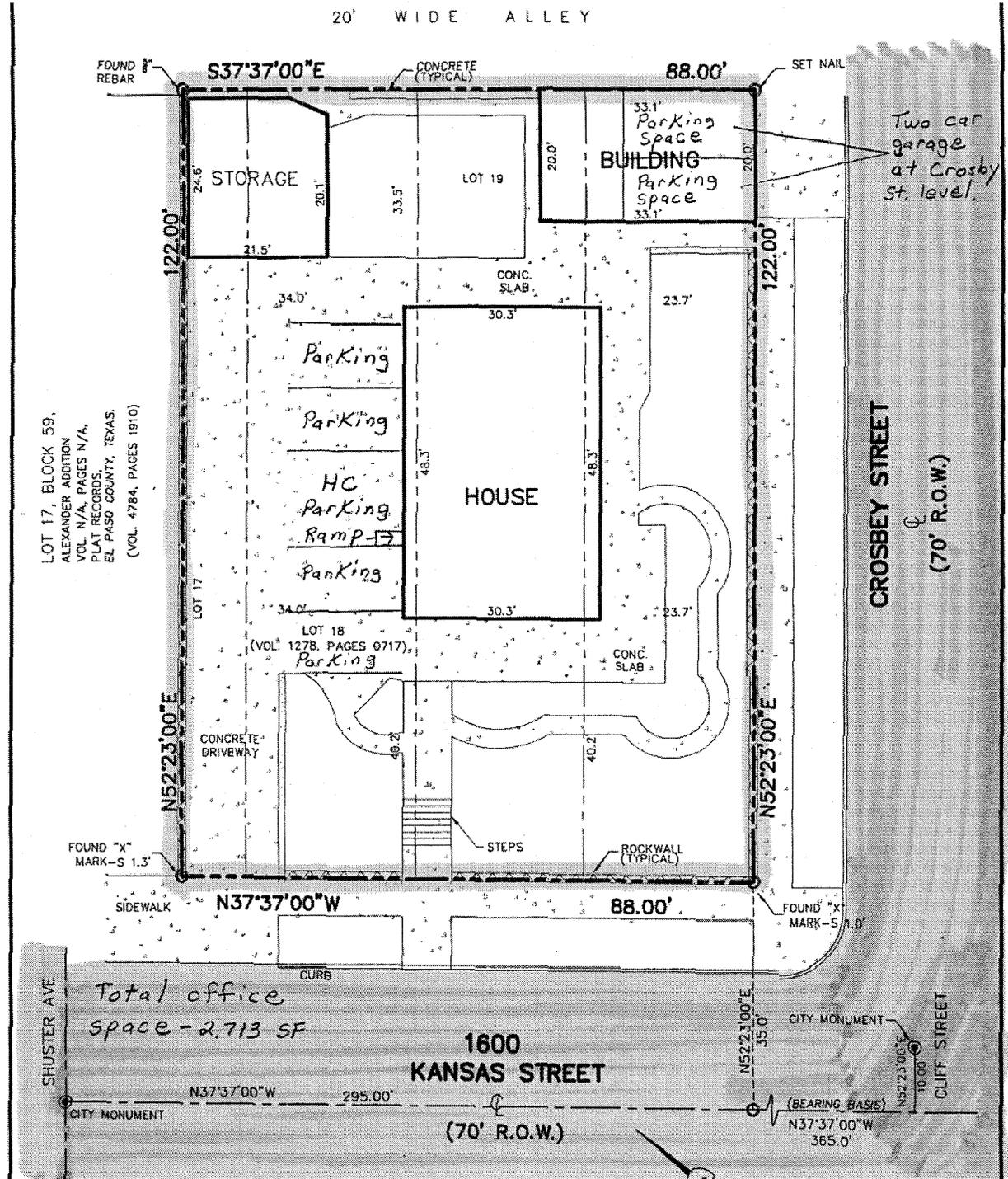
No comments received.

- ATTACHMENT 1: Location Map
- ATTACHMENT 2: Site Plan
- ATTACHMENT 3: Copy of Application and letters faxed.

Attachment 1



**Attachment 2**



**Attachment 3**



**REZONING APPLICATION  
PLANNING, RESEARCH & DEVELOPMENT DEPARTMENT  
CITY OF EL PASO, TEXAS**

**1. CONTACT INFORMATION**

PROPERTY OWNER(S): Richard R. Marro  
ADDRESS: 7008 Alamosa Way, El Paso, TX ZIP CODE: 79912  
APPLICANT(S): Richard R. Marro  
ADDRESS: 7008 Alamosa Way, El Paso, TX ZIP CODE: 79912  
REPRESENTATIVE(S): Same  
ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
E-MAIL ADDRESS: rmarro@hotmail.com FAX: \_\_\_\_\_

**2. PARCEL ONE INFORMATION**

PROPERTY IDENTIFICATION NUMBER: A46299905906400  
LEGAL DESCRIPTION: 59 Alexander 18 to 20 and south 10 feet of 17  
STREET ADDRESS OR LOCATION: 1600 N. Kansas REP DISTRICT: 8  
ACREAGE: .24 PRESENT ZONING: A2 PRESENT LAND USE: Church  
PROPOSED ZONING: A0 PROPOSED LAND USE: Office

**3. PARCEL TWO INFORMATION**

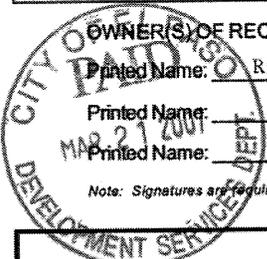
PROPERTY IDENTIFICATION NUMBER: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_  
STREET ADDRESS OR LOCATION: \_\_\_\_\_ REP DISTRICT: \_\_\_\_\_  
ACREAGE: \_\_\_\_\_ PRESENT ZONING: \_\_\_\_\_ PRESENT LAND USE: \_\_\_\_\_  
PROPOSED ZONING: \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

**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: Richard R. Marro Signature: Richard R. Marro  
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 07-00032 RECEIVED DATE: 03/21/07 APPLICATION FEE: \$ 715.00  
DCC REVIEW DATE: 04/11/07 (8:30 am, Planning Department Conference Room, 2<sup>nd</sup> Floor, City Hall Building)  
CPC REVIEW DATE: 05/03/07 (1:30 pm, City Council Chambers, 2<sup>nd</sup> Floor, City Hall Building)  
ACCEPTED BY: [Signature] FUND - 01101, DEPT ID - 99010335, ACCOUNT - 404126

1. ~~Have support of the El Paso High Neighborhood Association.~~

2. Petition results for property owners within 200 feet of my property.

There are 22 property owners within 200 feet of my property. 19 property owners were contacted.

Last year	This year	
	As a % of contacted property owners	As a % of all property owners
42% opposed to AO zoning	16% opposed to AO zoning	14% opposed to AO zoning
58% in favor of AO zoning	84% in favor of AO zoning	73% in favor of AO zoning
		*14% unknown

\*Note: Of the three property owners I was unable to contact, last year two were in favor of AO zoning and one was opposed to AO zoning.

3. There are six AO zoned properties which are located on the blocks immediately adjacent to my block.

- Kansas and Campbell Streets are identical except for direction of traffic flow. Both are two lane, one way streets that end at Schuster.
- There is no geographic feature (such as an arroyo or mesa) which separates my block from the surrounding blocks.

City records for the Development Coordinating Committee and the City Plan Commission votes concerning the AO zoning of these six properties showed the following:

Property Address	*DCC Vote	CPC Vote
500 Schuster	Unknown	Unknown
615 Schuster	Approval	Approval (unanimous)
1518 Campbell	Approval	Approval (unanimous)
1520 Campbell	Approval	Approval (unanimous)
1610 Stanton	Approval	Approval (unanimous)
1700 Stanton	Approval	Approval (unanimous)

\*Note: The records did not show the vote breakdown for the DCC.

Petition in Support of the Rezoning of Property Located at 1600 N. Kansas St, El Paso, Texas

The owner of the property located at the above address is requesting a zoning change from A2 to AO. The zoning change will allow the property to be used as apartment or office space.

I believe the zoning change is in the best interest of our neighborhood.

By signing this petition, I am registering my support of the zoning change.

Printed Name	Signature	Address
TIM FENNEL	[Signature]	1507 N. KANSAS
WACON COLLINS	[Signature]	1503 N KANSAS ST
CHRISTINA DEBIA	[Signature]	1516 N. KANSAS
JUANITA TORRES	[Signature]	1606 N. STANTON
BLANCA BERGMAN	[Signature]	401 EAST SCHUSTER (02)
Mary LaRue	[Signature]	402 E. Schuster (02)
Leo Waddad	[Signature]	1601 N. CAMPBELL (02)
CARLOS P. PICO	[Signature]	1515 N. KANSAS
QUILLIANO MORALES	[Signature]	1501 N. CAMPBELL
ERIK ASTRO	[Signature]	1611 N. CAMPBELL
SERGE CHAVIER	[Signature]	404 E. SCHUSTER AVE
Andre Chavira	[Signature]	1519 N KANSAS
Clay FAYE ASH	[Signature]	1611 N. Kansas
ANGEL BELTRAN	[Signature]	1518 N CAMPBELL
JAMMIE DICKER	[Signature]	1526 N. Campbell
Laura Alvarez	[Signature]	1518 N. Kansas
DARREN RUSSELL	[Signature]	1517 N. CAMPBELL

16  
17

