

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

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: July 12, 2005  
Public Hearing: August 2, 2005

**CONTACT PERSON/PHONE:** Christina Valles, 541-4930

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance changing the zoning of the East 60 Feet of Lots 1, 2, and 3, Block 273, Campbell Addition, 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 Municipal Code.  
Applicant: Barry O. and Barbara Coleman. ZON05-00040 (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) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

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

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

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

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

**AN ORDINANCE CHANGING THE ZONING OF THE EAST 60 FEET OF LOTS 1, 2, AND 3, BLOCK 273, CAMPBELL ADDITION, 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 MUNICIPAL CODE.**

WHEREAS, upon full review of the record, to include citizen input and recommending body reports, City Council has reasonably determined that the proposed change in zoning will not be a detriment to or incompatible with adjacent land uses or adverse to the public welfare, and should be approved as provided for herein.

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

That the zoning of the East 60 feet of Lots 1, 2, and 3, Block 273, Campbell Addition, El Paso, El Paso County, Texas 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 \_\_\_\_\_, 2005.

**THE CITY OF EL PASO**

**ATTEST:**

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

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

*(Signatures continue on the following page)*

**APPROVED AS TO FORM:**



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Matt Watson  
Assistant City Attorney  
Doc No. 13989

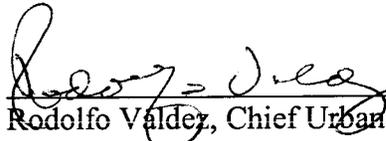
**APPROVED AS TO CONTENT:**



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Christina Valles, Planner II  
Planning, Research & Development  
Department

**APPROVED AS TO CONTENT:**



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Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development  
Department

**JOHN COOK**  
MAYOR

**JOYCE WILSON**  
CITY MANAGER

**GEORGE G. SARMIENTO, AICP**  
DIRECTOR



**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

**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

July 5, 2005

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

**FROM:** Christina Valles, Planner II

**SUBJECT:** ZON05-00040

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The City Plan Commission (CPC), on June 16, 2005, voted **3 - 0** to recommend **APPROVAL** of this rezoning request, concurring with Staff's recommendation.

The CPC found that this rezoning request 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 request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

**Attachment:** Location Map

**STAFF REPORT**

**Rezoning Case:** ZON05-00040

**Property Owner(s):** Barry O. & Barbara Coleman

**Applicant(s):** Barry O. and Barbara Coleman

**Representative(s):** Stephen H. Nickey

**Legal Description:** The East 60 Feet of Lots 1, 2, 3, Block 273, Campbell Addition

**Location:** 519 E. Rio Grande

**Representative District:** # 8

**Area:** 0.1074 Acres

**Present Zoning:** A-2 (Apartment)

**Present Use:** Single Family Residential

**Proposed Zoning:** A-O (Apartment/Office)

**Proposed Use:** Architect's Office

**Recognized Neighborhood Associations Contacted:** Central El Paso Community Organization;  
El Paso High Neighborhood Association;  
Houston Park Neighborhood Association

**Surrounding Land Uses:**

<b>North -</b>	A-2 (Apartment) / Single Family Residential
<b>South -</b>	A-2/sp (Apartment/special permit) / Church
<b>East -</b>	A-2 (Apartment) / Duplex
<b>West-</b>	A-2 (Apartment) / Single Family Residential

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

**CITY PLAN COMMISSION HEARING, June 16, 2005  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**Zoning Case: ZON05-00040**

**General Information:**

The applicant is requesting a rezoning from A-2 (Apartment) to A-O (Apartment/Office) in order to permit an architect's office. The property is 0.1074 acres in size and is currently a single family residence. The proposed site plan shows the existing structure located on the site. Access is proposed via Florence Street with one parking space provided. There are no zoning conditions currently imposed on this property.

**Information to the Commission:**

The Planning Department has received **one letter of enthusiastic support** for this application.

**Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **approval** 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 recommend 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 Central Planning Area designates this property for **commercial** land uses.

**A-O (Apartment-Office) zoning** permits an Architect's Office and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-O (Apartment-Office) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will an architect's office be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

No comments.

Engineering Department, Development Division Notes:

No concerns.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

No concerns.

El Paso Water Utilities Notes:

No comments.

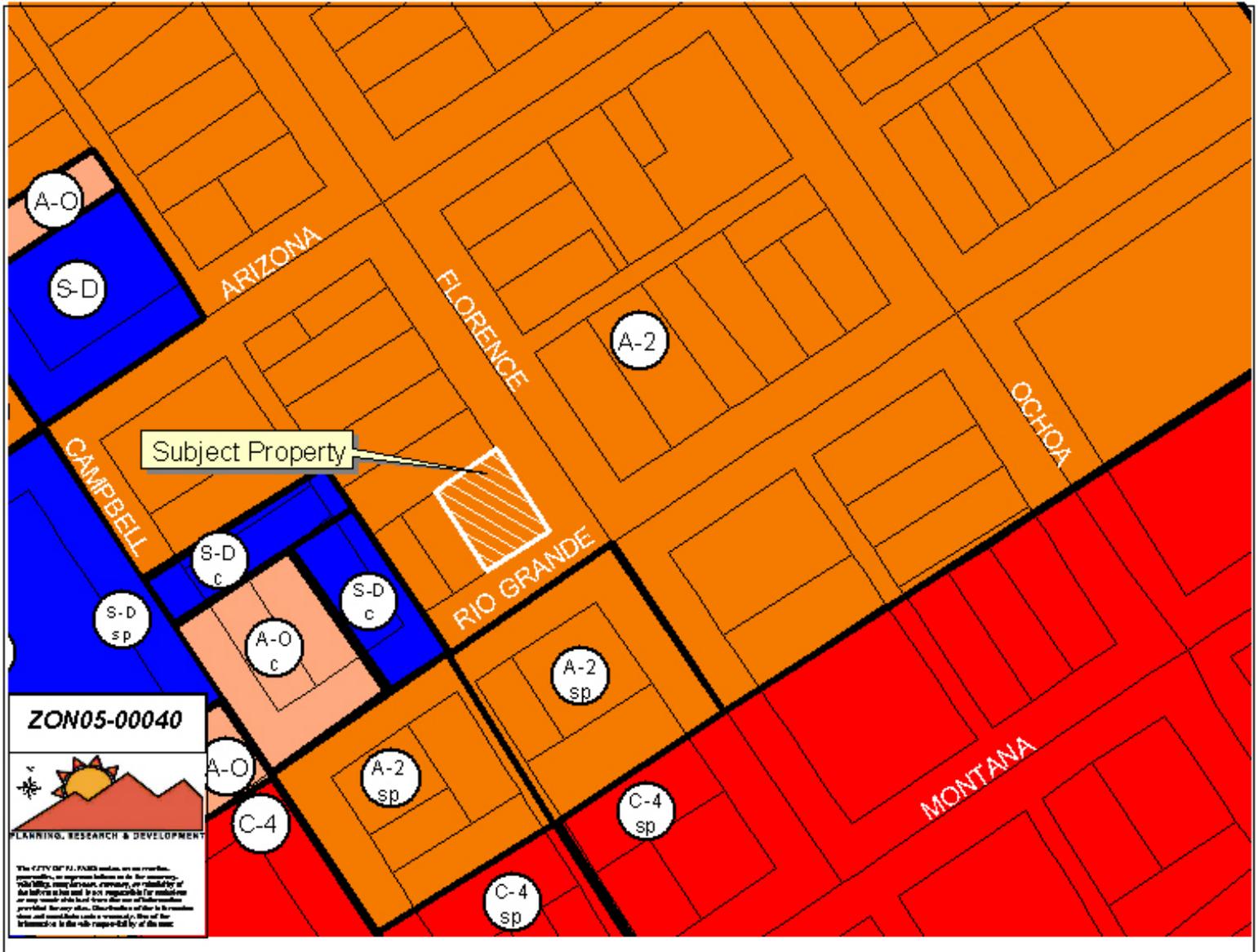
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for commercial land uses.
- B. A-O (Apartment-Office) zoning permits an architect's office and is compatible with adjacent development.

**ATTACHMENT:** Location Map, Site Plan, letter of support.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

# LOCATION MAP



# AERIAL MAP



**ZON05-00040**



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# GENERALIZED PLOT PLAN



June 8, 2005

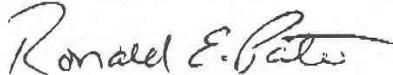
Mark Weber, Urban Planner  
Planning, Research and Development Department  
City of El Paso  
#2 Civic Center Plaza  
El Paso, Texas 79901

Delivered by FAX

Dear Mark:

We enthusiastically support the change in zoning from A-2 to A-O for 519 E. Rio Grande in case number ZON05-00039 / ZON05-00040. The houses on Rio Grande are slowly being converted from residential to commercial usage and is the only hope in arresting the decay of a once well-kept neighborhood. I am the president and own through Torreon Properties, Inc. and PAE Properties, Inc. four properties in the block in question. Those properties are 1012 N. Campbell, 501, 503 and 505 E. Rio Grande.

Sincerely,



Ronald E. Pate, President  
Torreon Properties, Inc.  
PAE Properties, Inc.