

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

DEPARTMENT: Planning & Economic Development, Planning Division

AGENDA DATE: Introduction: August 23, 2011
Public Hearing: September 20, 2011

CONTACT PERSON/PHONE: Tony De La Cruz, (915) 541-4329,
delacruzja@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

An ordinance changing the zoning of a 1.174 acre (51,124 s.f.) tract of land being all of Lots 1 thru 9, all of Lots 48 thru 52, all of Lot 14, a portion of Lots 10, 11, 12, 13 and 47, and a portion of a vacated alley all within Block I, Alamo Heights Addition, City of El Paso, El Paso County, Texas from R-4 (Residential) to R-4/H (Residential/Historic Overlay). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 2851 Grant Avenue. Applicant: City of El Paso, Planning and Economic Development, PZRZ11-00028 (**District 2**)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

On July 27, 2010, the El Paso City Council approved and authorized a City-initiated rezoning application and allocation of City funds for the preparation of a Detailed Site Plan and related documents to change the zoning of the property from R-4 (Residential) to R-4/H (Residential /Historic Overlay).

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
Historic Landmark Commission (HLC) – Approval Recommendation (8-0)
City Plan Commission (CPC) – Approval Recommendation (6-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy _____
Deputy Director- Planning & Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A 1.174 ACRE (51,124 S.F.) TRACT OF LAND BEING ALL OF LOTS 1 THRU 9, ALL OF LOTS 48 THRU 52, ALL OF LOT 14, A PORTION OF LOTS 10, 11, 12, 13 AND 47, AND A PORTION OF A VACATED ALLEY ALL WITHIN BLOCK 1, ALAMO HEIGHTS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-4/H (RESIDENTIAL/HISTORIC OVERLAY). 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 a 1.174 Acre (51,124 S.F.) Tract of land being all of Lots 1 thru 9, all of Lots 48 thru 52, all of Lot 14, a portion of Lots 10, 11, 12, 13, and 47, and a portion of a vacated alley all within Block 1, Alamo Heights Addition, 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 R-4 (RESIDENTIAL) to R-4/H (RESIDENTIAL/Historic Overlay), 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 _____, 2011.

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

Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

11-1007-038/#79545 v1 - Planning/PZRZ11-00028/ORD/Rezoning
Document Author: LCUE

ORDINANCE NO. _____

Zoning Case No: PZRZ11-00028

Exhibit "A"



Francis X. Spencer & Associates, Inc.
Consulting Civil Engineers & Surveyors

1130 Montana Ave., El Paso, Texas 79902
Ph: 915-533-4600 • F: 915-533-4673
www.fxsa.com
TBPLS #100490-00 • TBPE #F-3584

METES AND BOUNDS DESCRIPTION

A 1.174 ACRE (51,124. S.F.) TRACT OF LAND BEING ALL OF LOTS 1 THRU 9, ALL OF LOTS 48 THRU 52, ALL OF LOT 14, A PORTION OF LOTS 10, 11, 12, 13 AND 47, AND A PORTION OF A VACATED ALLEY ALL WITHIN BLOCK I, ALAMO HEIGHTS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a old city monument at the centerline intersection of Birch Street (60-foot right-of-way) and Grant Avenue (60-foot right-of-way) First Filed Map of Alamo Heights Addition (Dedicated and accepted by ordinance by City Council October 1, 1914, Minute Book D-2, Page 588, City Clerks Records, El Paso, El Paso County, Texas) from which a old city monument at the P.I. intersection of Grant Avenue, bears South 60°59'28" West, a distance of 323.21 feet (323.56 Record), Thence, along the centerline of Grant Avenue, North 60°59'28" East, a distance of 727.60 feet to a point, Thence, North 29°00'32" West, a distance of 30.00 feet to a chiseled "X" set in the northerly right-of-way of Grant Avenue being the **POINT OF BEGINNING** of this description;

THENCE, South 60°59'28" West, along the northerly right-of-way of Grant Avenue, a distance of 347.60 feet, to a concrete nail in concrete set on the common boundary line of Lots 14 & 15, Block I, Alamo Heights Addition;

THENCE, North 29°00'32" West, along said boundary line, a distance of 120.00 feet, to a 5/8" rebar with aluminum cap marked "FXS RPLS 2198" set on the south line of a 16' alley as shown on the plat of Alamo Heights Addition (alley vacated January 28, 1922, in Book 388, Page 126, Deed Records, El Paso County, Texas);

THENCE, North 60°59'28" East, a distance of 25.00 feet, to a chiseled "X" set on the common boundary line of Lots 13 and 14, Block I, Alamo Heights Addition;

THENCE, South 29°00'32" East, along said boundary line a distance of 13.22 feet, to a set chiseled "X";

THENCE, North 61°00'01" East, a distance of 89.60 feet to a set concrete nail;

THENCE, North 29°04'28" West, a distance of 1.07 feet to a set concrete nail;

THENCE, North 60°55'32" East, a distance of 6.20 feet to a set 60d nail;

THENCE, North 29°00'32" West, a distance of 123.60 feet to a concrete nail set on the southerly right-of-way line of Portland Avenue (right-of-way varies);

THENCE, South 86°35'32" East, along said right-of-way line a distance of 315.53 feet, to a concrete nail set on the westerly right-of-way of Elm Street (right-of-way varies);

Exhibit "A"

THENCE, South 03°24'28" West, along said right-of-way line, a distance of 73.80 feet, to the POINT OF BEGINNING, containing 1.174 Acres (51,124 S.F.) of land, more or less.

Frank X. Spencer & Associates, Inc.



Charles Gutierrez, RPLS
Texas License No. 5572

Date: 3/2/11

**PLANNING & ECONOMIC DEVELOPMENT
PLANNING DIVISION**

MEMORANDUM

DATE: August 9, 2011

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

FROM: Tony De La Cruz, Planner

SUBJECT: PZRZ11-00028

The City Plan Commission (CPC), on July 28, 2011, voted 6-0 to recommend **APPROVAL** of the rezoning request of the subject property from R-4 (Residential) to R-4/H (Residential /Historic Overlay).

The City of El Paso is requesting to change the zoning of the subject property from R-4 (Residential) to R-4/H (Residential /Historic Overlay), in order to preserve the historic character of the existing school and the Five Points area. The property is 1.174 acres in size with a school building currently occupying the site. The landmark structure was constructed in 1922 by noted builder Vernon E. Ware and was designed by the architectural firm of Trost and Trost.

The CPC found that the rezoning is in conformance with the Plan for El Paso. The CPC also determined that the 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.

Attachments: Staff Report

Six e-mails of support have been received and no opposition has been submitted for this item.



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00028
Application Type: Rezoning-Historic Overlay Designation
CPC Hearing Date: July 28, 2011
Staff Planner: Tony De La Cruz, 915-541-4329, delacruzja@elpasotexas.gov

Location: 2851 Grant Avenue
Legal Description: A 1.174 Acre (51,124 S.F.) Tract of land being all of Lots 1 thru 9, all of Lots 48 Thru 52, all of Lot 14, a portion of Lots 10, 11, 12, 13 and 47, and a portion of a vacated alley all within Block I, Alamo Heights Addition, City of El Paso, El Paso County, Texas

Acreage: 1.174 Acres
Rep District: 2
Existing Use: School
Request: R-4 (Residential) to R-4/H (Residential /Historic Overlay)
Proposed Use: School

Property Owner: El Paso Independent School District
Representative: City of El Paso/Planning & Economic Development Department

SURROUNDING ZONING AND LAND USE

North: R-3/H (Residential /Historic) Residential
South: A-2 (Apartment) Residential
East: R-3/H (Residential /Historic) Residential
West: A-2 (Apartment) Residential

THE PLAN FOR EL PASO DESIGNATION: Residential (Central Planning Area)

NEAREST PARK: Memorial Park (1409 Feet)

NEAREST SCHOOL: Houston School of Choice (0 Feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of the public meeting was mailed out to all property owners within 300 feet of the subject property on July 6, 2011. The Planning Division did not receive any phone calls or letters in support or opposition to the rezoning request.

CASE HISTORY

On July 27, 2010, the El Paso City Council approved and authorized a City-initiated rezoning application and allocation of City funds for the preparation of a Detailed Site Plan and related documents to change the zoning of the property from R-4 (Residential) to R-4/H (Residential /Historic Overlay).

APPLICATION DESCRIPTION

The City of El Paso is requesting to change the zoning of the property from R-4 (Residential) to R-4/H (Residential /Historic Overlay). in order to preserve the historic character of the Houston School building and the Manhattan Heights Neighborhood. The property is 1.174 acres in size and functions as a school. The landmark portion of the school was built in 1922 and designed by the architectural firm of Trost and Trost.

HISTORIC LANDMARK COMMISSION RECOMMENDATION

On July 11, 2011, the HLC recommended **approval** of the rezoning request from R-4 (Residential) to R-4/H (Residential /Historic Overlay).

DEVELOPMENT COORDINATING COMMITTEE REVIEW

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for approval.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning request from R-4 (Residential) to R-4/H (Residential /Historic Overlay).

The Plan for El Paso –City-wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: Preserve, protect and enhance the integrity, economic vitality and livability of the City's neighborhoods.
- b. Goal: Provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with Federal, State and Local regulations.
- c. Goal: Promote preservation and conservation of historic districts and areas with a historic character by focusing these efforts in retaining the character and integrity of these areas and surrounding neighborhoods.

The application is in compliance with the Plan for El Paso – City-wide Land Use Goals. The purpose of the R-4/H (Residential /Historic) is to safeguard the city's historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations. It is intended to prevent the uprooting of architectural products of distinct periods, which may occur without regard to the feasibility of preserving and continuing the use of such landmarks, and without consideration of the irreplaceable loss to the people of the city of the cultural, historic and aesthetic values represented by such landmarks.

Planning & Economic Development Department – Historic Preservation Division:

Historic Preservation Section: Recommends **APPROVAL** of the request to rezone from R-4 (Residential) to R-4/H (Residential /Historic Overlay) based on the following criteria.

Houston Elementary, designed by the architectural firm of Trost & Trost in 1922, is located at the Northwest corner at the intersection of Grant Avenue and Elm Streets, directly to the south and adjacent to the locally designated Manhattan Heights National Register District. The three story, six bay, red brick building faces Grant Avenue and was constructed by noted builder Vernon E. Ware, who also constructed the Haymon Krupp Building, the first building at UTEP, and the extension of the New Mexico State Capitol building. All were designed by Trost and Trost.

Criteria D: Identification as the work of an architect or master builder whose individual work has influenced the development of the city;

Henry C. Trost was born in 1860 in Toledo, Ohio. After graduating high school he began his career as an architectural draftsman at the age of seventeen. In 1880 he moved to Denver, Colorado and shortly thereafter he developed an architectural firm with Frank Weston. In his early career Mr. Trost worked throughout the Southwest in addition to Fort Worth, New Orleans, and Pueblo, Colorado. Upon his return to Chicago in 1888 he became a member of the Chicago Architectural Sketch Club which acted as an architectural school. The move to Chicago allowed Trost to be influenced by the notable architects of the time such as Louis Sullivan and Frank Lloyd Wright. Trost arrived in El Paso in the early 1900s where he started the firm of Trost and Trost with his brother Gustavus Adolphus Trost.

Trost achieved a high level of success in El Paso becoming the most sought after and prolific architect of the city. He designed for a variety of private and public clients such as Anson Mills, O.T. Bassett

and the El Paso Independent School District. Trost was able to use his talent to design several buildings in a variety of architectural styles from elaborate to modest. Some of his most notable El Paso commissions were the Mills Building, the Bassett Tower, the Cortez Building and El Paso High School. Houston Elementary was designed by the firm in 1922 as a three story masonry, symmetrical, fire-proof structure with quoins to emphasize its verticality and a center concrete bay with an ornamental parapet over the entrance. At the time of its construction the City Beautiful movement was influencing new construction throughout the country by incorporating symmetrical, classical buildings as seen in the 1893 Columbian Exposition in Chicago in an effort to promote a harmonious social order that would increase the quality of life.

Criteria I. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or the United States;

Houston Elementary was originally named Austin School to commemorate the life of Stephen F. Austin, the founder of the Republic of Texas and the first Secretary of State. Due to an increase in population and overcrowded conditions at the school Mrs. E.A. Jennings, the president of the Austin Junior High P.T.A., asked that a new high school be built in the Five Points district. In 1919 authorization was given by the school board to purchase land in east El Paso for the purpose of constructing the new high school that would be named Austin High School and the Trost designed building was renamed Houston Elementary. The school opened in September 1922 and consisted of three stories, twenty-four classrooms, and a public library.

Houston Elementary had an important cultural and social impact on the City of El Paso by incorporating the first branch of the El Paso Public library located within a school building. The library did not serve just the school but the residents of the Five Points area. It was the first of what was intended to be a chain of public library branches housed in local schools. The public school branch library was part of the philosophy of a free public education for children and access to a general repository of knowledge for the general public. The library was created to meet the needs and demands for information, knowledge and education for the El Paso population. This branch library, as the first of its kind in the city, was available to all, regardless of age, skill level, or ability to pay. By placing a branch of the library within the school, the city was able to save the expense of building another building to house the repository and made it safe and accessible for younger children who did not have to leave the building to go to the library.

Engineering & Construction Management Department - Building Permits and Inspections

No objections to proposed rezoning.

Engineering & Construction Management Department – Land Development

No objections to proposed rezoning.

Planning & Economic Development – Planning Division

Current Planning: Recommends **APPROVAL** of the rezoning request from R-4 (Residential) to R-4/H (Residential /Historic).

Department of Transportation

No objection to rezoning. Proposed size & use does not indicate a substantial increase from existing zoning conditions.

Notes: - Parking aisles and parking dimensions shall comply with city standards.. - All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

El Paso Fire Department

No objections to rezoning.

El Paso Water Utilities

EPWU does not object to this request.

El Paso Police Department

No objections to rezoning.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

Attachment 1: Zoning Map

Attachment 2: Aerial Map

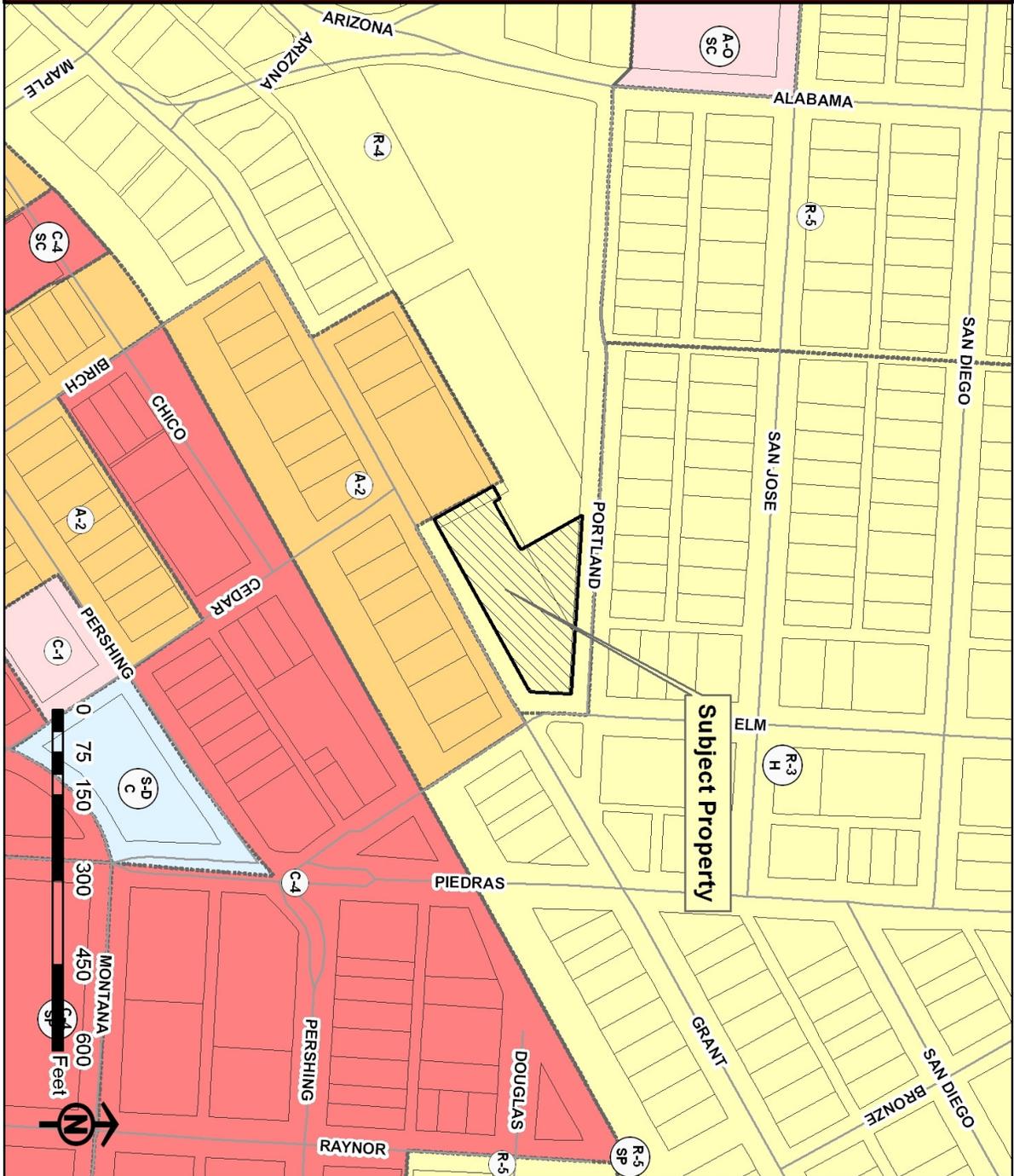
Attachment 3: Detailed Site Plan

Attachment 4: Texas Historical Commission Letter

Attachment 5: EPISD Letter of Support

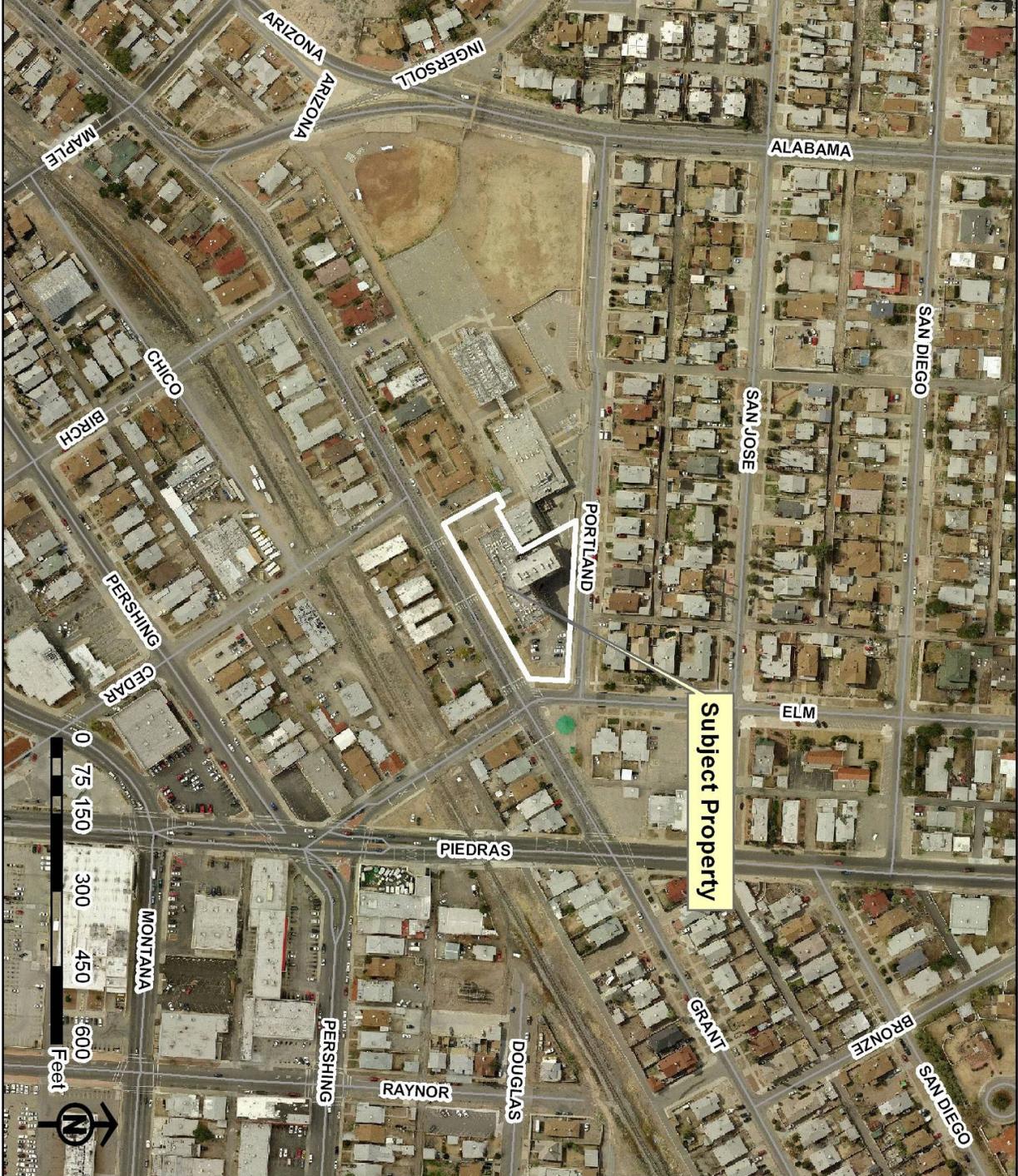
ATTACHMENT 1: ZONING MAP

PZRZ11-00028



ATTACHMENT 2: AERIAL MAP

PZRZ11-00028



ATTACHMENT 4: TEXAS HISTORICAL COMMISSION LETTER

TEXAS HISTORICAL COMMISSION
real places telling real stories

May 26, 2011

Providencia Velázquez
Historic Preservation Officer
City of El Paso
Planning & Economic Development
2 Civic Center Plaza
El Paso, Texas 79901

RE: Houston School, 2951 Grant Avenue, El Paso, El Paso County, Texas

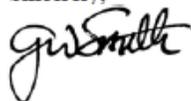
Dear Ms. Velázquez:

Thank you for your interest in preserving the Houston School in El Paso. Designed by the noted El Paso firm of Trost and Trost, and built in 1922, the building retains a good degree of integrity and is eligible for listing in the National Register of Historic Places under Criterion C in the area of Architecture, at the local level of significance. Due to its immediate proximity to the Manhattan Heights Historic District (NRHP 1980), the building may also be nominated as a contributing property in an expanded district.

Although there are no state or federal restrictions inherent with National Register listing, recognition of a property's historic significance can often lead to its future preservation. National Register listing could qualify a building for a 20% investment tax credit if the property is rehabilitated for commercial use following the Secretary of the Interior's Standards for Rehabilitation. Additionally, our staff in the Division of Architecture could provide technical assistance for any work on the building.

We appreciate your efforts to document and preserve this historic property. If you have any questions, you may contact me at 512/463-6013 or by email at greg.smith@thc.state.tx.us. Thank you for your interest in the National Register and in preserving Texas' cultural heritage.

Sincerely,



Gregory W. Smith
National Register Coordinator



RICK PERRY, GOVERNOR • JON T. HANSEN, CHAIRMAN • MARK WOLFE, EXECUTIVE DIRECTOR
P.O. BOX 12276 • AUSTIN, TEXAS • 78711-2276 • P 512.463.6100 • F 512.475.4872 • TDD 1.800.735.2989 • www.thc.state.tx.us

ATTACHMENT 5: EPISD LETTER OF SUPPORT



Lorenzo Garcia, Ed.D.
Superintendent

July 28, 2011

REVISION OF LETTER
DATED JUNE 30, 2011

Ms. Providencia Velazquez
Historic Preservation Officer
Planning & Economic Development
#2 Civic Center Plaza, 2nd Floor
El Paso, Texas 79901

Dear Ms. Velazquez:

Re: Houston Elementary School Historical Designation

Thank you for your letter of June 14, 2011, advising the District of the scheduled presentations by the Historic Preservation Office to the Development Coordinating Committee, Historic Landmark Commission, City Plan Commission, and City Council on the matter of the City-initiated rezoning to place an independent historic overlay designation on Houston Elementary School.

I am sure you are aware that school districts statewide are operating under very difficult economic constraints due to the state legislative actions and mandates. El Paso Independent School District is not against the historic overlay designation but neither is the District immune to the impact of those funding actions. The requirements imposed by historic guidelines on the building could have an impact on our limited budgets. We welcome the opportunity to work with the City in the planning for the use of Houston School for the benefit of our students and the community as a whole.

Thank you for your courtesy and consideration.

Sincerely,

Dr. Lorenzo Garcia

cc: Susannah M. Byrd

6531 Boeing Drive • El Paso, Texas 79925-1086 • (915) 887-5400 • FAX: (915) 887-5484
Mailing Address: P.O. Box 20100 • El Paso, Texas 79998-0100