



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

**DEPARTMENT:**        Development Services Department

**AGENDA DATE:**        **Introduction: September 29, 2009**  
                                 **Public Hearing: October 20, 2009**

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

**DISTRICT(S) AFFECTED:**    2

**SUBJECT:**

An Ordinance changing the zoning of Lots 17 to 23 and the East 10 Feet of Lot 24, Block 96, Highland Park Addition, City of El Paso, El Paso County, Texas from R-3 (Residential) to R-3/H (Residential/Historic). The penalty is as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 2630 Richmond Avenue. Applicant: City of El Paso. ZON09-00054 (**District 2**)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

On May 19, 2009, the City Council voted 5-0 to authorize the Historic Preservation Division, per a request by the Historic Landmark Commission, to proceed with a city-initiated rezoning application and the preparation of related documents to place a Historic overlay designation on the subject property.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

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

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

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

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

**DIRECTOR:**    Victor Q. Torres \_\_\_\_\_  
                                 Director, Development Services Department

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**APPROVED FOR AGENDA:**

**CITY MANAGER:**        \_\_\_\_\_

**DATE:**                    \_\_\_\_\_

Mayor  
John F. Cook

City Council

*District 1*  
Ann Morgan Lilly

*District 2*  
Susannah M. Byrd

*District 3*  
Emma Acosta

*District 4*  
Melina Castro

*District 5*  
Rachel Quintana

*District 6*  
Eddie Holguin Jr.

*District 7*  
Steve Ortega

*District 8*  
Beto O'Rourke

City Manager  
Joyce A. Wilson

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

**AN ORDINANCE CHANGING THE ZONING OF LOTS 17 TO 23 AND THE EAST 10 FEET OF LOT 24, BLOCK 96, HIGHLAND PARK ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3/H (RESIDENTIAL/HISTORIC). 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 17 to 23 and the East 10 feet of Lot 24, Block 96, Highland Park Addition, City Of El Paso, El Paso County, Texas*, be changed from **R-3 (Residential) to R-3H (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 \_\_\_\_\_ of \_\_\_\_\_ 2009**

THE CITY OF EL PASO

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

ATTEST:

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

APPROVED AS TO FORM:

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

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Mathew McElroy Deputy Director  
Development Services Department -  
Planning Division



**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**M E M O R A N D U M**

**DATE:** September 17, 2009  
**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager  
**FROM:** Tony De La Cruz, Planner  
**SUBJECT:** ZON09-00054

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The City Plan Commission (CPC), on September 10, 2009, voted 6-0 to recommend **APPROVAL** of rezoning the subject property from R-3 (Residential) to R-3/H (Residential/Historic), concurring with the recommendation from staff.

The City of El Paso is requesting to change the zoning of the subject property from R-3 (Residential) to R-3/H (Residential/Historic) in order to preserve the historic character of the existing residence and the Manhattan Heights Historic District. The property is 0.5096 acres in size with a vacant residence currently occupying the site. The home was built in 1920 and was the former residence of Robert McKee and his family.

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 Plan. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public, and that the proposed use is compatible with adjacent land uses.

There was **no public response** to this request.

**Attachments:** Staff Report, Zoning Map, Aerial Map, Detailed Site Development Plan

Mayor  
John F. Cook

City Council

*District 1*  
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City Manager  
Joyce A. Wilson

**Development Services Department**  
Victor Q. Torres - Director

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## City of El Paso – Staff Report

**Case No:** ZON09-00054  
**Application Type:** Rezoning  
**CPC Hearing Date:** September 10, 2009  
**Staff Planner:** Tony De La Cruz, 915-541-4329, [delacruzja@elpasotexas.gov](mailto:delacruzja@elpasotexas.gov)

**Location:** 2630 Richmond Avenue  
**Legal Description:** Lots 17 to 23 and the East 10 feet of Lot 24, Block 96, Highland Park Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.5096 acres  
**Rep District:** 2  
**Existing Use:** Vacant Residence  
**Request:** R-3 (Residential) to R-3/H (Residential/Historic)  
**Proposed Use:** Residence

**Property Owner:** Dennis B. Derelaga and Joseph T. Reydom  
**Representative:** City of El Paso/Development Services Department

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential) / City Park  
**South:** R-4 (Residential) / Single Family Residence  
**East:** R-4 (Residential) / Single Family Residence  
**West:** R-3 (Residential) / Single Family Residence

**THE PLAN FOR EL PASO DESIGNATION:** Residential (Central Planning Area)  
**NEAREST PARK:** Newman Park (75 Feet)  
**NEAREST SCHOOL:** Crockett Elementary (2,837 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Central Neighborhood Association  
Newman Park Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of the public meeting was mailed out to all property owners within 300 feet of the subject property on August 24, 2009. The Planning Division has received no public response to the rezoning request.

### **CASE HISTORY**

On May 19, 2009, the City Council, voted 5-0, to authorize the Historic Preservation Division, per a request by the Historic Landmark Commission, to proceed with a city-initiated rezoning application and the preparation of related documents to place a Historic overlay designation on the subject property. The City Plan Commission (CPC), on April 23, 2009, voted 9-0 to recommend **APPROVAL** of the request by the Historic Landmark Commission to review the historical merits of the home located at 2630 Richmond Avenue and to authorize a City-initiated rezoning.

### **APPLICATION DESCRIPTION**

The City of El Paso is requesting to change the zoning of the property from R-3 (Residential) to R-3/H (Residential/Historic) in order to preserve the historic character of the residence and the Manhattan Heights

Historic District. The property is 0.5096 acres in size and is a vacant residence. The home was built in 1920 and was the former residence of Robert McKee.

**HISTORIC LANDMARK COMMISSION RECOMMENDATION**

The HLC recommends **APPROVAL** of the rezoning request from R-3 (Residential) to R-3/H (Residential/Historic).

**DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The DCC recommends **APPROVAL** of the rezoning request from R-3 (Residential) to R-3/H (Residential/Historic).

**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the rezoning request from R-3 (Residential) to R-3/H (Residential/Historic).

**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-3/H (Residential/Historic/special permit) 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.

**Development Services Department – Historic Preservation Division:**

Historic Preservation Section: Recommends **APPROVAL** of the rezoning request from R-3 (Residential) to R-3/H (Residential/Historic) based on the following criteria.

The McKee Residence at 2630 Richmond Avenue was built in 1920. The home features seven bedrooms, five bathrooms, and encompasses approximately 9,000 square feet. Its exterior is clad in red brick with prominent quoins at the corners to emphasize its verticality. The hip roof features dormers and chimneys. The McKee Residence is a high example of a regional interpretation of Federal style architecture that was very popular in the Atlantic coast states in the late eighteenth and early nineteenth centuries.

This landmark house may be eligible for listing in the National Register of Historic Places based upon its association with an individual of historical significance. Robert Eugene McKee, Sr. (1889-1964) organized one of the most productive and reputable building construction firms in the United States. McKee's firm was headquartered in El Paso with branch offices in Dallas, Santa Fe, Los Angeles, Honolulu, and the Panama Canal Zone. McKee constructed a wide array of buildings and projects in thirty-five U.S. states. He worked with Henry Charles Trost (1860-1933) on the construction of the Hilton Hotel (1929-1930), later renamed

the Plaza Hotel. In El Paso, McKee's company built facilities at the University of Texas at El Paso, the Austin High School Stadium, and the Southwestern Children's Home.

Some of McKee's major projects elsewhere than El Paso included the construction of the Naval Docks and Marine Hospital (1935) in San Diego; facilities at Hickam Field, Hawaii (1940-1941); Camp Bowie (1939-1940) near Brownwood, Texas; the Los Alamos Atomic Energy Project facilities (1942-1945) near Los Alamos, New Mexico; the Cadet Quarters Complex and the Air Force Academy Chapel (1956) at the Air Force Academy near Colorado Springs, Colorado; the Los Angeles International Airport (1959), and the Marin County Civic Center (1957) in San Rafael, California, designed by Frank Lloyd Wright (1869-1959).

In addition to his extensive work as a building contractor, McKee was a philanthropist who donated a portion of the Kress Art Collection and helped create the publicly funded El Paso Museum of Art.

#### **Development Services Department - Building Permits and Inspections Division**

Zoning Review: No comments received.

Landscape Review: Landscape is not required for residential zoned properties.

#### **Development Services Department – Planning Division**

Current Planning: Recommends **APPROVAL** of the rezoning request from R-3 (Residential) to R-3/H (Residential/Historic).

Land Development: No objection to proposed rezoning but, did provide the following comments;

- 1. No comments:
- 2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*
- 3. Grading plan and permit shall be required.\*
- 4. Storm Water Pollution Prevention Plan and/or permit required.\*
- 5. Drainage plans must be approved by the Development Services Department, Engineering Section.\*
- 6. Coordination with TXDOT.
- 7. No water runoff allowed outside the proposed development boundaries, (On-site ponding required)
- 8. Additional Comments: Site location is **not** located within a Special Flood Hazard Area, Flood Zone C, Panel **480214 0033 B**.

#### **Engineering Department - Traffic Division**

No objection to proposed rezoning from R-3 to R-3/H (Residential/Historic)

#### **Engineering Department - Streets Division**

We offer no objections but the following conditions shall be placed on the approval.

- All existing / proposed paths of travel, accessible sidewalks, wheelchair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations.

**Fire Department**

We have no opposition at this time.

**El Paso Water Utilities**

EPWU does not object to this request.

**Sun Metro**

Sun Metro does not oppose this rezoning request.

**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.

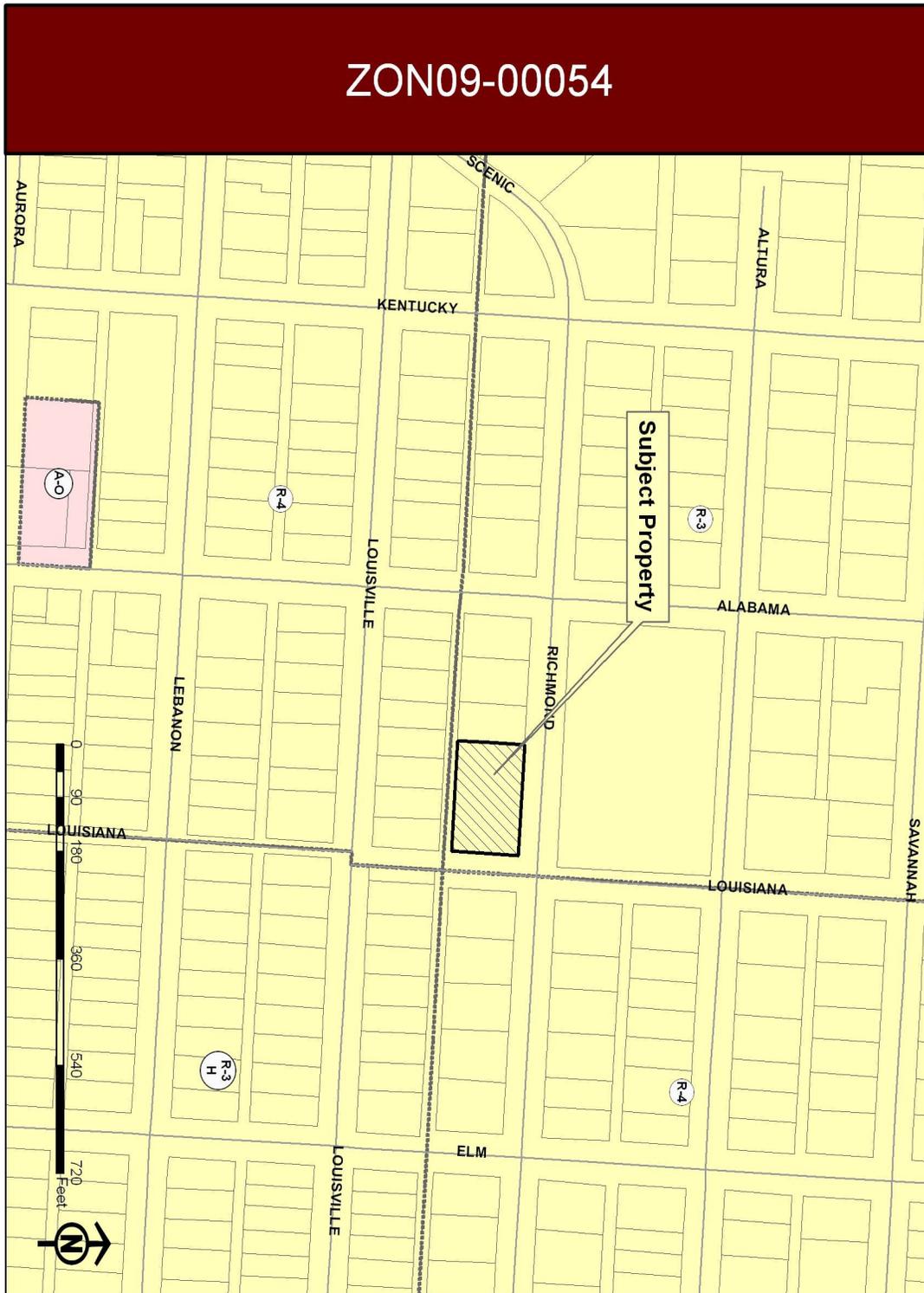
**Attachments**

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Plan

**ATTACHMENT 1: ZONING MAP**



ATTACHMENT 2: AERIAL MAP

ZON09-00054



**ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN**

