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

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DEPARTMENT: **Development Services Department**

AGENDA DATE: **Introduction: November 13, 2007**
Public Hearing: December 4, 2007

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

DISTRICT(S) AFFECTED: **2**

SUBJECT:
An Ordinance changing the zoning of Lots 1, 2, and 3, Block 107, Highland Park Addition, City of El Paso, El Paso County, Texas from C-2 (Commercial) to C-2/H (Commercial/Historic). The penalty is as provided for in Chapter 20.24 of The El Paso City Code. Subject Property: Fire Station #6, 2201 N. Piedras Street. Applicant: City of El Paso. ZON07-00121 (District 2)

BACKGROUND / DISCUSSION:
See attached report.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:
Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
Historic Landmark Commission (HLC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ZON07-00121

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 1, 2, AND 3, BLOCK 107, HIGHLAND PARK ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-2 (COMMERCIAL) TO C-2/H (COMMERCIAL/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 1, 2, and 3, Block 107, Highland Park Addition, City of El Paso, El Paso County, Texas,* be changed from **C-2 (Commercial) to C-2/H (Commercial/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 _____ day of _____, 2007.

THE CITY OF EL PASO

ATTEST:

_____
John F. Cook
Mayor

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

for _____
Kimberly Forsyth, Senior Planner
Development Services Department

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ORDINANCE NO._____ **Zoning Case No: ZON07-00121**

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

MEMORANDUM

DATE: November 1, 2007

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

FROM: Christina Valles, Lead Planner

SUBJECT: ZON07-00121
2201 N. Piedras Street

The City Plan Commission (CPC), on October 18, 2007, voted 7-0 to recommend rezoning the subject property from C-2 (Commercial) to C-2/H (Commercial/Historic) in order to impose a historic district overlay, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with *The Plan for El Paso*. 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 rezoning will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

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

Attachments: Staff Report, Conceptual Site Plan, Application

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Application Type:	Rezoning
Property Owner(s):	City of El Paso
Applicant(s):	same
Representative(s):	Museums & Cultural Affairs Department
Legal Description:	Lots 1, 2 and 3, Block 107, Highland Park Addition, City of El Paso, El Paso County, Texas
Location:	2201 N. Piedras Street
Representative District:	2 ***Area:*** 0.207 Acres
Present Zoning:	C-2 (Commercial) ***Present Use:*** Commercial / Vacant
Proposed Zoning:	C-2/H (Commercial/Historic) ***Proposed Use:*** Commercial
Recognized Neighborhood Associations Contacted:	Five Points Neighborhood Association, Central Neighborhood Association, A Presidential Neighborhood Association
Public Response:	
Surrounding Land Uses:	**North –** C-2 / Commercial**; South –** C-2/sp / Commercial**; East -** C-2 / Commercial**; West-** C-2 / Single-family Residential
Year 2025 Designation:	Mixed-Use **(Central Planning**

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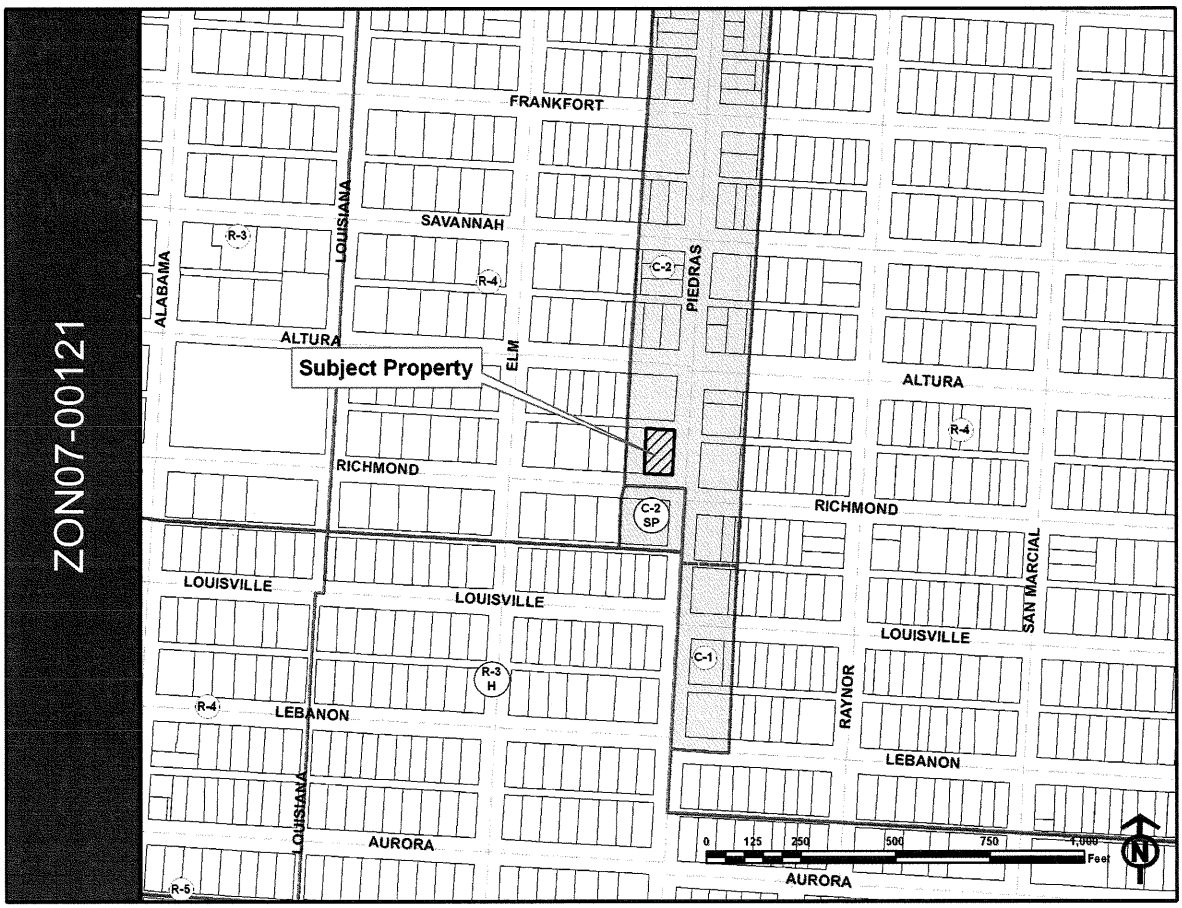

Area)

General Information:
The applicant is requesting a rezoning from C-2 (Commercial) to C-2/H (Commercial/Historic) in order to impose a historic district overlay on the property. The property is 0.207 acres in size and is currently a vacant commercial building, formerly Fire Station # 6. The property is located half a block North of the Manhattan Heights Historic District boundary and was built c.1922. Please see comments below by Museums & Cultural Affairs Department – Historic Preservation Division for more background on Fire Station # 6.

Staff Recommendation:
The Development Coordinating Committee (DCC) recommends **Approval** of this request for rezoning from C-2 (Commercial) to C-2/H (Commercial/Historic).

The recommendation is based on the following:

> **The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso:
> "Encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character."
>
> **The Plan for El Paso** Urban Design Goals and Policies recommend that El Paso:
> "Continue efforts to protect, preserve and enhance El Paso's historic neighborhoods and structures by utilizing them as an integral element in city wide revitalization and economic development efforts."
>
> "Support the preservation of El Paso's historic resources through public information, advocacy and leadership within the community and through the use of regulatory tools."
>
> "Encourage adaptive reuse of historic buildings."
>
> "Encourage development planning and design to sensitively incorporate preservation of historic structures and artifacts."
>
> **The Year 2025 Projected General Land Use Map** for the Central Planning Area designates this property for Mixed-Use land uses.
>
> **C-2 (Commercial) zoning** permits a historic district overlay and **is compatible** with adjacent development.

Findings:
The Commission must determine the following:

1. Will the zoning protect the best interest, health, safety and welfare of the public in general?
2. Will a historic overlay 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?

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Development Services Department - Building Permits and Inspections Division:
Zoning Review: No objection to the rezoning request to impose a historic overlay on subject property.

Development Services Department - Planning Division:
Current Planning: Recommend approval of this request.

Museums & Cultural Affairs Department – Historic Preservation Division
The Capital Assets and Real Estate Committee seeks a historic overlay for Old Fire Station No. 6, located at 2201 North Piedras Street. The building stands at the northwest corner of Richmond and Piedras Streets and bears the legal description of Lots one, two, and three, Block one hundred seven in the Highland Park Addition. Its date of construction is not provided in the El Paso Central Appraisal District Real Property Information database. However, the Surveyor of El Paso County, Texas, surveyed and drew an Amended Map of Highland Park Addition to the City of El Paso, Texas, in 1902, and on May 7, 1903, the City Council filed and adopted the survey map. Lots one, two, and three, Block one hundred seven are identified on the map. The three lots may have remained vacant for the next two decades, as there appears to have been no construction during that span of time.

A Warranty Deed dated August 20, 1920, transferred the property from the Highlands Realty Company to the City of El Paso, with Mayor Charles Davis serving as the City's legal representative named in the transfer of deed. At the time of the sale, the property was presumably still undeveloped. However, in the 1922 El Paso City Directory, the first listing for Fire Station No. 6 appears. Specifically, the directory mentions the fire station at the northwest corner of the North Piedras and Richmond intersects. Likewise, a Sanborn Fire Insurance Company Map dated 1929 identifies "Fire Dept Sta No. 6" on the site in question. Its address is given as 2829 Richmond. The platted boundaries of the Highland Park Addition were revised in 1958, which presumably accounts for the fire station's change of address to 2201 North Piedras.

Fire Station No. 6 is a two-story, brick veneer structure with a pitched roof and a covered porch on the southeast corner. The interior is amply illuminated with a series of single hung windows on each floor. The exterior has been modified since its construction in 1921-1922 with the installation of mechanical systems on the roof and metal doors on the vehicle bays. Although these modifications have altered the architectural integrity of the structure, these changes can easily be mitigated through removal to return the exterior its earlier condition and appearance. The building appears to be structurally sound as would be an appropriate candidate for an adaptive reuse project. Fire Station No. 6 is a modest, utilitarian building that provides a positive visual impact on the immediate vicinity, which is ample justification for its preservation. Similarly, Fire Station No. 6 exemplifies and conveys in part the legacy of firefighting in El Paso, which associates it with one aspect of our community's growth and development.

For the reasons of its structural integrity, historical association, positive visual impact on the neighborhood, and architectural integrity, Fire Station No. 6 is deemed worthy of a historic overlay, and it is recommended that a rezoning application be approved to protect this building from further disuse and potential loss.

Engineering Department - Traffic Division:
No traffic concerns.

Fire Department:
No comments received.

El Paso Water Utilities:
EPWU does not object to this rezoning request.

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List of Attachments
Attachment 1: Aerial Map
Attachment 2: Site Plan
Attachment 3: Application

AERIAL MAP

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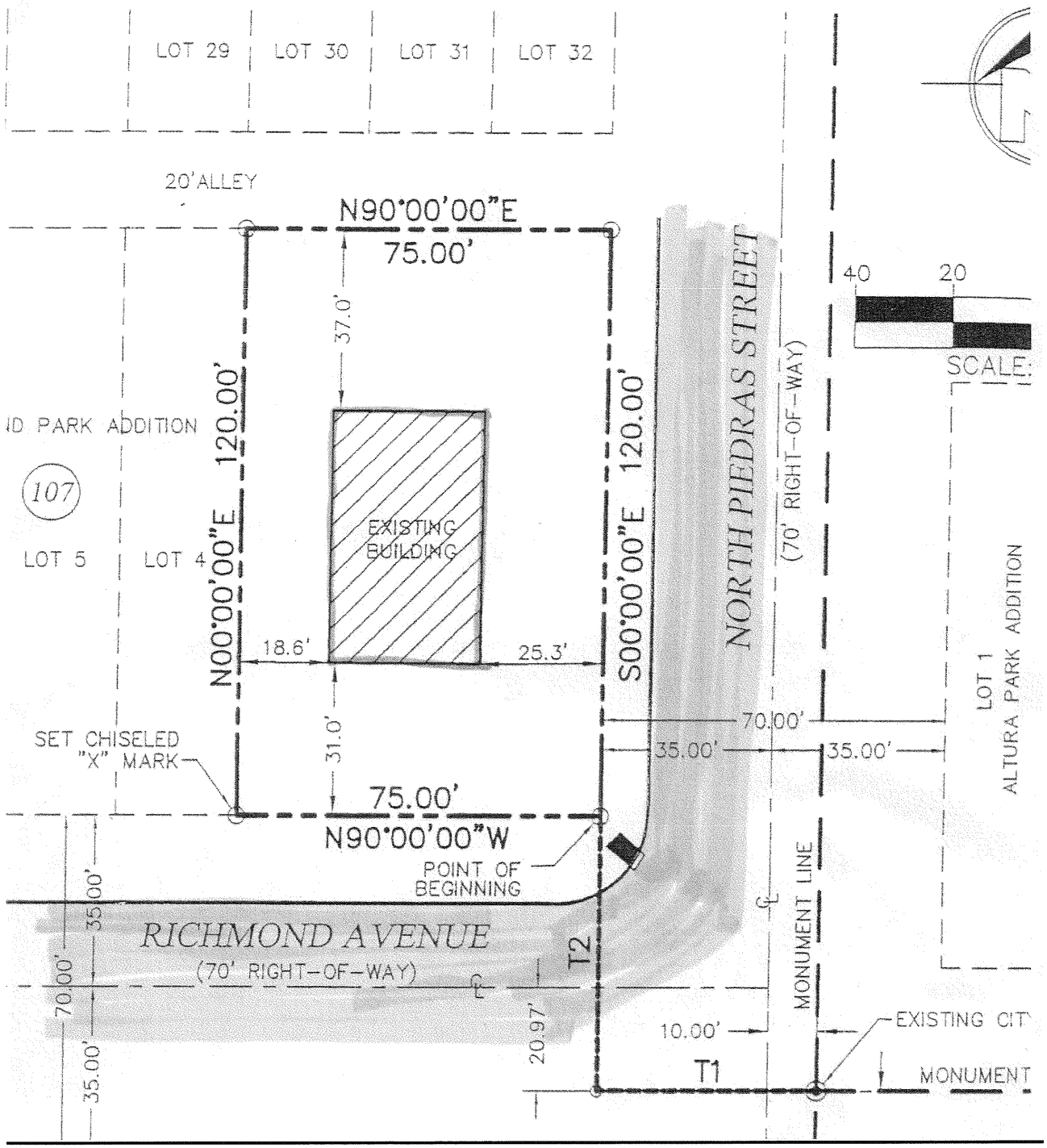
SITE PLAN



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ZON07-00121

APPLICATION

REZONING APPLICATION
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

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

1. CONTACT INFORMATION

PROPERTY OWNER(S): CITY OF EL PASO
ADDRESS: 2201 PIEDRAS ZIP CODE: 79930 PHONE:
E-MAIL ADDRESS: FAX:

REPRESENTATIVE(S): Museums & Cultural Affairs Dept. (Troy Ainsworth)
ADDRESS: ZIP CODE: PHONE: 4668
E-MAIL ADDRESS: FAX:

2. PARCEL ONE INFORMATION

PROPERTY IDENTIFICATION NUMBER: H453 999 1070 0100
LEGAL DESCRIPTION: LOTS 1, 2, AND 3, BLOCK 107 HIGHLAND PARK ADDITION
STREET ADDRESS OR LOCATION: 2201 N. PIEDRAS REP DISTRICT: 2
ACREAGE: 0.2066 PRESENT ZONING: C-2 PRESENT LAND USE: C-2
PROPOSED ZONING: C-2 PROPOSED LAND USE: Commercial
C-2/H (Historic Overlay)

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: Joyce Wilson, City Manager Signature: Joyce A. Wilson
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 ZON07-00121 RECEIVED DATE: 9/13/07 APPLICATION FEE: $ Waive City Property
DCC REVIEW DATE: 10/3/07 (8:30 am, Conference Room, 2nd Floor, City Hall Building)
CPC REVIEW DATE: 11/1/07 (1:30 pm, City Council Chambers, 2nd Floor, City Hall Building)
ACCEPTED BY: 10/18/07

Revised 9/2006

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