

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

**DEPARTMENT:** Planning and Economic Development Department, Planning Division

**AGENDA DATE:** Introduction: November 15, 2011  
Public Hearing: December 6, 2011

**CONTACT PERSON/PHONE:** Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

An ordinance changing the zoning of Lots 12, 13, 14 save & except that portion of Lot 13 previously conveyed to the State of Texas in warranty deed recorded in Volume 211, Page 313, Real Property Record, Block 52, Map No 2. of Government Hill Addition, City of El Paso, El Paso County, Texas from R-4 (Residential) to A-O (Apartment/Office). The penalty is as provided for in chapter 20.24 of the El Paso City Code. Subject Property: 4131 Trowbridge Drive. Applicant: Gateway Mission Training & Conference Center, Inc. PZRZ11-00036 (District 2)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Reviewed  
City Plan Commission (CPC) – Approval Recommendation (5-2)

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

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

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

**DEPARTMENT HEAD:**

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

**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE CHANGING THE ZONING OF LOTS 12, 13, 14 SAVE AND EXCEPT THAT PORTION OF LOT 13 PREVIOUSLY CONVEYED TO THE STATE OF TEXAS IN WARRANTY DEED RECORDED IN VOLUME 211, PAGE 313, REAL PROPERTY RECORD, BLOCK 52, MAP NO. 2 OF GOVERNMENT HILL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE). 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 12, 13, 14 save and except that portion of Lot 13 previously conveyed to the State of Texas in warranty deed recorded in Volume 211, Page 313, Real Property Record, Block 52, Map No. 2 of Government Hill 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 **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 \_\_\_\_\_, 2011.

THE CITY OF EL PASO

ATTEST:

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

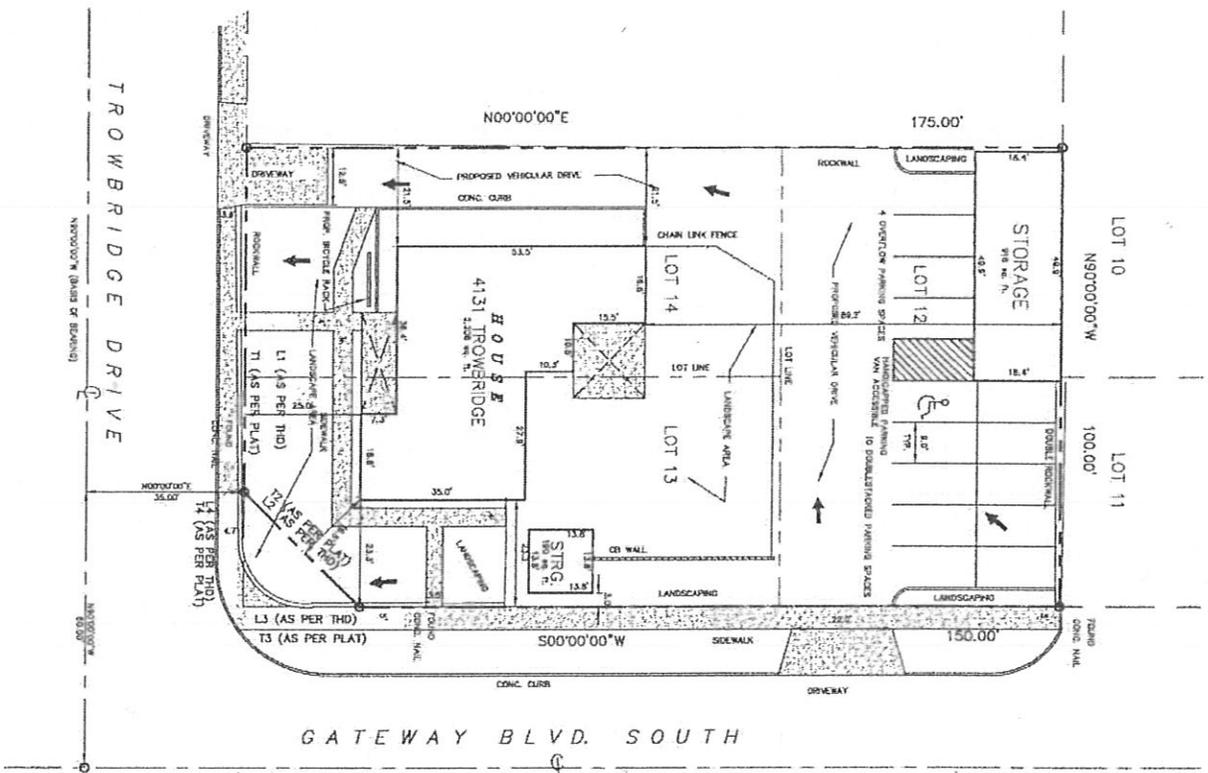
\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

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



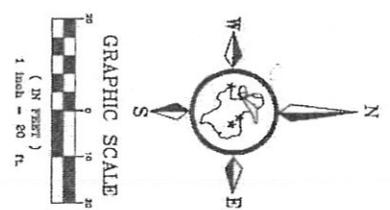
**ZONING DATA**  
 EXISTING (R-4) PROPOSED (A-01)

- 10' FRONT SETBACK
- 10' SIDE SETBACK - STREET
- 10' SIDE SETBACK - LOT
- 8,000 SF LOT SIZE
- PLANNING REQUIRED
- PROVIDE PARKING

**LEGEND**

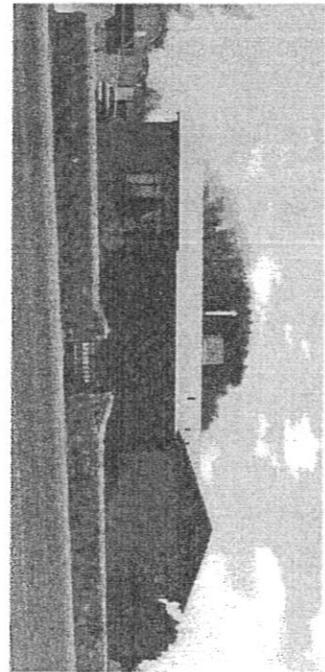
- BOUNDARY LINE
- CONCRETE
- STORM DRAINAGE FLOW

**LANDSCAPE AREA**  
 EXISTING 8,012 SQ. FT.



| NO. | AREA (SQ. FT.) | TOTAL AREA (SQ. FT.) |
|-----|----------------|----------------------|
| 1   | 17,188         | 17,188               |
| 2   | 8,012          | 25,200               |
| 3   | 1,000          | 26,200               |
| 4   | 1,000          | 27,200               |
| 5   | 1,000          | 28,200               |
| 6   | 1,000          | 29,200               |
| 7   | 1,000          | 30,200               |
| 8   | 1,000          | 31,200               |
| 9   | 1,000          | 32,200               |
| 10  | 1,000          | 33,200               |
| 11  | 1,000          | 34,200               |
| 12  | 1,000          | 35,200               |
| 13  | 1,000          | 36,200               |
| 14  | 1,000          | 37,200               |
| 15  | 1,000          | 38,200               |
| 16  | 1,000          | 39,200               |
| 17  | 1,000          | 40,200               |
| 18  | 1,000          | 41,200               |
| 19  | 1,000          | 42,200               |
| 20  | 1,000          | 43,200               |
| 21  | 1,000          | 44,200               |
| 22  | 1,000          | 45,200               |
| 23  | 1,000          | 46,200               |
| 24  | 1,000          | 47,200               |
| 25  | 1,000          | 48,200               |
| 26  | 1,000          | 49,200               |
| 27  | 1,000          | 50,200               |
| 28  | 1,000          | 51,200               |
| 29  | 1,000          | 52,200               |
| 30  | 1,000          | 53,200               |
| 31  | 1,000          | 54,200               |
| 32  | 1,000          | 55,200               |
| 33  | 1,000          | 56,200               |
| 34  | 1,000          | 57,200               |
| 35  | 1,000          | 58,200               |
| 36  | 1,000          | 59,200               |
| 37  | 1,000          | 60,200               |
| 38  | 1,000          | 61,200               |
| 39  | 1,000          | 62,200               |
| 40  | 1,000          | 63,200               |
| 41  | 1,000          | 64,200               |
| 42  | 1,000          | 65,200               |
| 43  | 1,000          | 66,200               |
| 44  | 1,000          | 67,200               |
| 45  | 1,000          | 68,200               |
| 46  | 1,000          | 69,200               |
| 47  | 1,000          | 70,200               |
| 48  | 1,000          | 71,200               |
| 49  | 1,000          | 72,200               |
| 50  | 1,000          | 73,200               |
| 51  | 1,000          | 74,200               |
| 52  | 1,000          | 75,200               |
| 53  | 1,000          | 76,200               |
| 54  | 1,000          | 77,200               |
| 55  | 1,000          | 78,200               |
| 56  | 1,000          | 79,200               |
| 57  | 1,000          | 80,200               |
| 58  | 1,000          | 81,200               |
| 59  | 1,000          | 82,200               |
| 60  | 1,000          | 83,200               |
| 61  | 1,000          | 84,200               |
| 62  | 1,000          | 85,200               |
| 63  | 1,000          | 86,200               |
| 64  | 1,000          | 87,200               |
| 65  | 1,000          | 88,200               |
| 66  | 1,000          | 89,200               |
| 67  | 1,000          | 90,200               |
| 68  | 1,000          | 91,200               |
| 69  | 1,000          | 92,200               |
| 70  | 1,000          | 93,200               |
| 71  | 1,000          | 94,200               |
| 72  | 1,000          | 95,200               |
| 73  | 1,000          | 96,200               |
| 74  | 1,000          | 97,200               |
| 75  | 1,000          | 98,200               |
| 76  | 1,000          | 99,200               |
| 77  | 1,000          | 100,200              |
| 78  | 1,000          | 101,200              |
| 79  | 1,000          | 102,200              |
| 80  | 1,000          | 103,200              |
| 81  | 1,000          | 104,200              |
| 82  | 1,000          | 105,200              |
| 83  | 1,000          | 106,200              |
| 84  | 1,000          | 107,200              |
| 85  | 1,000          | 108,200              |
| 86  | 1,000          | 109,200              |
| 87  | 1,000          | 110,200              |
| 88  | 1,000          | 111,200              |
| 89  | 1,000          | 112,200              |
| 90  | 1,000          | 113,200              |
| 91  | 1,000          | 114,200              |
| 92  | 1,000          | 115,200              |
| 93  | 1,000          | 116,200              |
| 94  | 1,000          | 117,200              |
| 95  | 1,000          | 118,200              |
| 96  | 1,000          | 119,200              |
| 97  | 1,000          | 120,200              |
| 98  | 1,000          | 121,200              |
| 99  | 1,000          | 122,200              |
| 100 | 1,000          | 123,200              |

AREA: 0.396 ACRES = 17,188 SQUARE FEET



**PROPERTY DESCRIPTION**  
 BEING LOTS 12, 13 AND 14 SAVE AND EXCEPT THAT PORTION OF LOT 13 PREVIOUSLY  
 CONVEYED TO THE STATE OF TEXAS IN WARRANTY DEED RECORDED IN VOLUME  
 20, PAGE 10 OF THE PUBLIC RECORDS, TARRANT COUNTY, TEXAS, BLOCK  
 52, MAP NO. 2 OF THE GOVERNMENT HILL ADDITION, CITY OF EL PASO,  
 EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS  
 FOLLOWS:  
 COMMENCING AT THE CENTERLINE INTERSECTION OF TROWBRIDGE DRIVE AND GATEWAY BLVD.  
 NORTH; THENCE SAID CENTERLINE INTERSECTION OF TROWBRIDGE DRIVE  
 NORTH 80°00'00" WEST A DISTANCE OF 80.00 FEET TO A POINT; THENCE  
 DEPARTING SAID CENTERLINE NORTH 00°00'00" EAST A DISTANCE OF 35.00  
 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE  
 TROWBRIDGE DRIVE AND BEING THE POINT OF BEGINNING;  
 THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 00°00'00" WEST A DISTANCE  
 OF 75.00 FEET TO A POINT;  
 THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE NORTH 00°00'00" EAST A  
 DISTANCE OF 175.00 FEET TO A POINT;  
 THENCE SOUTH 80°00'00" EAST A DISTANCE OF 100.00 FEET TO A FOUND CONCRETE  
 WALL ON THE WEST RIGHT OF WAY LINE OF GATEWAY BLVD. SOUTH;  
 THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°00'00" WEST A DISTANCE OF  
 150.00 FEET TO FOUND CONCRETE WALL;  
 THENCE SOUTH 45°00'00" WEST A DISTANCE OF 35.36 FEET TO THE POINT OF  
 BEGINNING AND CONTAINING 0.396 ACRES OR 17,188 SQUARE FEET OF LAND.

| NO. | DATE         | DESCRIPTION  | BY  |
|-----|--------------|--|-----|
| 1   | 2/9/21       | LOTS 12, 13 & 14 SAVE & EXCEPT THAT PORTION OF LOT 13 PREVIOUSLY CONVEYED TO THE STATE OF TEXAS IN WARRANTY DEED RECORDED IN VOL. 211, PG. 519 REPORT MAP NO. 2 OF GOVERNMENT HILL ADDITION CITY OF EL PASO EL PASO COUNTY TEXAS | RHT |
| 2   | 6/10/21      |  | RHT |
| 3   | MAY 23, 2011 | REVISED PER CLIENT   | RHT |

**SITE PLAN**  
 HISTORMACKER ENGINEERING COMPANY, INC.  
 1000 W. 10TH ST. SUITE 100  
 EL PASO, TEXAS 79906

**MEMORANDUM**

**DATE:** October 27, 2011

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** PZRZ11-00036

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The City Plan Commission (CPC), on October 6, 2011, voted 5-2 to recommend **approval** of rezoning the subject property from R-4 (Residential) to A-O (Apartment/Office) to allow for apartment and office.

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 negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Planning Division has received 2 letters in opposition to the rezoning request. There were 5 neighbors presented at CPC and expressed their opposition to the request.

**Attachment:**  
Staff Report



## City of El Paso – City Plan Commission Staff Report

**Case No:** PZRZ11-00036  
**Application Type:** Rezoning  
**CPC Hearing Date:** October 6, 2011  
**Staff Planner:** Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

**Location:** 4131 Trowbridge Drive  
**Legal Description:** Lots 12, 13, 14 save & except that portion of Lot 13 previously conveyed to the State of Texas in warranty deed recorded in Volume 211, Page 313, Real Property Record, Block 52, Map No 2. of Government Hill Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.395-acre  
**Rep District:** 2  
**Zoning:** R-4 (Residential)  
**Existing Use:** Office  
**Request:** From R-4 (Residential) to A-O (Apartment/Office)  
**Proposed Use:** Apartment and Office

**Property Owner** Gateway Mission Training & Conference Center, Inc.  
**Applicant** Gateway Mission Training & Conference Center, Inc.  
**Representative** David Etzold

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

**North:** R-4 (Residential) / Single-family residential  
**South:** R-4 (Residential) / Single-family residential  
**East:** R-4 (Residential) / US-54/Patriot Freeway  
**West:** A-O/c (Apartment/Office/condition) / Office

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

**NEAREST PARK:** Raynolds Median Park (2,859 feet)

**NEAREST SCHOOL:** Hillside Elementary (2,690 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Five Points Development Association  
El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 15, 2011. The Planning Division received 2 letters in opposition to the rezoning request (see Attachment 4, page 9-10).

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-4 (Residential) to A-O (Apartment/Office) to allow for apartment and office. Access to the subject property is proposed from Trowbridge Drive and Gateway South Boulevard.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to A-O (Apartment/Office) based on the location of the property, at the intersection of Trowbridge Drive and Gateway Boulevard South and compatibility with the adjacent property to the west and southwest zoned A-O (Apartment/Office).

### **The Plan for El Paso-City-Wide Land Use Goals**

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

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The purpose of the A-O (Apartment-Office) district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

### **Development Coordinating Committee Review**

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

### **Engineering & Construction Management Services Department – Plan Review**

Plan review: recommends approval for zoning change, but note to owner that tandem parking is not permitted per 20.14.040 (A) zoning code.

### **Engineering & Construction Management Service Department - Land Development**

No objections.

### **Department of Transportation**

Department of Transportation does not object to rezoning. The proposed change in zoning will not create a substantial increase in traffic.

The following are to be addressed at the time of permitting.

1. Parking does not comply. No tandem parking. (Section 20.14.040)
2. The driveway facing Trowbridge Drive does not comply (Section 13.12)
3. Rockwall is encroaching on R.O.W. and requires coordination with TXDOT
4. Requires TXDOT approval for driveway on Gateway Blvd. South.
5. Provide dimensions for sidewalk.
6. Sidewalk shall be continuous across driveway and shall comply with ADA standards
7. Landscape area must not block line of sight.

Notes: 1. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

### **Fire Department**

El Paso Fire Department has no objections to this rezoning request.

### **El Paso Water Utilities**

We have reviewed the zoning change request reference above and provide the following comments:

1. EPWU does not object to this request.

#### **Water:**

2. There is an existing 4-inch diameter water main extending along Gateway Boulevard South that is available for service, the water main is located approximately 5-feet east from the eastern property line.
3. There is an existing 4-inch diameter water main extending along the alley between Gateway Boulevard South and Boone Street that is available for service, the water main is located approximately 182-feet north from the southern property line.

4. EPWU records indicate a 1-inch water meter serving the subject property. The service address for this meter is 4131 Trowbridge Drive.

**Sewer:**

5. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Gateway Boulevard South and Boone Street that is available for service, the sewer main is located approximately 5-feet north from the northern property line.

**General:**

6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**CITY PLAN COMMISSION OPTIONS**

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

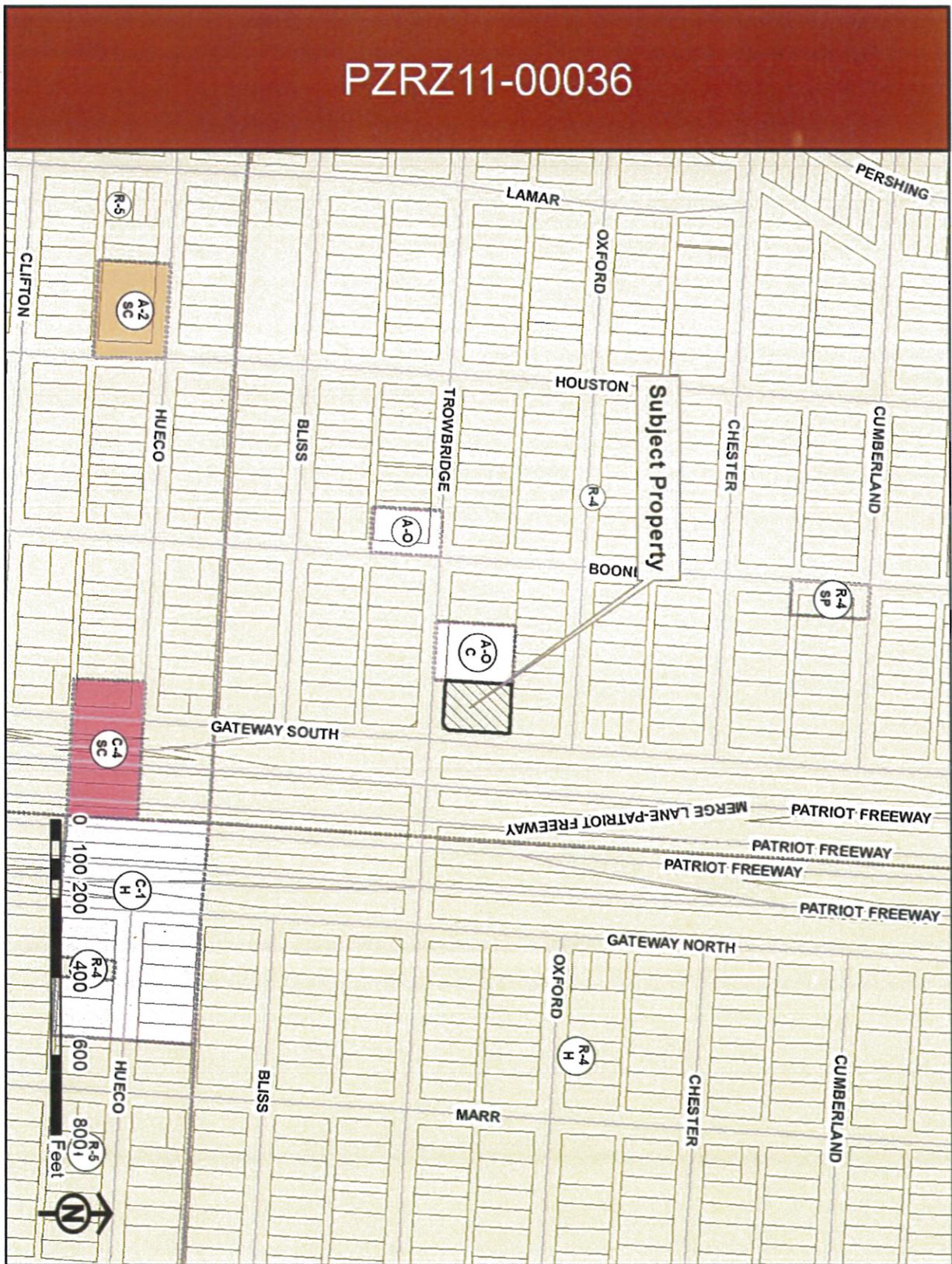
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into 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 in the Plan by the CPC.

**Attachments:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Conceptual Site Plan
- Attachment 4: Opposition Letter

ATTACHMENT 1: ZONING MAP

PZRZ11-00036



ATTACHMENT 2: AERIAL MAP

PZRZ11-00036





ATTACHMENT 4: OPPOSITION LETTER

09/26/2011 14:37 9155660111

DAVID ELLIS

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**DAVID J. ELLIS**

ATTORNEY AT LAW  
4115 TROWBRIDGE DRIVE  
EL PASO, TEXAS 79903

OFFICE (915) 566-7000

FAX (915) 566-01

VIA FACSIMILE 915-541-4725  
September 26, 2011

City of El Paso  
City Plan Commission c/o Planning Division  
2 Civic Center Plaza, 5<sup>th</sup> floor  
El Paso, Texas 79901

Re: Case No. PZRZ11-00036 (Rezoning)

Gentlemen:

I am advised that my next door neighbor wishes to change the zoning on their house from R-4 to A-0.

I am opposed to this change because the home sits on a busy corner and the additional traffic created by the change would be a traffic hazard. The driveway on the I-54 North-South access road was never used prior to their tearing down a rock wall. The driveway on Trowbridge is only 40-50 feet from the intersection with cars driving in and out of these driveways more frequently, a traffic accident will surely occur. The intersection is already hazardous enough with collisions occurring with regularity.

The home has always been a home. The garage, which was a carport at best when purchased by the applicants, appears to have been converted without professional design or labor. I do not believe much of the work on the conversion was inspected or done with a permit.

This is a residential neighborhood and should be left as such. There is plenty of office space on Montana and apartments all over town. The zoning should remain the same to be consistent with the planning of this area and the way the property area has developed over the years. The property was zoned R-4, when they bought it and if it no longer fits their needs, they should sell it and buy something appropriately zoned.

I am opposed to the zoning change for the reasons stated 1) traffic hazard; 2) deterioration of the area; 3) fire hazard and safety hazard of the converted garage; 4) over crowding of the area; and 5) maintain consistency with the planning of this area.

Please notify me of any additional information regarding these matters, please feel free to contact my office.

Thanking you for your attention, herein, I remain,

Very truly yours,



David J. Ellis

DJE:mm

cc: Susie Byrd-Council Member District #7



Case No: PZRZ11-00036 (Rezoning)  
Date: October 6, 2011  
Time: 1:30 PM  
Place: City Council Chambers, 2<sup>nd</sup> Floor, City Hall

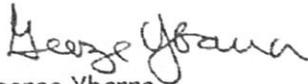
City Planning Commission  
Planning Division  
5<sup>th</sup> floor, City Hall  
2 Civic Center Plaza,  
El Paso, Texas 79901

To whom it may concern:

I have just received notice of the hearing scheduled for tomorrow regarding this rezoning request. I am entering my opposition to this request. I am opposed for the following reasons:

- The amount of traffic will increase around this intersection.
- On a regular basis, this intersection has car accidents. Increasing the traffic flow will exacerbate this problem.
- This is a residential area. We already have two A-O designations. One on each block. I don't see the need to change this property.
- At present the neighborhood is a quite, pleasant one. If an apartment complex were built on this property, then the characteristics of this neighborhood could suffer and the noise levels dramatically increase.

Thank you for your consideration,

  
George Ybarra  
4020 Oxford Ave.  
El Paso, Texas 79903