

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

**DEPARTMENT:** City Development Department, Planning Division

**AGENDA DATE:** Introduction: September 30, 2014  
Public Hearing: October 21, 2014

**CONTACT PERSON/PHONE:** Arturo Rubio, (915) 212-1613, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance changing the zoning of Lots 18, 19, and 20, Block 6, Womble Addition, 6292 Trowbridge Drive, City of El Paso, El Paso County, Texas from R-5 (Residential) to S-D (Special Development), and imposing conditions. The penalty is as provided for in Chapter 20.24 of The El Paso City Code. Property Owner: City of El Paso, Location: 6292 Trowbridge Drive, **PZRZ14-00020 (District 3)**

**BACKGROUND / DISCUSSION:**

Staff report attached.

**PRIOR COUNCIL ACTION:**

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (8-0)

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

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

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

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department

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**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE CHANGING THE ZONING OF LOTS 18, 19, AND 20, BLOCK 6, WOMBLE ADDITION, 6292 TROWBRIDGE DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT), AND IMPOSING CONDITIONS. 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:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of **Lots 18, 19, and 20, Block 6, Womble Addition, 6292 Trowbridge Drive**, located in the City of El Paso, El Paso County, Texas, be changed from **R-5 (Residential)** to **S-D (Special Development)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the close proximity to residential zone district and uses generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

*1. That prior to the issuance of any building permits and certificate of occupancy a detailed site development plan be reviewed and approved by the City Plan Commission; and;*

*2. That the following uses be prohibited: fuel service gas station, bar, and night club.*

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

THE CITY OF EL PASO

\_\_\_\_\_  
Oscar Leaser  
Mayor

ATTEST:

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

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

Zoning Case No: PZRZ14-00020

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy, Director  
City Development Department

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

**Zoning Case No:** PZRZ14-00020

## **MEMORANDUM**

*Revised*

**DATE:** September 22, 2014

**TO:** The Honorable Mayor and City Council  
Tommy Gonzalez, City Manager

**FROM:** Arturo Rubio, Senior Planner

**SUBJECT: PZRZ14-00020**

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The City Plan Commission (CPC), on August 28, 2014, voted 8-0 to recommend **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development), and imposing the following conditions:

1. That prior to the issuance of any building permits and certificate of occupancy a detailed site development plan be reviewed and approved by the City Plan Commission; and;
2. That the following uses be prohibited; fuel service gas station, bar, and night club.

The CPC found that the rezoning is in conformance with the Plan 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.

The San Juan Neighborhood Association was opposed to the rezoning request citing concerns over commercial uses close to their existing homes and submitted a petition with 32 signatures from the association members. The petition did not trigger a 211 based on State Code requirements.

**Property Owner:** City of El Paso

**Representative:** Guillermo Sotomayor

**Attachment:**  
Staff Report  
Opposition Petition





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

**REVISED**

**Case No:** PZRZ14-00020  
**Application Type:** Rezoning and Detailed Site Development Plan Review  
**CPC Hearing Date:** August 28, 2014  
**Staff Planner:** Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov

**Location:** 6292 Trowbridge Drive  
**Legal Description:** Lots 18, 19, and 20, Block 6, Womble Addition, City of El Paso, El Paso County, Texas  
**Acreage:** 0.47 acre  
**Rep District:** 3  
**Current Zoning:** R-5 (Residential)  
**Existing Use:** Vacant building  
**C/SC/SP/ZBA/LNC:** None  
**Request:** From R-5 (Residential) to S-D (Special Development) and Detailed Site Development Plan to satisfy the S-D district requirements.  
**Proposed Use:** Commercial and Office Use

**Property Owner:** City of El Paso  
**Representative:** Memo Sotomayor

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

**North:** R-4 (Residential) / Single-family dwellings  
**South:** R-5 (Residential) / Single-family dwellings / M-3 (Manufacturing) Western Refining  
**East:** M-3 (Manufacturing) / Western Refining  
**West:** R-5 (Residential) / Single-family dwellings

**PLAN EL PASO DESIGNATION:** G-2, Traditional Neighborhood Walkable (Central Plan Area)

**NEAREST PARK:** San Juan Placita (5,639 feet)

**NEAREST SCHOOL:** Hawkins Elementary School (4,594 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Central Business Association

San Juan Neighborhood Association (Boundaries updated by Community Development on 6/24/2014)

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 2, 2014. The Rezoning application was postponed for 30 days by CPC on July 17, 2014 and rescheduled for August 28, 2014 at the request of the San Juan Neighborhood Association President, Mr. Fred Borrego. Mr. Borrego cited the association's opposition to the rezoning application as having a concern on commercial uses in close proximity to existing residential uses. Planning has not received any additional communication in support or opposition to the request.

The Planning Division received a petition with 32 signatures from the San Juan Neighborhood Association in opposition to the rezoning request for two separate neighborhood meetings held on July 30, 2014 and August 27, 2014. The petition did not trigger a 211 based on State Code requirements.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-5 (Residential) to S-D (Special Development) to allow for commercial and office uses. The R-5 (Residential) zone district does not permit commercial or office use. The 0.47-acre property was previously used as a public health clinic and is now a vacant 1 story, 1,704.26 square foot building and shows 23 available parking spaces and existing

landscaping. The applicant is not requesting any reductions in density and dimensional standards as permitted by the proposed S-D district. Section 20.10.360, Mixed-Use Development, requires the submittal and review of a detailed site development plan in the S-D (Special Development) zone district, which the applicant satisfies through the submittal of a detailed site development plan as part of this rezoning application. Access to the subject property is proposed from Trowbridge Drive.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to S-D (Special Development) and approval of the detailed site development plan.

The recommendation is based on the compatibility to existing residential, industrial and commercial uses and zone districts adjacent to the subject property. The S-D (Special Development) district complies with Plan El Paso Land Use Map and fully complies with Section 20.04.150 Detailed Site Development Plan.

### **Plan El Paso- Future Land Use Map Designation**

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

G-2 – Traditional Neighborhood Walkable: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly face streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the Smart code as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

### **COMMENTS:**

#### **Planning Division - Transportation**

TIA is not required, no objections.

General Note:

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

#### **City Development Department – Building and Development Permitting**

Recommend approval

#### **City Development Department - Land Development**

Land Development has no objection(s) for above application.

#### **Fire Department**

The fire dept. recommends approval for the re-zoning case.

### **El Paso Water Utilities**

EPWU does not object to this request.

#### **Water:**

1. There is an existing 8-inch diameter water main extending along Marlow Rd. located approximately 5 feet east of the street centerline. This main is available for service.
2. There is an existing 12-inch diameter water main extending along Trowbridge Dr. located approximately 15 feet south of the street right of way line. This main is available for service.
3. There is an existing 6-inch diameter water main along the alley between Trowbridge and Cleveland. This main is available for service.
4. There is an existing 48-inch diameter water transmission main extending along Marlow Rd. then east on Trowbridge Dr. The main is located approximately 14 feet east of the street centerline. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.
5. EPWU records indicate an active 1-inch water meter. The service address for this meter is 6292 Trowbridge.

#### **Sanitary Sewer:**

1. There is an existing 12-inch diameter sanitary sewer main extending along Marlow Rd located along the street centerline. This main is available for service.
2. There is an existing 8-inch diameter sanitary sewer main extending along Trowbridge Dr. This main is available for service.

#### **General:**

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.

### **Sun Metro**

Sun Metro does not oppose this request; Rt. 25 provides local public transit services along Geronimo with bus stops at the Geronimo/Trowbridge intersection; the bus stops are within the ¼ mile pedestrian shed.

### **El Paso Police Department**

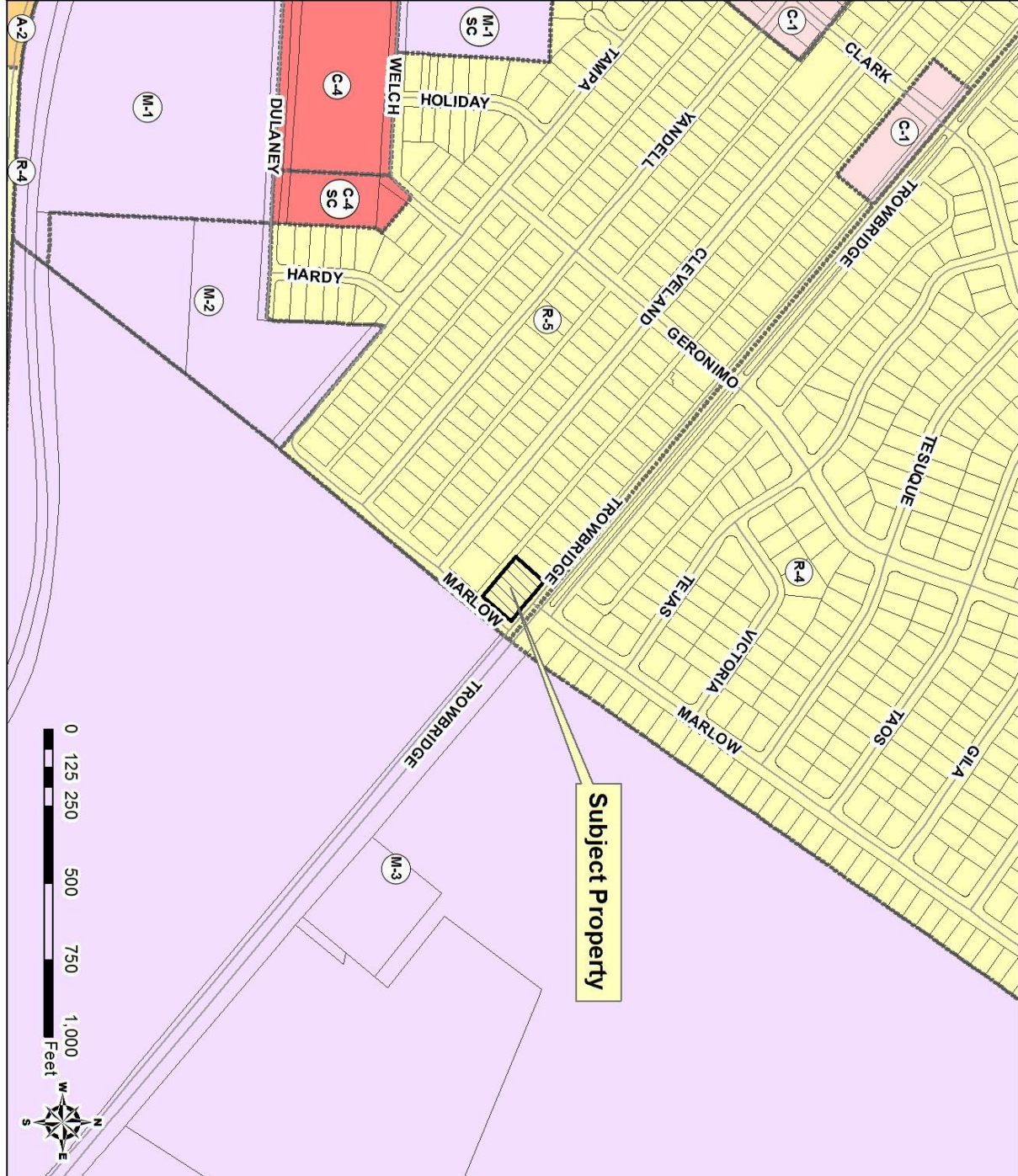
Based on the information provided, the El Paso Police Department has no issues with this request.

### **Attachments:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Detailed Site Development Plan
- Attachment 4: Elevation

ATTACHMENT 1: ZONING MAP

PZRZ14-00020





ATTACHMENT 2: AERIAL MAP

PZRZ14-00020





The site plan illustrates a proposed development at 6002 Trowbridge Drive. The central feature is a one-story concrete building, outlined in red, with a footprint of 26.4' by 10.0'. To the north of the building is an asphalt parking area with 6 parking spaces. To the south is another asphalt parking area with 10 parking spaces. The building is surrounded by concrete walks. The site is bounded by Trowbridge Drive to the north (120.00' wide) and Marlow St. to the south (60' R.O.W.). The eastern boundary is a 100.00' sidewalk. The western boundary is a 172.80' wide area, including a 20' alley. The plan also shows various setbacks, including a 10' building line and a 30' building line. A scale of 1" = 20' is provided, along with a north arrow. The plan is dated 12/12/2013 and includes a reference to a previous plan (12/12/2013).



Front Elevation

NTS



San Juan Neighborhood Improvement Association Date:

Aug 27<sup>\*</sup> 2014

	Name	Address	Phone
1	Gloria Borrego	6266 TROW BRIDGE	772-1209
2	Armida Aldana	6258 Trowbridge	778-0377
3	IVAN ROJAS	5245 MONTVIEW CT.	779-1021
4	SARA ROJAS	881 BARANDAI DR	892-7955
5	Nancy Navarro	<del>6045 S. 5630 Proctor</del> 694-8748	
6	Margarita Herrera	5836 Macias	
7	Jose Mercado	6305 OSAKE LN.	781-94-09
8	ALFONSO MACIAS	5614 FRUTAS	11 11
9	Lucia Perez	6106 E. Yandell Dr.	778-37-69
10	JOSE R. SANTANA	5829 YBARRA	3457595
11	JESUS SILVA	5453 YBARRA CT	778-1954
12	Gloria H. Velez	3631 Rivera	241-8736
13	McLester Arger	3631 Rivera	412-3895
14	Carol Trujillo	239 Euclid ST	778-7898
15	Yara S. Montano	5641 Frutas	779-07-03
16	Marie Martin	5614 Frutas st.	
17	David Evans		321-1510
18	Fred Borrego	6805 Alameda	779-7013
19			
20			



San Juan Neighborhood Improvement Association Date: July 30 2014

	Name	Address	Phone
1	Mame Sotomayer, City of El Paso	300 N. Campbell	212-572
2	CARLOS TORRES	930 MARLOWE	778-0908
3	EDIE VALLER	TxDOT	790-4200
4	BOB BIELEK	TxDOT	790-4200
5	Blanca M Del Valle	TxDOT	790-4200
6	Armando Ramirez	TxDOT	790-4232
7	ALFONSO MACIAS	5614 FRUTAS ST	
8	Maria Macias	5614 Frutas St	
9	JOSE R SANTANA	5829 YBARRA	7781552
10	Margaila Benito	5836 Marion	
11	Rafaela Silva	5953 Ybarra CT	778-1954
12	JESUS SILVA	5953 Ybarra CT	778-1954
13	JUAN RAMOS	5608 ROSA AVE	772-8604
14	Nancy Navarro	5630 ROSA AVE	694-8748
15	Maria Elena Montoya	5641 Frutas	779-0103
16	IVAN ROJAS	5245 MONTVIEW CT.	779-1021
17	SARA Rojas	881 Barandal DR	892-7955
18	Fred Borrego	6805 Alameda	779-7013
19	Emma Genta	8904 W H Bugh	731-2020
20			



San Juan Neighborhood Improvement Association Date: July 30 2014

	Name	Address	Phone
1	Mame Sotomayor, City of El Paso	300 N Campbell	212-1572
2	CARLOS TORRES	930 MARLOW RD	778-0908
3	EDDIE VALLER	Tx DOT	790-4200
4	BOB BIELEK	Tx DOT	790-4200
5	Blanca M Del Valle	Tx DOT	790-4200
6	Armando Ramirez	Tx DOT	790-4232
7	ALFONSO MACIAS	5614 FRUTAS ST	
8	Maria Macias	5614 Frutas St	
9	JOSE R SANTANA	5829 YBARRA	7781552
10	Margaila Semero	5836 Marian	
11	Rafaela Silva	5953 Ybarra CT	778-1954
12	Jesus Silva	5953 Ybarra CT	778-1954
13	JUAN RAMOS	5608 ROSA AVE	772-8604
14	Nancy Navarro	5630 Rosa Ave	694-8748
15	Maria & Juan Montoya	5641 Frutas	779-0103
16	IVAN ROJAS	5245 MONTVIEW CT.	779-1021
17	SARA Rojas	881 Barandal DR	892-7955
18	Fred Borrego	6805 Alameda	779-7013
19	Emmanuel Chert	8904 W H Bugh	731-2020
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San Juan Neighborhood Improvement Association Date:

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