

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: March 20, 2018  
Public Hearing: April 17, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov  
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance changing the zoning of Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas, 919 N. Oregon St., from C-4 (Commercial) and C-4/H (Commercial/Historic) to S-D (Special Development); approving a detailed site development plan to allow for front, rear, side, and side street yard setback reductions to 0 feet; approving an exception to the height regulations to allow an increase to 105 feet as permitted in the S-D (Special Development) Zone District; and removing the Historic Designation pursuant to Sections 20.04.360, 20.04.150, 20.10.360, 20.20.040, and 20.20.050 of the El Paso City code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: El Paso Community College Rio Grande Campus. Property Owners: El Paso Community College. PZRZ17-00022 (District 8)

**BACKGROUND / DISCUSSION:**

On January 4, 2018, the CPC reviewed and recommended approval of the rezoning, removal of historic designation on portion of Lot 5, and detailed site development plan review.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this rezoning application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (7-0)

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

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

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

**DEPARTMENT HEAD:** Victor Morrison-Vega  
*FOR* Planning and Inspection Department

**APPROVED FOR AGENDA:**

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

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

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

**AN ORDINANCE CHANGING THE ZONING OF LOT 5, BLOCK 2, EL PASO COMMUNITY COLLEGE RIO GRANDE CAMPUS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, 919 N. OREGON ST., FROM C-4 (COMMERCIAL) AND C-4/H (COMMERCIAL/HISTORIC) TO S-D (SPECIAL DEVELOPMENT); APPROVING A DETAILED SITE DEVELOPMENT PLAN TO ALLOW FOR FRONT, REAR, SIDE, AND SIDE STREET YARD SETBACK REDUCTIONS TO 0 FEET; APPROVING AN EXCEPTION TO THE HEIGHT REGULATIONS TO ALLOW AN INCREASE TO 105 FEET AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT; AND REMOVING THE HISTORIC DESIGNATION PURSUANT SECTIONS 20.04.360, 20.04.150, 20.10.360, 20.20.040, AND 20.20.050 OF THE EL PASO CITY CODE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, El Paso Community College, (Owner) has applied for a rezoning of property from C-4 (Commercial) & C-4/H (Commercial/Historic) to S-D (Special Development) per Section 20.04.360 of the El Paso City Code; and,**

**WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for Community College Campus, which requires approval from both City Plan Commission and City Council; and,**

**WHEREAS, Owner has applied for the removal of the historic designation from C-4/H (Commercial/Historic) to C-4 (Commercial) per Section 20.20.040 and 20.20.50 of the El Paso City Code which requires a recommendation from the Historic Landmark Commission and City Plan Commission; and**

**WHEREAS, a public hearing was held for the removal of the historic designation at the Historic Landmark Commission which recommended denial of the request; and**

**WHEREAS, a public hearing was held for the rezoning, the detailed site plan, and removal of the historic designation at a City Plan Commission meeting; and,**

**WHEREAS, City Plan Commission has recommended approval of the subject rezoning, detailed site development plan, and removal of the historic designation; and,**

**WHEREAS, the rezoning, detailed site development plan, and removal of the historic designation has been submitted to the City Council of the City of El Paso for review and approval; and,**

**WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

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

18-1007-2115 | 750775  
EPCC Rio Grande Campus-Parcel 8  
KMN

**PZRZ17-00022**

1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision, 919 N. Oregon Street, City Of El Paso, El Paso County, Texas*, be changed from *C-4 (Commercial)* to *S-D (Special Development)* and from *C-4/H (Commercial/Historic)* to *S-D (Special Development)*, as more particularly described by metes and bounds on the attached Exhibit "A", as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

2. Pursuant to the requirements of Section 20.04.150 the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow for Front, Rear, Side, and Side Street Yard Setback Reduction to 0 Feet as permitted under the supplemental use regulations for **S-D (Special Development)** district regulations of 20.10.360.

3. Furthermore, pursuant to the requirements of Section 20.10.360 A.5 Height Regulations of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to allow an increase in height from the permitted maximum of forty-five (45) feet to one hundred five (105) feet on Parcel 8 and makes the following findings:

- i. The authorized height is compatible with the uses, appearance and environment of adjacent areas,
- ii. The applicant has submitted a traffic study describing traffic volumes and impact of proposed development on adjacent streets,
- iii. The proposed development mitigates those traffic impacts and provides for an acceptable level of service,
- iv. The site is located on an arterial street that is served by a regularly scheduled mass transit line.

4. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "A"** and incorporated herein by reference for all purposes.

5. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.

6. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

7. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan **Exhibit "A"** within four (4) years from the date hereof.

8. Pursuant to the requirements of Section 20.20.040 and 20.20.050 of the El Paso City Code, the City Council hereby approves removing the historic designation on a Portion of Lot 5 as described in the Metes and Bound attached hereto as **Exhibit "B"**, as there are no historic structures on the site and is currently used as a parking lot; and

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

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**THE CITY OF EL PASO**

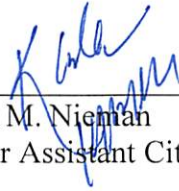
**ATTEST:**

\_\_\_\_\_  
Dee Margo  
Mayor

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

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

\_\_\_\_\_  
Victor Morrison-Vega  
Planning & Inspections Department

**AGREEMENT**

By execution hereof, El Paso Community College ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D (Special Development)** District regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this \_\_\_\_ day of \_\_\_\_\_, 2018

**OWNER: El Paso Community College**

By: \_\_\_\_\_

\_\_\_\_\_  
*(Print name & Title)*

**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS )**

)

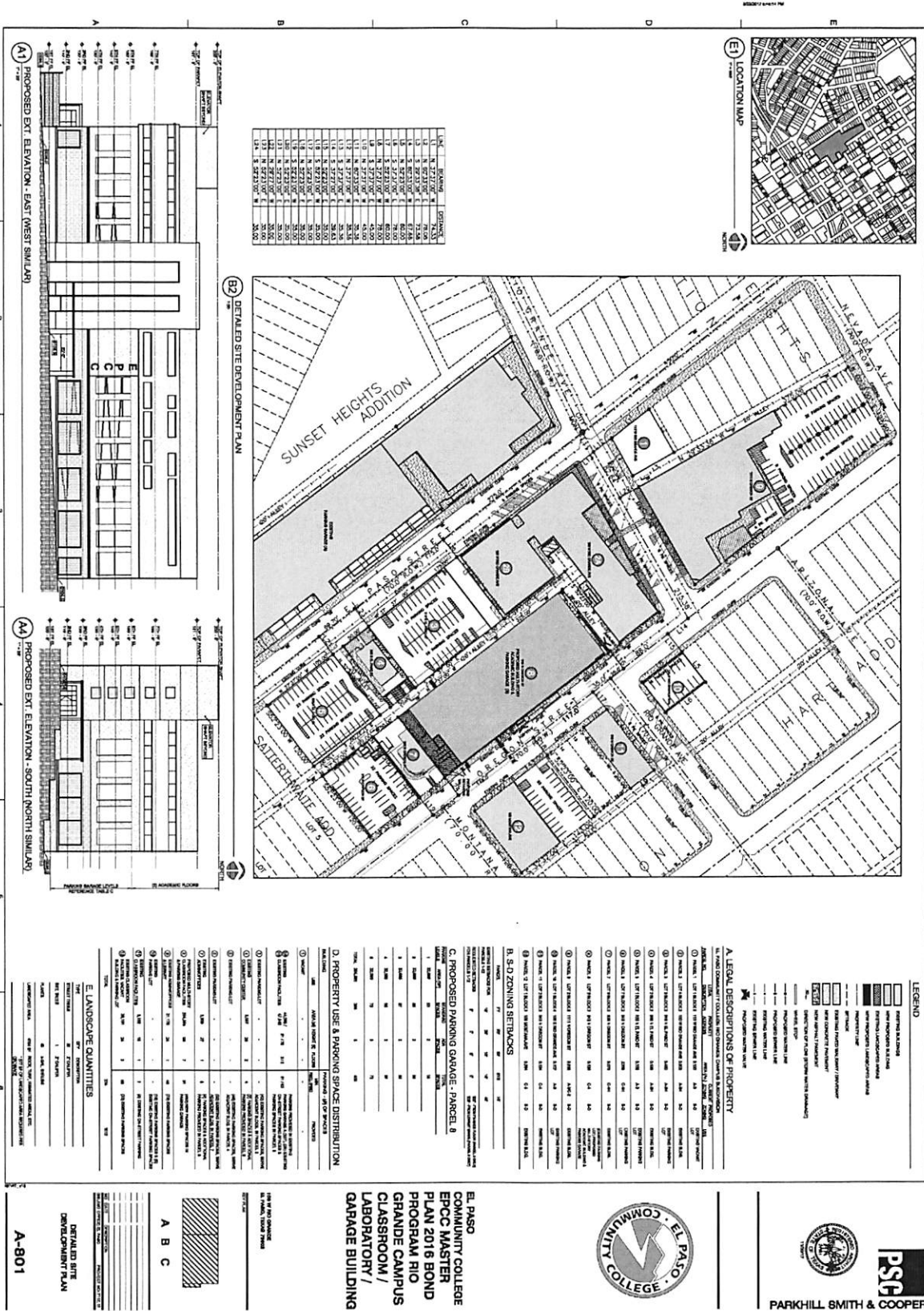
**CO UNTY OF EL PASO )**

This instrument is acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, in his legal capacity on behalf of El Paso Community College.

My Commission Expires:  
\_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

# EXHIBIT "A"



**EXHIBIT "B"**

**DORADO ENGINEERING, INC.**  
**2717 YANDELL EL PASO, TEXAS 79903 (915) 562-0002 FAX (915) 562-7743**

**PORTION OF LOT 5**

Metes and Bounds description portion of Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision and being more particularly described as follows:

From an existing monument located at the intersection of the centerlines of Oregon Street and Rio Grande Avenue, said city monuments bears North 37°37'00" West to an existing monument located at the centerline intersection of Nevada Avenue and Oregon Street a distance of four hundred fifty feet and no hundredths (450.00) feet;

Thence, South 37°37'00" East along the centerline of El Paso Street a distance of four hundred fifty and no hundreds (450.00) feet to the intersection of the centerline of Oregon Street and the extended northerly line of Lot 2, Block 2, El Paso Community College Rio Grande Campus Subdivision, Thence North 52°23'00" East along the extended northerly line of Lot 2, Block 2, El Paso Community College Rio Grande Campus Subdivision, a distance of one hundred seventy five and no hundredths (175.00) feet for corner on the easterly right-of-way line of Alley Block 2, El Paso Community College Rio Grande Campus Subdivision, said corner being the Point Of Beginning for this description;

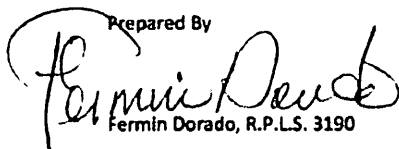
Thence, North 52°23'00" East across Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision, a distance of one hundred twenty and no hundredths (120.00) feet for a corner on the westerly right-of-way line of Oregon Street.

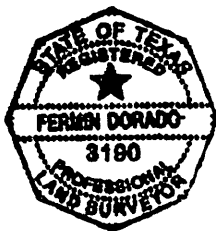
Thence, South 37°37'00" East along the westerly right-of-way line of Oregon Street, a distance of fifty and no hundredths (50.00) feet to the common easterly corner of Lots 5 and 6, Block 2, El Paso Community College Rio Grande Campus Subdivision;

Thence, South 52°23'00" West along the common line of Lots 5 and 6, Block 2, El Paso Community College Rio Grande Campus Subdivision a distance of one hundred twenty and no hundredths (120.00) feet to the common westerly corner of Lots 5, and 6 on the easterly right-of-way line of Alley Block 2, El Paso Community College Rio Grande Campus Subdivision;

Thence, North 37°37'00" West along the easterly right-of-way line of said mention Alley Block 2, a distance of fifty and no hundredths (50.00) feet to the Point Of Beginning for this description;

Said Portion of Lot 5, contains 6,000.00 Square Feet or 0.138 Acres of land more or less.

Prepared By  
  
Fermin Dorado, R.P.L.S. 3190

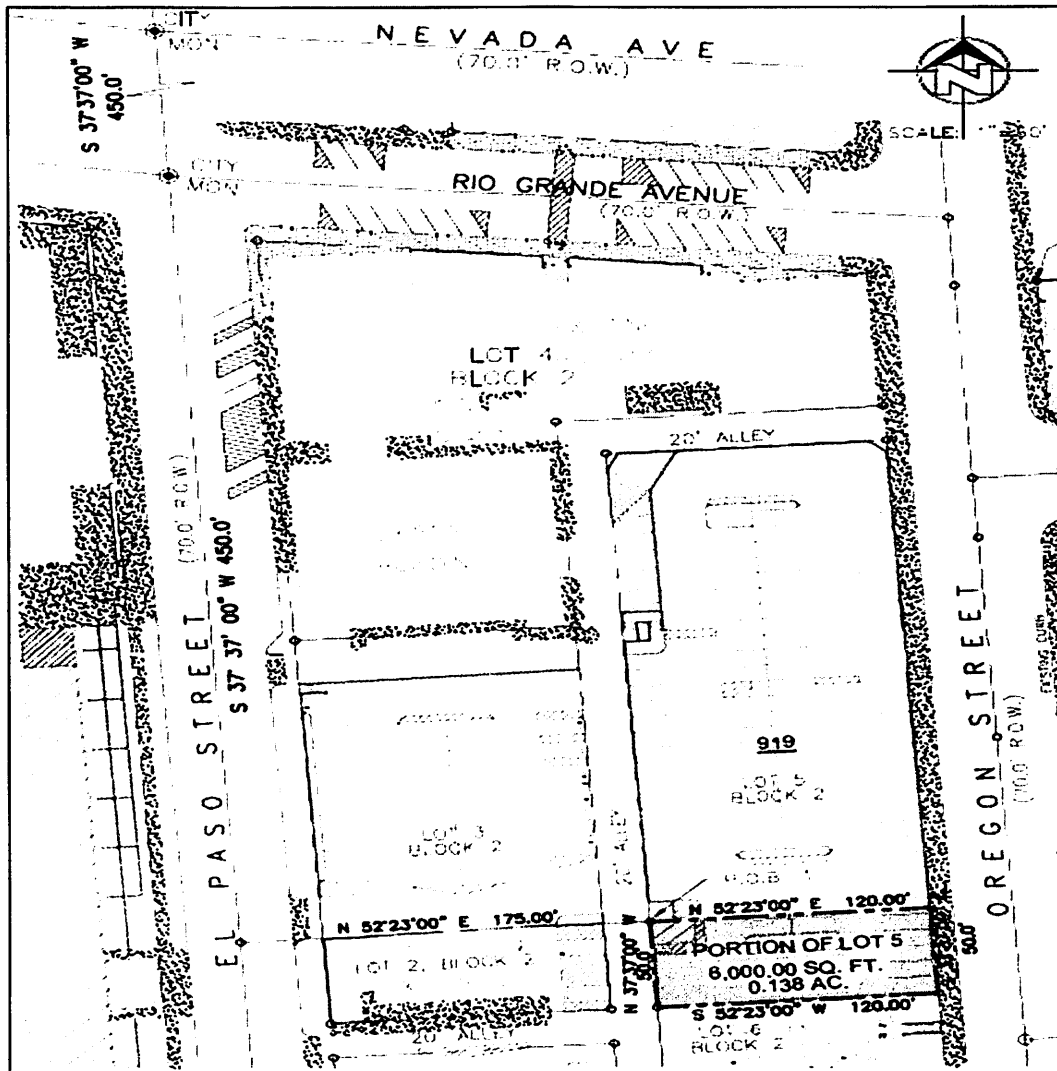


January 30, 2018

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

18-1007-2115 | 750775  
EPCC Rio Grande Campus-Parcel 8  
KMN

**PZRZ17-00022**



S:\DRAWINGS\EPCC-RIOGRANDE.DWG  
THIS IS TO CERTIFY THAT THE PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION

STATE OF TEXAS  
COUNTY OF EL PASO  
**FERMIN DORADO**  
3192  
REGISTERED SURVEYOR  
*Fermin Dorado*  
REGISTERED SURVEYOR

**919 OREGON STREET**  
PORTION OF LOT 5, BLOCK 2  
EL PASO COMMUNITY COLLEGE  
RIO GRANDE CAMPUS SUBDIVISION  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

**DORADO**  
ENGINEERING, INC.  
ENGINEERS SURVEYORS PLANNERS  
2717 E. YANDELL, EL PASO, TEXAS 79903 (915)362-0002

DATE	01/31/18
SCALE	1" = 60'
DRAWN BY	FD
CHECKED BY	FD
FLOOD ZONE	C
PANEL NUMBER	
480214-GC30H	
DATE	10/15/16
ZONING	C4-H
VOLUME	
PAGE	

## MEMORANDUM

**DATE:** March 9, 2018

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

**FROM:** Andrew Salloum, Senior Planner

**SUBJECT:** PZRZ17-00022

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The City Plan Commission (CPC) on January 4, 2018, voted 7-0 to recommend **approval** of rezoning the subject property Parcel 1: A-3/H Apartment/Historic) to S-D/H (Special Development/Historic), Parcel 2: A-3/H (Apartment/Historic) to S-D/H (Special Development/Historic), Parcel 3: A-3 (Apartment) to S-D (Special Development), Parcel 4: A-3/H (Apartment/Historic) to S-D/H (Special Development/Historic), Parcel 5: A-3 (Apartment) to S-D (Special Development), Parcel 6: C-4 (Commercial) to S-D (Special Development), Parcel 7: C-4/H (Commercial/Historic) to S-D/H (Special Development/Historic), Parcel 8: C-4 (Commercial) & C-4/H (Commercial/Historic) to S-D (Special Development), Parcel 9: A-3 (Apartment) & C-2 (Commercial) to S-D (Special Development), Parcel 10: A-3 (Apartment) to S-D (Special Development), Parcel 11: C-4 (Commercial) to S-D (Special Development), Parcel 12: C-4 (Commercial) to S-D (Special Development) and approval of the detailed site development plan, setback reductions, and un-designate the Historic overlay on a portion of the Parcel 8.

The CPC found that the rezoning is in conformance with 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, that 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 received a letter via email in opposition to the rezoning and un-designate the Historic overlay request, attachment 8. Planning also received a letter of commentary via email, attachment 8.

**Property Owner:** El Paso Community College (Art Fierro, Chairman of the Board of Trustees)  
**Representative:** Paulo Peres, ECM Int. / Mary Stills, PSC

**Attachments:**  
Height exception request  
Staff Report

## **Salloum, Andrew M.**

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**From:** Sito Negron <sito.negron@gmail.com>  
**Sent:** Monday, April 16, 2018 9:20 PM  
**To:** Salloum, Andrew M.  
**Cc:** Lizarraga, Cissy I.; Jose Angel Mendoza; Wood Leah; Hal Marcus; CityManager; District # 1; District #2; District #3; District #4; District #5; District #6; District #7; Mayor  
**Subject:** Comment on Agenda Items 21.1 and 22.2

Mr. Salloum:

Please accept this letter of comment on behalf of the Sunset Heights Neighborhood Improvement Association. Thank you.

Honorable Mayor Margo, City Representative Lizarraga, and City Council:

I write on behalf of the Sunset Heights Neighborhood Improvement Association. We support the El Paso Community College (EPCC) as an important community institution that provides a great education at an affordable price for El Pasoans, helps define our neighborhood, and is a part of the public investment in Downtown and its surroundings.

However, we have significant questions and concerns about the rezoning proposal submitted on behalf of EPCC, and the planning process that led to it, and ask that you consider certain commitments from EPCC prior to approval.

In reviewing this the neighborhood came up with a list of pros and cons, as follows:

### **Cons**

- We disagree with the contention that this is in scale with the surroundings. The building is a massive block that loom over its surroundings instead of complementing them. In the Feb. 28 letter in the agenda backup, the applicants indicate what they call comps. Two of them are in Downtown proper, on the other side of the freeway, and four of the five (including the two in Downtown) have a smaller footprint relative to the height. Further, this building will overshadow the distinctive steeple of the original Rio Grade Campus building.
- The design elements will only be on the south and east facing sides of the building, so the neighborhood will be looking at a concrete block.
- The elevator shaft does not even have a steeple similar to the entrance of the other parking lot (on El Paso Street). There are few design elements that tie it to either the neighborhood or to the rest of the campus (although there is brick at the base of the building, which is much-appreciated improvement over the previous design).
- There is only one entrance, so the traffic is not dispersed and will inevitably back up on Oregon. How will this work with the trolley?
- Eliminating the setback increases the looming nature of the structure and diminishes the pedestrian experience.
- Internal planning process that lacked community input until it was too late to make a meaningful contribution. This historically has been an issue with the college, which went so far as to illegally demolish a building years ago. EPCC has always resisted being part of the historic neighborhood, and to our knowledge has never engaged in a master planning process for its campus that involves the neighborhood (or anyone else for that matter).

### **Pros**

- New building on the edge of the neighborhood shows a commitment by the college to grow in general, and this building contributes to an important economic and community-development arena specifically. The purpose of the building is health-related education, which ties in with the medical cluster on Oregon north of Schuster, and with the community's economic development goals, as expressed by the Medical Center of the Americas, the commitment to Texas Tech University Health Sciences Center, health magnet public schools, and other projects. EPCC has provided health-related education at this campus since 1974 and the neighborhood is proud of that.
- May provide parking options that eases parking pressure in front of neighborhood residential buildings.
- EPCC worked with the neighborhood to improve the design, including setting up a meeting with the design team in December.

### **Questions:**

- The Jan 4 staff report indicates that the development requires 334 spaces and applicant is providing 1,012 spaces. This will provide 400 spaces. Where are the other 600 current spaces?
- How many students does the campus have, and how many are projected? How many students currently park on campus and how many in the neighborhood, and how will this project ease the volume of students parking in front of neighborhood residential buildings?
- How will the traffic flow in and out of the building be compatible with the trolley and other traffic on Oregon, including local?
- Is this garage being overbuilt in order to accommodate parking for Downtown events? Is Sunset Heights being used as a parking lot?
- Can the building be lowered by one floor, which would save money (up to \$1 million) and reduce the impact?
- Will the college commit to create a master plan/design committee for the rest of the campus, to continue to report to City Council and other interested parties on the progress of the project, and to immediately begin planning for design improvements that can be made on the building in the future, much as UTEP was able to over time create a consistent signature look for its campus, if approval is granted?

**Conclusion**

SHNIA has not taken a strong stance in opposition to the project since December. We accepted their concerns that they were behind schedule and limited on budget. The process has been difficult for us. We have been placed in an unfair position - having to react to developments - by a planning process that internally assessed the college's needs but did not recognize its position as a major driver of neighborhood and community change that requires a robust engagement process.

And we are extremely disappointed that EPCC disregarded the historical nature of the campus - and the unique opportunities it has to engage the community and its own architectural schools to create a signature, cohesive urban campus befitting the development taking place to the south in Downtown El Paso.

However, we want this building project to be successful because we consider it important for the college's students and for the community, and specifically for the neighborhood. This is a significant investment by the college in its future, and the future of its students. We want to support the college's mission of providing quality, affordable education. And we know the college is committed to future investment in the original Temple Mt Sinai, about 100 years old!

Therefore, we support the rezoning proposal for the parking garage and classroom, more enthusiastically if the building is reduced by a floor and a commitment is made to look for future opportunities to create a consistent look for the campus based on the original building.

We also support the rezoning request for the other campus parcels **IF** EPCC commits to an updated, detailed master planning process for its Rio Grande Campus. If that is not possible, we respectfully ask that the rezoning of those other properties be denied until such time as the college is able to work with the community to create an updated and detailed campus master plan for all of its parcels.

Thank you for your consideration.

Respectfully,

Sito Negrón  
 President, Sunset Heights Neighborhood Improvement Association



ECM INTERNATIONAL, INC.  
A Project Delivery Firm

EPCC 2016 Master Plan Bond Program

February 28, 2018 (REV)

**Via Email to Andrew M. Salloum**  
[SalloumAM@elpasotexas.gov](mailto:SalloumAM@elpasotexas.gov)

Andrew Salloum  
Senior Zoning Planner  
Planning Division, Planning and Inspections Department  
City of El Paso, City 3 Building, 801 Texas Avenue  
El Paso, TX 79901

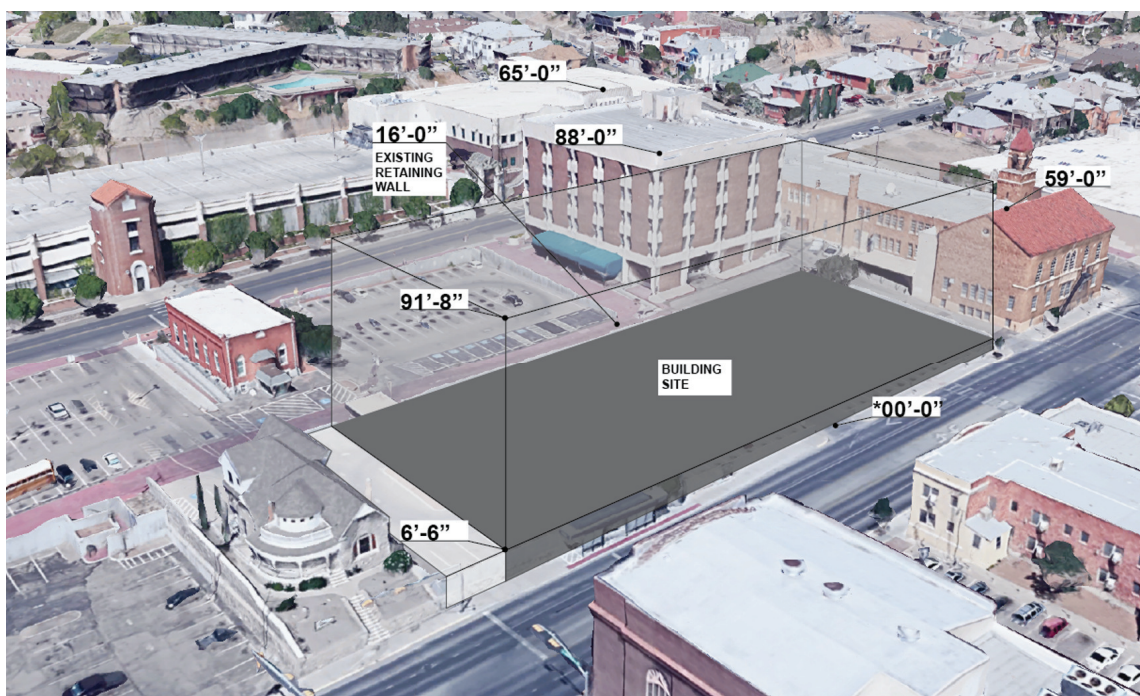
Subject: EPCC Rio Grande Classroom / Laboratory / Garage Building  
City of El Paso - Height Exception Request

Dear Mr. Salloum,

The purpose of this letter is to formally respond to your e-mail enquiry dated February 16, 2018 (attached) regarding the 5 criteria listed under 20.10.360A.5.c.

***“i. The authorized height is compatible with the uses, appearance and environment of adjacent areas.”***

RESPONSE: As demonstrated at the January 4, 2018 City Planning Commission Meeting and PSC’s previously submitted information on surrounding building heights prior to the CPC Meeting, the height of the proposed building at 105 feet (to top of the elevator shaft), with top of parapet at 91’-8”, is not disproportionately higher than, and nicely integrates with, its surroundings. The site perspective below shows the surrounding building heights as they relate to the proposed new



\* ALL NOTED ELEVATIONS ARE APPROX. AND USING PROJECT 0'-0" AS REFERENCE

building.

It is also important to note that the building is located in the lowest point of the site. Furthermore, as one expands the overall area view (below) it can be seen that several buildings exceed the height of this proposed building.



Furthermore, the image below shows how the building is located in a low point thus diminishing the overall massing impact in the neighborhood. Because of the topography surrounding the site, the building will appear to be less imposing than one might otherwise think. The elevation drop on Rio Grande is approximately 69 feet. Even with 27 feet drop on Oregon, as one may observe in the artist's rendering below, the building integrates and complements its surroundings.



PSC's design purposefully draws from surrounding elements, finishes, colors, massing, and other neighborhood vernacular components to complement, reflect, and enhance the surrounding architectural context.





View South from El Paso Street



View East from W Rio Grande Street

***“ii. The applicant submits a traffic study describing traffic volumes and impact of proposed development on adjacent streets”***

RESPONSE: A TIA was previously performed and submitted to the City on June 23, 2017. The study addressed the likely impact of the proposed design of the new Rio Grande building. EPDOT reviewed it and to our knowledge accepted the study as it was submitted.

***“iii. The council finds that the proposed development mitigates those traffic impacts and provides for an acceptable level of service”***

RESPONSE: The conclusion of the TIA was to recommend changing some of the timing of the traffic lights at existing intersections. By doing this, traffic flow is maximized and an adequate level of service will be provided; EPDOT agreed with that recommendation.

***iv. The site is located on an arterial street (collection, minor or major) that is served by a regularly scheduled mass transit line.***

RESPONSE: The building will be adjacent to Oregon Street, which is considered a minor arterial street with Sun Metro service and future trolley service.

***v. Any other condition reasonably necessary to protect the health, safety and welfare of the general public.***

RESPONSE: The building is designed to be in compliance with the IBC 2015 code and all applicable local ordinances related to access and safety for staff, students, and the general public. Furthermore, there are provisions in the contract for the contractor to provide safety measures to protect the public and its employees during construction, and they will be required to follow OSHA regulations.

I hope this answers all the questions. Please do not hesitate to contact me should you have any further questions.

Yours sincerely

Paulo Peres, AIA, LEED AP  
Program Manager

attachments

Copies to (via e-mail): Ruben Gallardo [rgalla16@epcc.edu](mailto:rgalla16@epcc.edu)  
Richard Lobato [rlobato@epcc.edu](mailto:rlobato@epcc.edu)  
Melchor Herrera [mherrera@ecmintl.com](mailto:mherrera@ecmintl.com)  
David Rawlings [drawlings@ecmintl.com](mailto:drawlings@ecmintl.com)  
Mary Stills [mjstills@team-psc.com](mailto:mjstills@team-psc.com)

# EPCC Rio Grande Campus

City of El Paso — Plan Commission — 1/4/2018 **(REVISED)**



**PZRZ17-00022**

**Rezoning**

<b>STAFF CONTACT:</b>	Andrew Salloum, 915-212-1603, <a href="mailto:SalloumAM@elpasotexas.gov">SalloumAM@elpasotexas.gov</a>
<b>OWNER:</b>	El Paso Community College (Art Fierro, Chairman of the Board of Trustees)
<b>REPRESENTATIVE:</b>	Paulo Peres, ECM Int. / Mary Stills, PSC
<b>LOCATION:</b>	Twelve parcel addresses, see attachment 1
<b>LEGAL DESCRIPTION:</b>	Twelve parcel legal descriptions, see attachment 1
<b>EXISTING ZONING:</b>	Twelve parcel existing zoning, see attachment 1
<b>REQUEST:</b>	To rezone the twelve parcels from A-3 (Apartment), A-3/H (Apartment/Historic), C-4 (Commercial), and C-4/H (Commercial/Historic) to S-D (Special Development) and S-D/H (Special Development/Historic) to allow for a community college campus buildings and parking lots and un-designate the Historic overlay on a portion of Parcel 8.
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT</b>	Planning received a letter via email in opposition to the rezoning and un-designate the Historic overlay request, attachment 8. Planning also received a letter of commentary via email, attachment 8. Notices sent to property owners within 300 feet on December 20, 2017.
<b>STAFF RECOMMENDATION:</b>	Approval (see pages 1—6 for basis for recommendation)

**SUMMARY OF REQUEST:** The applicant is requesting to rezone twelve parcels from A-3 (Apartment), A-3/H (Apartment/Historic), C-4 (Commercial), and C-4/H (Commercial/Historic) to S-D (Special Development) and S-D/H (Special Development/Historic) to allow for community college campus buildings and parking lots on Parcel 1-7 and 9-12, and construct a new parking garage and classroom combination on Parcel 8. The detailed site development plan shows an existing classroom facility, community center, administrative offices, library, parking lots, and parking garage on 11 parcels and a new 204,965 sq. ft., 7 -story, classroom/parking garage building, 105 ft. in height on Parcel 8. The applicant is also requesting to un-designate the Historic overlay on a portion of the Parcel 8 as part of the rezoning request.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends approval of rezoning the subject property Parcel 1: A-3/H (Apartment/Historic) to S-D/H (Special Development/Historic), Parcel 2: A-3/H (Apartment/Historic) to S-D/H (Special Development/Historic), Parcel 3: A-3 (Apartment) to S-D (Special Development), Parcel 4: A-3/H (Apartment/Historic) to S-D/H (Special Development/Historic), Parcel 5: A-3 (Apartment) to S-D (Special Development), Parcel 6: C-4 (Commercial) to S-D (Special Development), Parcel 7: C-4/H (Commercial/Historic) to S-D/H

(Special Development/Historic), Parcel 8: C-4 (Commercial) & C-4/H (Commercial/Historic) to S-D (Special Development), Parcel 9: A-3 (Apartment) & C-2 (Commercial) to S-D (Special Development), Parcel 10: A-3 (Apartment) to S-D (Special Development), Parcel 11: C-4 (Commercial) to S-D (Special Development), Parcel 12: C-4 (Commercial) to S-D (Special Development) and approval of the detailed site development plan. The recommendation is based on compatibility with the surrounding properties zoned commercial, apartment, and special development districts and uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-2, Traditional Neighborhood in the Central Planning Area.

The Planning Division also recommends approval to un-designate the Historic overlay on a portion of Parcel 8. The recommendation is based on compliance with Section 20.20.040 Procedure for designation of historic landmarks and districts and Section 20.20.050 Historic landmarks designation criteria. There are no structures on the site and is currently a parking lot.



## DESCRIPTION OF REQUEST

The applicant is requesting to rezone twelve parcels from A-3 (Apartment), A-3/H (Apartment/Historic), C-4 (Commercial), and C-4/H (Commercial/Historic) to S-D (Special Development) and S-D/H (Special Development/Historic) to allow for a community college campus and construct a new parking garage and classroom combination. A community college campus is permitted use in S-D zone district with approval of a detailed site development plan. The request is also to provide consistent zoning for EPCC properties. The 12 parcels are a combined 6.49 acres in size and currently contain a community college campus. The detailed site development plan shows existing classroom facility, community center, administrative offices, library, parking lots, and parking garage on 11 parcels and a new 204,965 sq. ft., 7 -story, classroom/parking garage building, 105 ft. in height on Parcel 8. The applicant is also requesting the following front yard setback reduction from the required 10 ft. to 0 ft.; the rear yard setback reduction from the required 10 ft. to 0 ft.; the side yard setback reduction from the required 10 ft. to 0 ft.; and the side street yard setback reduction from the required 10 ft. to 0 ft. The development requires 334 parking spaces and the applicant is providing 1,012 parking spaces, to include ADA and bicycle spaces. The applicant is also requesting to un-designate the Historic overlay on a

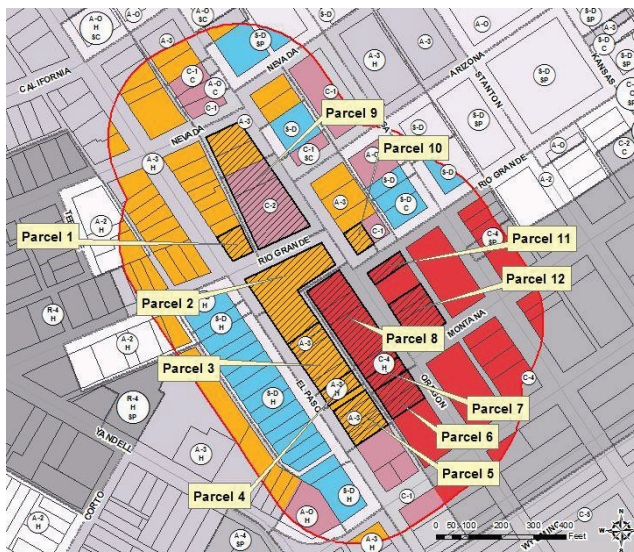
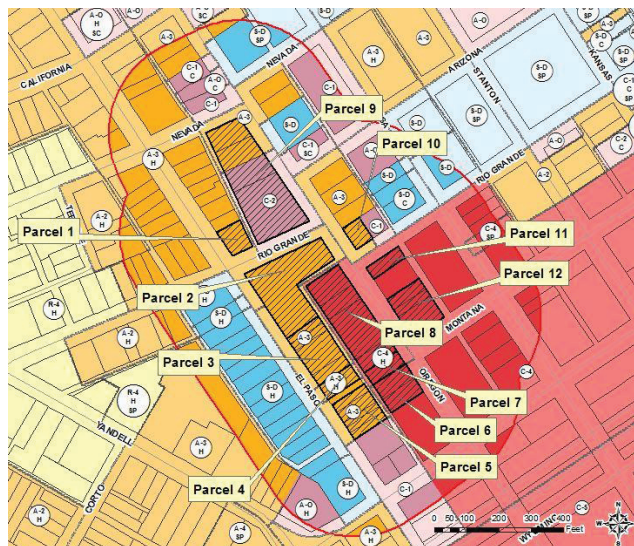
portion of the Parcel 8 as part of the rezoning request. Access to the subject property is provided from Rio Grande Avenue, El Paso Street, Oregon Street, and Montana Avenue.

### CASE HISTORY

On December 4, 2017, Historic Landmark Commission voted to deny un-designating the Historic overlay on a portion of Parcel 8.

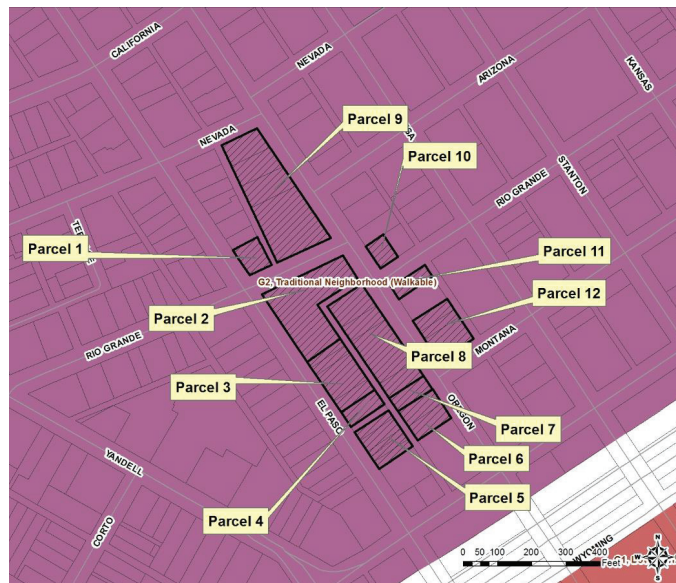
### REZONING POLICY

POLICY	DOES IT COMPLY?
<p><b>Compatibility</b> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.</p>	<p>Yes, many properties adjacent to the subject property are zoned S-D.</p>
<p><b>Plan El Paso</b> Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-1, G-2, or G-7)</p>	<p>Yes, the property is designated G-2, Traditional Neighborhood (Walkable) and meets the intent by proposing an increase in density over the existing zoning and providing non-residential uses in the area.</p>



**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject property (12 parcels) is located in the EPCC Rio Grande Campus subdivision, built in the between 1910s - 1980s. The 12 parcels are currently zoned A-3 (Apartment), A-3/H (Apartment/Historic), C-4 (Commercial), and C-4/H (Commercial/Historic) and used community college campus. Properties adjacent to the subject property are zoned S-D (Special Development), C-1, C-2, & C-4 (Commercial), and A-3 (Apartment). Surrounding land uses include single-family dwellings, multi-dwellings, apartment complex, offices, commercial uses, and community college campus. The nearest park is Cavalry Man Triangle (1,095 feet). The nearest school is Vilas Elementary (2,664 feet).

**COMPLIANCE WITH PLAN EL PASO:** The proposed project is currently developed and is being used as community college campus included classroom facility, community center, administrative offices, library, parking lots, and parking garage. The purpose of the application is to introduce a new use and increase density and height for an underdeveloped parcel within the G-2, Traditional Neighborhood (Walkable) land use designation. Being multi-zoned A-3 (Apartment), C-2 (Commercial), and C-4 (Commercial) limits the uses and development potential of the subject property, which is the purpose for the rezoning request.



## RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b>G-2 – Traditional (Walkable)</b>            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 faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plan identified in this Comprehensive Plan.</p>	<p>Yes, the lot is underdeveloped. The purpose of this project is to increase density, height, and introduce new uses to the subject property, which is currently adjacent to existing community college campus and other commercial development.</p>

<b>ZONING DISTRICT</b>	<b>DOES IT COMPLY?</b>
<p>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.</p>	<p>Yes, community college campus is a permitted use in S-D.</p>
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<p>2.2.1: City officials should consider the following neighborhood patterns when evaluating rezoning requests and also when locating and designing development on public land, seeking to achieve voluntary compliance with as many patterns as practical. While the land development code and state law ultimately dictate what shall be approved by the City, all design approaches that could increase the function, aesthetics, sustainability, marketability, and livability of projects should be discussed as part of the land development process. Consensus approaches should become changes to the land development code. The illustrative plans in various elements of Plan El Paso demonstrate the application of these design principles to a wide variety of sites within El Paso.</p>	<p>Yes, the applicant is proposing redevelopment of existing parcels, adding additional uses, and the potential for new employment.</p>

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The 12 parcels are combined 6.49 acres in size however the proposed setbacks and height are not allowed under the current C-4 (Commercial) zoning district. Also the inconsistent zoning districts limit uses & development potential on the properties.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The 12 parcels proposed yard setbacks of 0 ft. and 105 ft. in height allow the proposed use under proposed S-D (Special Development) zoning district.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent 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.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There are existing water and sewer mains along El Paso Drive, Rio Grande Avenue, Montana Avenue, and Oregon Street available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

**EFFECT UPON THE NATURAL ENVIRONMENT:** Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the El Paso Central Business Association and was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 20, 2017. Planning received a letter via email in opposition to the rezoning and de-designate the historic overlay request, attachment 8.

**STAFF COMMENTS:** No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

**OTHER APPLICABLE FACTORS:** Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**ATTACHMENTS:**

1. Twelve parcels – location, legal description, existing zoning, and request to rezone
2. Detailed Site Development Plan
3. Elevations
4. Zoning Map
5. Future Land Use Map
6. Department Comments
7. Public Notification Boundary Map
8. Comments from the Public
9. HLC staff report

# **ATTACHMENT 1**

## **LOCATION:**

Parcel 1: 113 W. Rio Grande Avenue

Parcel 2: 100 W. Rio Grande Avenue

Parcel 3: 916 N. El Paso Street

Parcel 4: 906 N. El Paso Street

Parcel 5: 820 N. El Paso Street

Parcel 6: 819 N. Oregon Street

Parcel 7: 903 N. Oregon Street

Parcel 8: 919 N. Oregon Street

Parcel 9: 1111 N. Oregon Street

Parcel 10: 103 E. Rio Grande Avenue

Parcel 11: 918 N. Oregon Street

Parcel 12: 103 Montana Avenue

## **LEGAL DESCRIPTION:**

Parcel 1: Lot 1, Block 5, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 2: Lot 4, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 3: Lot 3, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 4: Lot 2, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 5: Lot 1, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 6: Lot 7, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 7: Lot 6, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 8: Lot 5, Block 2, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 9: Lot 2, Block 5, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 10: Lot 1, Block 4, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 11: Lot 2, Block 3, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

Parcel 12: Lot 1, Block 3, El Paso Community College Rio Grande Campus Subdivision, City of El Paso, El Paso County, Texas

**EXISTING ZONING:**

Parcel 1: A-3/H (Apartment/Historic)

Parcel 2: A-3/H (Apartment/Historic)

Parcel 3: A-3 (Apartment)

Parcel 4: A-3/H (Apartment/Historic)

Parcel 5: A-3 (Apartment)

Parcel 6: C-4 (Commercial)

Parcel 7: C-4/H (Commercial/Historic)

Parcel 8: C-4 (Commercial) & C-4/H (Commercial/Historic)

Parcel 9: A-3 (Apartment) & C-2 (Commercial)

Parcel 10: A-3 (Apartment)

Parcel 11: C-4 (Commercial)

Parcel 12: C-4 (Commercial)

**REQUEST:**

To rezone from

Parcel 1: A-3/H (Apartment/Historic) to S-D/H (Special Development/Historic)

Parcel 2: A-3/H (Apartment/Historic) to S-D/H (Special Development/Historic)

Parcel 3: A-3 (Apartment) to S-D (Special Development)

Parcel 4: A-3/H (Apartment/Historic) to S-D/H (Special Development/Historic)

Parcel 5: A-3 (Apartment) to S-D (Special Development)

Parcel 6: C-4 (Commercial) to S-D (Special Development)

Parcel 7: C-4/H (Commercial/Historic) to S-D/H (Special Development/Historic)

Parcel 8: C-4 (Commercial) & C-4/H (Commercial/Historic) to S-D (Special Development)

Parcel 9: A-3 (Apartment) & C-2 (Commercial) to S-D (Special Development)

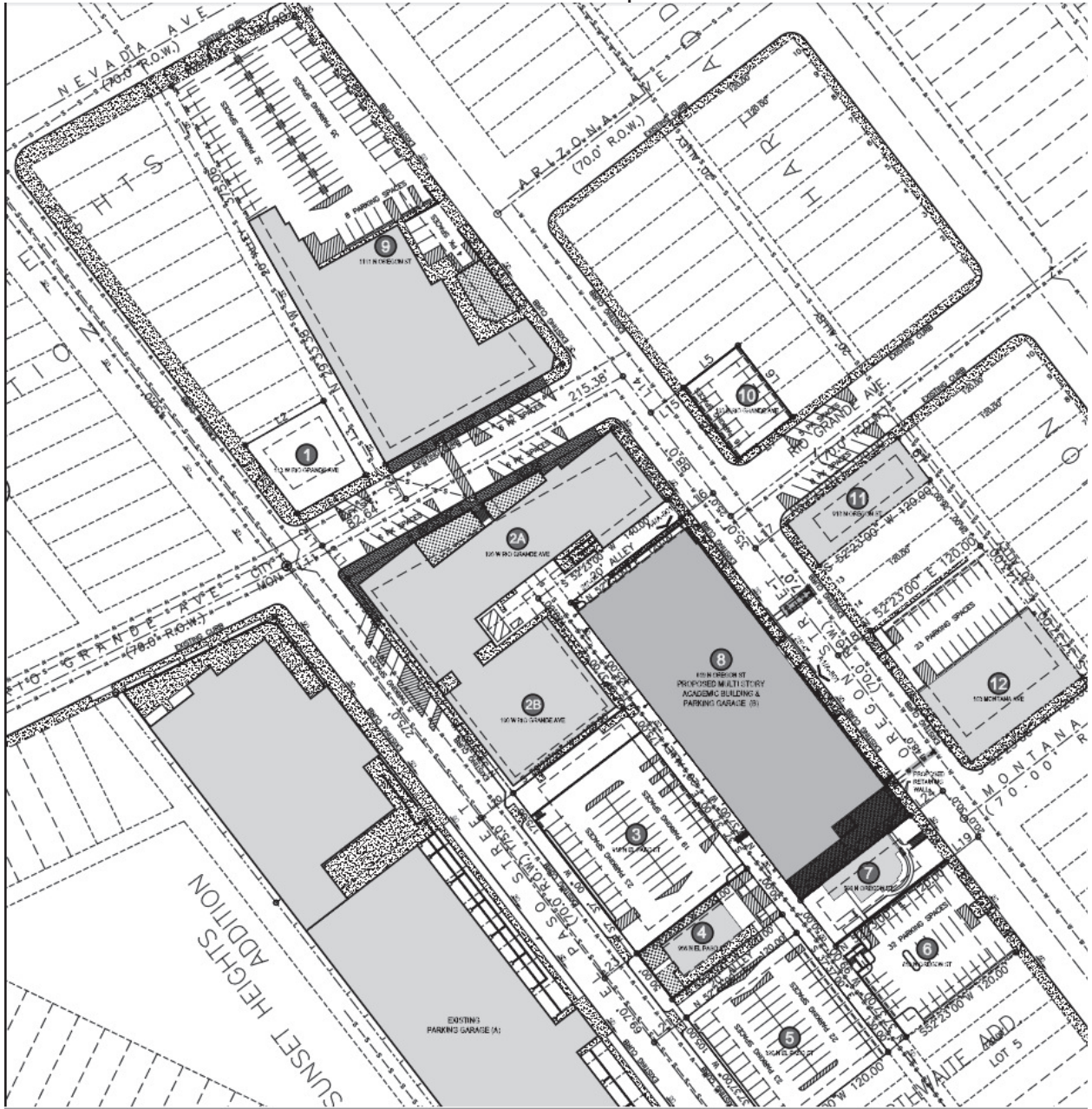
Parcel 10: A-3 (Apartment) to S-D (Special Development)

Parcel 11: C-4 (Commercial) to S-D (Special Development)

Parcel 12: C-4 (Commercial) to S-D (Special Development)

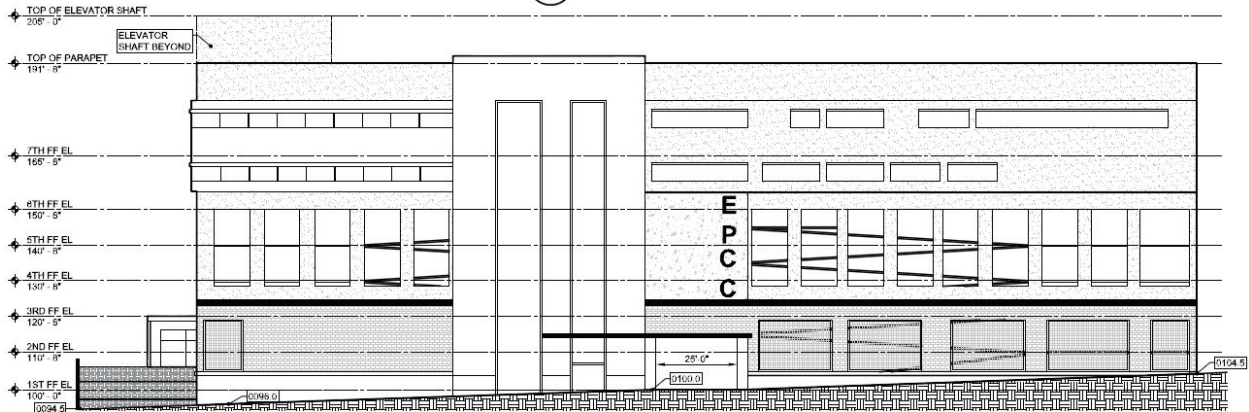
# ATTACHMENT 2

## Detailed Site Development Plan

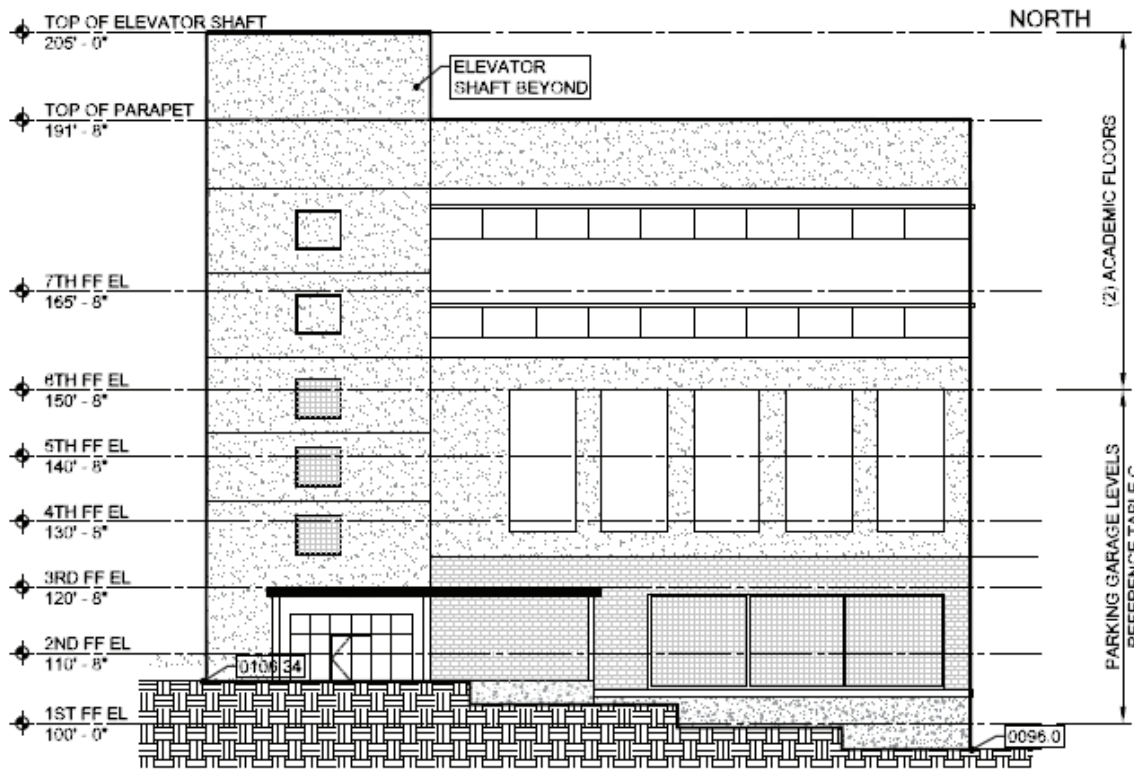


# ATTACHMENT 3

## Elevations



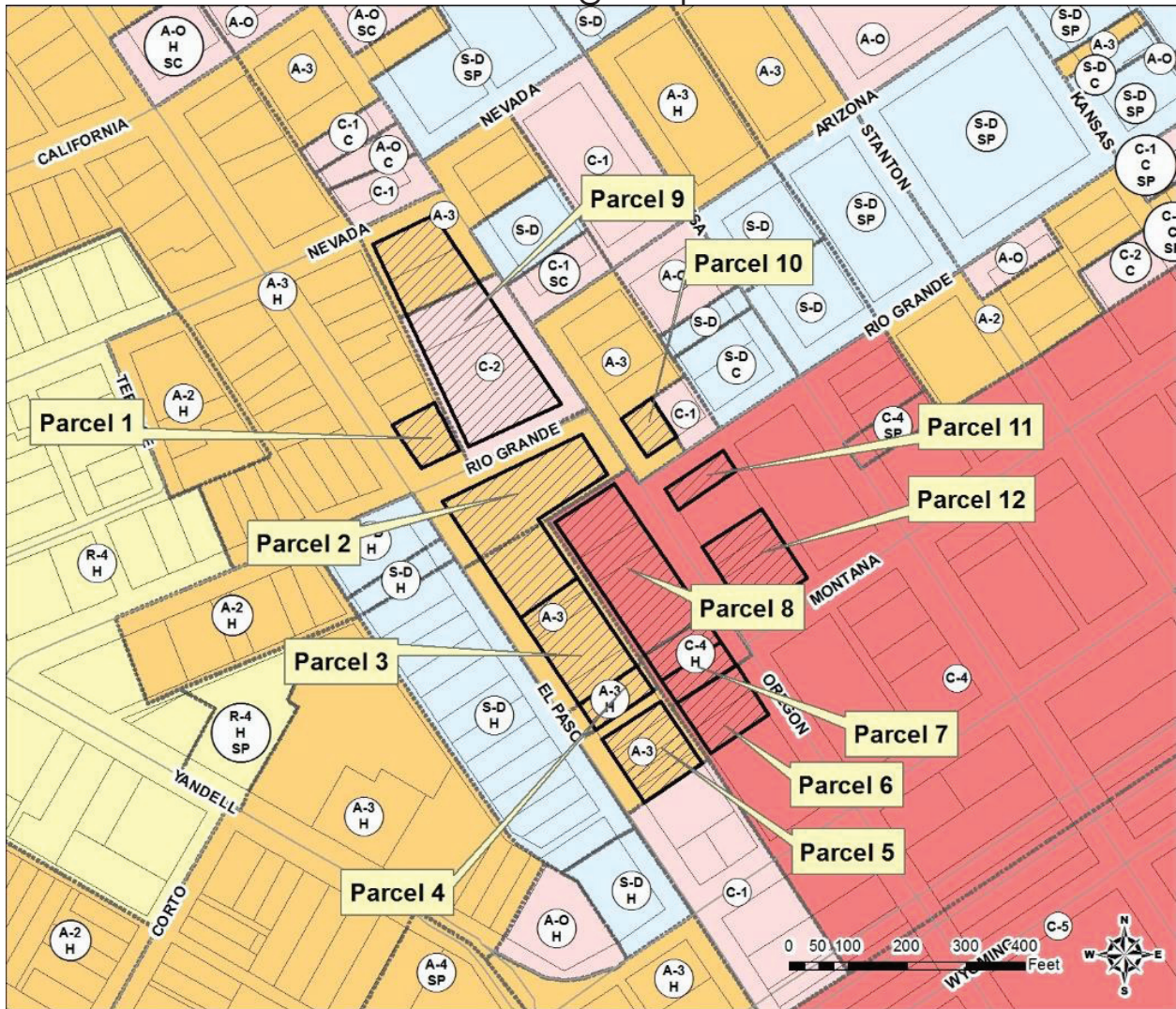
**A1** PROPOSED EXT. ELEVATION - EAST (WEST SIMILAR)  
1" = 20'



**A4** PROPOSED EXT. ELEVATION - SOUTH (NORTH SIMILAR)  
1" = 20'

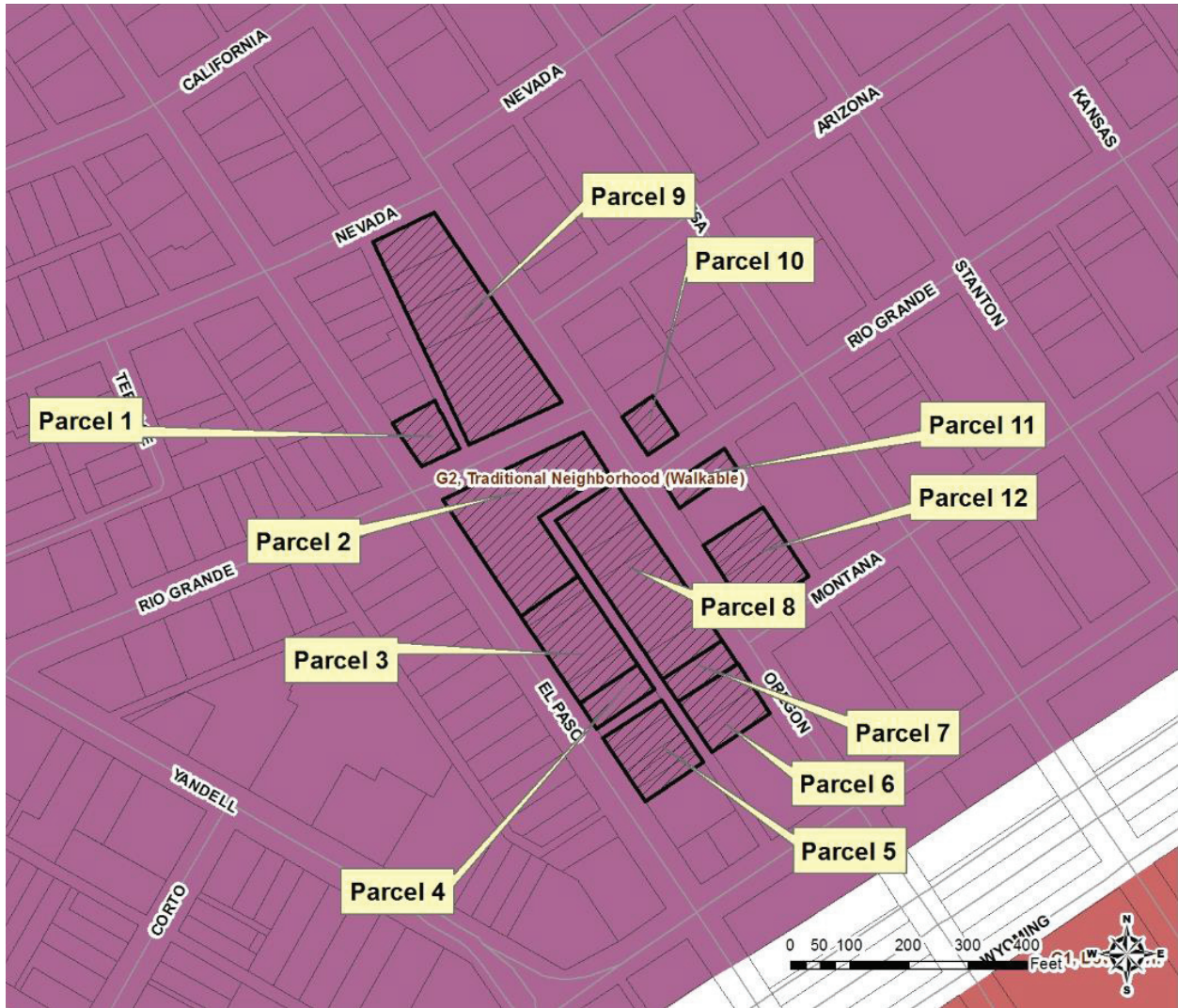
# ATTACHMENT 4

## Zoning Map



# ATTACHMENT 5

## Future Land Use Map



# **ATTACHMENT 6**

## Department Comments

### **Planning and Inspections Department - Planning Division - Transportation**

The traffic impact analysis (TIA) was submitted for Street and Maintenance Department's review and approved.

Note:

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

### **Street and Maintenance Department**

We received the revised hardcopy of the El Paso Community College Rio Grande Campus TIA and have reviewed the TIA. We will not request mitigation. We agree with the conclusions and recommendations of the TIA.

### **TXDOT**

Development is not abutting TXDOT Right of Way.

### **Planning and Inspections Department – Building and Development Permitting**

No objections to rezoning and detailed site development plan.

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

### **Planning and Inspections Department - Land Development**

1. No objections to proposed rezoning and detailed site plan.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **Fire Department**

Recommend approval.

### **Sun Metro**

Sun Metro does not oppose this request.

Mesa Brio provides inbound service along Oregon. Brio stations are located near the intersection of Oregon/Rio Grande and Oregon/Montana.

El Paso Streetcar has an embedded track alignment along Oregon, with various proposed stops near the subject properties. Overhead Contact System (OCS) poles and OCS wiring infrastructure are located on the alignment. There is a 10 feet dynamic envelope clearance requirement from centerline of alignment laterally and 10 feet vertically above the OCS wire. Coordination with Sun Metro Streetcar is required during all phases of construction.

Sun Metro routes 11, 14, 15, and 34 have stops along Oregon located near the intersections of Oregon/Yandell and Oregon/Nevada.

### **El Paso Water**

EPWater does not object to this request.

Parcel 1: Lot 1, Block 5

Water

Along El Paso Street north of Rio Grande Avenue fronting Parcel 1 there is an existing forty-two (42) inch diameter water transmission main. This main is not available for service. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along El Paso Street north of Rio Grande Avenue fronting Parcel 1 there is an existing six ( 6 ) inch diameter water main. This main is available for service.

Along Rio Grande Avenue between El Paso Street and Oregon Street fronting Parcel 1 there is an existing forty-eight ( 48 ) inch diameter water transmission main. This main is not available for service. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Rio Grande Avenue between El Paso Street and Oregon Street fronting Parcel 1 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along El Paso Street north of Rio Grande Avenue fronting Parcel 1 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Along the alley located east and parallel to El Paso Street north of Rio Grande Avenue fronting Parcel 1 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 2: Lot 4, Block 2

Water

Along Rio Grande Avenue between El Paso Street and Oregon Street fronting Parcel 2 there is an existing forty-eight ( 48 ) inch diameter water transmission main. This main is not available for service. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Rio Grande Avenue between El Paso Street and Oregon Street fronting Parcel 2 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Along El Paso Street south of Rio Grande Avenue fronting Parcel 2 there is an existing six ( 6 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along El Paso Street south of Rio Grande Avenue fronting Parcel 2 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Along the alley located east and parallel to El Paso Street south of Rio Grande Avenue fronting Parcel 2 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 3: Lot 3, Block 2

Water

Along El Paso Street south of Rio Grande Avenue fronting Parcel 3 there is an existing six ( 6 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along El Paso Street south of Rio Grande Avenue fronting Parcel 3 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Along the alley located east and parallel to El Paso Street south of Rio Grande Avenue fronting Parcel 3 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 4: Lot 2, Block 2

Water

Along El Paso Street south of Rio Grande Avenue fronting Parcel 4 there is an existing six ( 6 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along El Paso Street south of Rio Grande Avenue fronting Parcel 4 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Along the alley located east and parallel to El Paso Street south of Rio Grande Avenue fronting Parcel 4 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 5: Lot 1, Block 2

Water

Along El Paso Street south of Rio Grande Avenue fronting Parcel 5 there is an existing six ( 6 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along El Paso Street south of Rio Grande Avenue fronting Parcel 5 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Along the alley located east and parallel to El Paso Street south of Rio Grande Avenue fronting Parcel 5 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 6: Lot 7, Block 2

Water

Along Oregon Street south of Rio Grande Avenue fronting Parcel 6 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along the alley located west and parallel to Oregon Street south of Rio Grande Avenue fronting Parcel 6 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 7: Lot 6, Block 2

Water

Along Oregon Street south of Rio Grande Avenue fronting Parcel 7 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along the alley located west and parallel to Oregon Street south of Rio Grande Avenue fronting Parcel 7 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 8: Lot 5, Block 2

Water

Along Oregon Street south of Rio Grande Avenue fronting Parcel 8 there is an existing forty-eight ( 48 ) inch diameter water transmission main. This main is not available for service. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Oregon Street south of Rio Grande Avenue fronting Parcel 8 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along the alley located west and parallel to Oregon Street south of Rio Grande Avenue fronting Parcel 8 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 9: Lot 2, Block 5

Water

Along Rio Grande Avenue between El Paso Street and Oregon Street fronting Parcel 9 there is an existing forty-eight ( 48 ) inch diameter water transmission main. This main is not available for

service. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Rio Grande Avenue between El Paso Street and Oregon Street fronting Parcel 9 there is an existing six ( 6 ) inch diameter water main. This main is available for service.

Along Oregon Street between Nevada Avenue and Rio Grande Avenue fronting Parcel 9 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along the alley located west and parallel to Oregon Street north of Rio Grande Avenue fronting Parcel 9 there is an existing six ( 6 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 10: Lot 1, Block 4

Water

Along Oregon Street south of Rio Grande Avenue fronting Parcel 10 there is an existing forty-eight ( 48 ) inch diameter water transmission main. This main is not available for service. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Oregon Street between Arizona Avenue and Montana Avenue fronting Parcel 10 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along the alley located east and parallel to Oregon Street north of Rio Grande Avenue fronting Parcel 10 there is an existing eight ( 8 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 11: Lot 2, Block 3

Water

Along Rio Grande Avenue east of Oregon Street fronting Parcel 11 there is an existing forty-eight ( 48 ) inch diameter water transmission main. This main is not available for service. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Oregon Street between Arizona Avenue and Montana Avenue fronting Parcel 11 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Along the alley located east and parallel to Oregon Street south of Rio Grande Avenue fronting Parcel 11 there is an existing twelve ( 12 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along the alley located east and parallel to Oregon Street fronting Parcel 11 north of Rio Grande Avenue there is an existing eight ( 8 ) inch diameter sanitary sewer main. This main is available for service.

Parcel 12: Lot 1, Block 3

Water

Along Oregon Street between Arizona Avenue and Montana Avenue fronting Parcel 12 there is an existing eight ( 8 ) inch diameter water main. This main is available for service.

Along the alley located east and parallel to Oregon Street south of Rio Grande Avenue fronting Parcel 12 there is an existing twelve ( 12 ) inch diameter water main. This main is available for service.

Sanitary Sewer

Along the alley located east and parallel to Oregon Street fronting Parcel 12 south of Rio Grande Avenue there is an existing eight ( 8 ) inch diameter sanitary sewer main. This main is available for service.

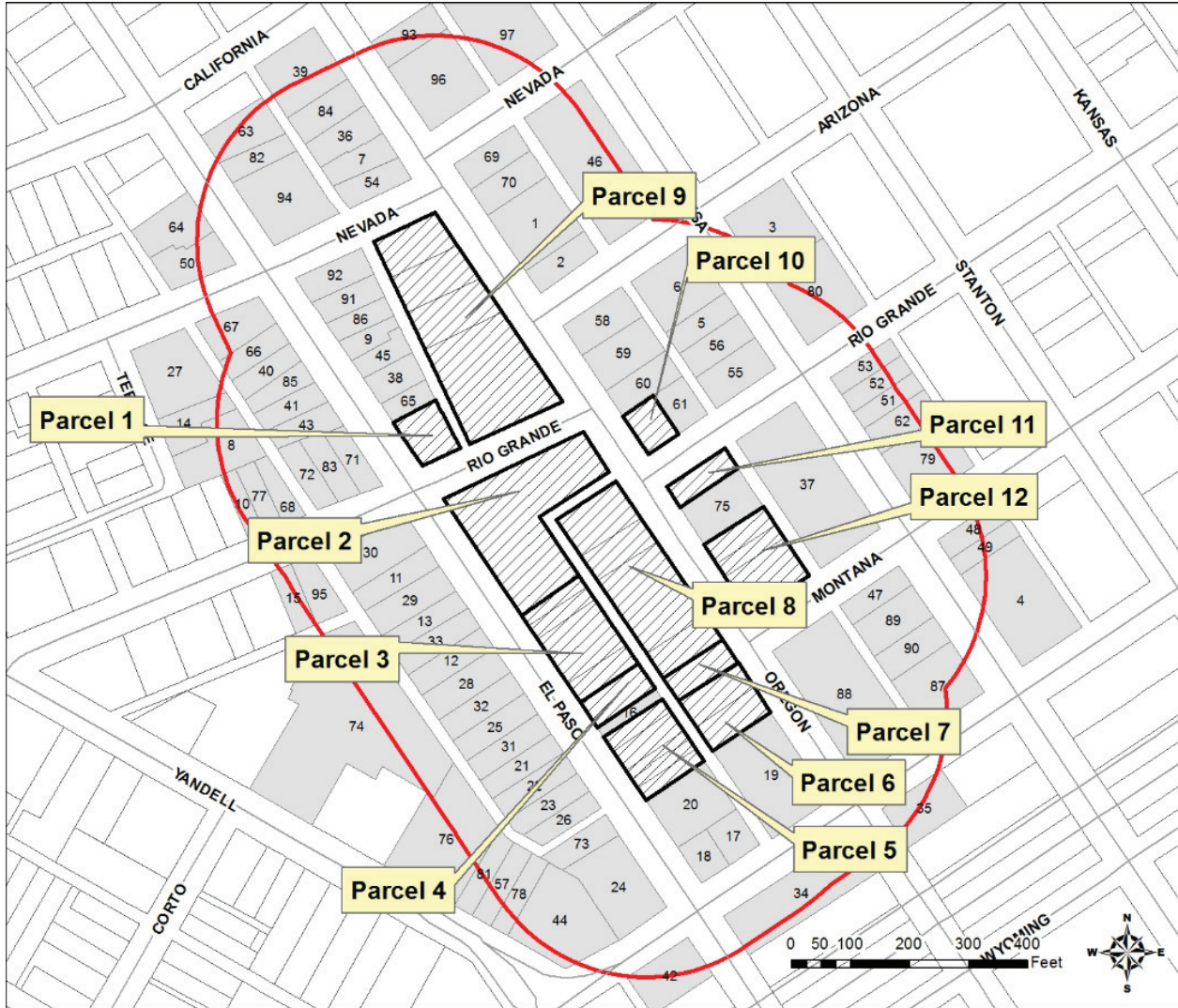
General

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to

construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 EPWater – 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.

# ATTACHMENT 7

## Notification Map



# **ATTACHMENT 8**

## Comments from the Public

**Salloum, Andrew M.**

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**From:** Salloum, Andrew M.  
**Sent:** Thursday, December 14, 2017 7:22 AM  
**To:** 'Sito Negrón'; Jose Angel Mendoza; Hal Marcus; Wood Leah; District #8; CR8  
**Cc:** Garcia, Raul; Antonini, Anne M.  
**Subject:** RE: EPCC S-D request / PZRZ17-00022

Mr. Negrón,

This case will be deleted from the CPC agenda today, Thursday December 14, 2017, due to the original notification letter stating only the request for rezoning.

The new public notification letter will need to be revised to include both the rezoning and the request to de-designate the "H" overlay. The new re-notification letter will be out next week for the next CPC meeting tentatively scheduled for January 4, 2018.

I understand that the HLC denied the request for de-designation of the property located at 906 N. Oregon. The applicants will be exercising their option to appeal the decision to the City Planning Commission.

I will include a copy of your email for the record.

Regards,

**Andrew Salloum**

Senior Zoning Planner | Planning Division  
Planning and Inspections Department | City of El Paso  
City 3 Building | 801 Texas Avenue  
El Paso, TX 79901  
915.212.1603

**From:** Sito Negrón [mailto:sito.negrón@gmail.com]  
**Sent:** Wednesday, December 13, 2017 4:57 PM  
**To:** Antonini, Anne M. <AntoniniAM@elpasotexas.gov>; Jose Angel Mendoza <rockonelpaso@gmail.com>; Hal Marcus <halmarcus123@gmail.com>; Wood Leah <leahwood919@yahoo.com>; Salloum, Andrew M. <SalloumAM@elpasotexas.gov>; District #8 <District#8@elpasotexas.gov>  
**Subject:** EPCC S-D request / PZRZ17-00022

Mr. Salloum:

I apologize that I will not be able to make the City Plan Commission (CPC) meeting today. On behalf of the Sunset Heights Neighborhood Improvement Association (SHNIA), I would like to convey the following:

We have concerns about the future master plan and the building. El Paso Community College (EPCC) has committed to this campus as their medical professions school, which we support completely. We have worked diligently to express our concerns with the scope and scale of the proposed parking structure, which includes classroom space, and while we have concerns about the traffic impacts and the scale relative to surrounding buildings, are appreciative that the college heard our concerns and made alterations to the building design in response.

Our preference would be to delay a decision on changing the zoning of the entire campus in any way - including removing the Historic designation for one piece of the proposed new building, for which my understanding was that the Historic Landmark Commission (HLC) was willing to provide a Certificate of Appropriateness - in order to more fully understand proposed changes and the scope of those. If EPCC could go back to the HLC with that request, that project could move forward while the rest of the campus is considered. However, we understand that time may be a factor for the college. We appreciate their challenges, and while it's unfortunate that we are now caught behind the process, if that is not a possibility, we want to look forward.

We hope CPC members would consider asking EPCC, and that EPCC would grant, a commitment from the college to be considered a stakeholder and among those consulted for future alterations to the campus, which is extensive, and could grow with future acquisitions by EPCC.

This campus not only is one of the major drivers of change to the eastern boundary of the Sunset Heights Historic District, but is a significant community asset immediately adjacent to Downtown, and as such should grow not only with its primary goal of a quality, affordable education option for El Pasoans, but also as a contributor to the shared quality of life for its neighbors.

Thank you.

Sito Negron,  
President, Sunset Heights Neighborhood Improvement Association

**Salloum, Andrew M.**

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**From:** Hoffman, Alex P.  
**Sent:** Thursday, January 04, 2018 8:31 AM  
**To:** Forsyth, Kimberly; Nieman, Karla Mariana; Garcia, Raul; Salloum, Andrew M.  
**Subject:** Fwd: EPCC Rezoning Application

FYI.

Sent from my iPhone

Begin forwarded message:

**From:** Saul Candelas <[saulcandelas11@gmail.com](mailto:saulcandelas11@gmail.com)>  
**Date:** January 4, 2018 at 10:23:55 AM EST  
**To:** [HoffmanAP@elpasotexas.gov](mailto:HoffmanAP@elpasotexas.gov)  
**Subject:** EPCC Rezoning Application

EPCC and its Administration and Board have a history of circumventing the laws of the City, State, its Accreditation Agency the State's Higher Education Coordinating Board.

I ask that the members request evidence that EPCC, "their president" ever attempted to engage in due diligence when planning to build at what he knew was a historic district. (He knew)

I urge the Commission to secure assurances that the College President and Board President will continue to report on the progress of the of the project if approved.

Additionally, the Commission should ask about the up keep of the house (Police Dept) located next to the proposed building site, it is generally in disrepair.

Thank you!

S Candelas  
Former Vice President of Planning and Research, EPCC

Thank you!

S Candelas

# ATTACHMENT 9

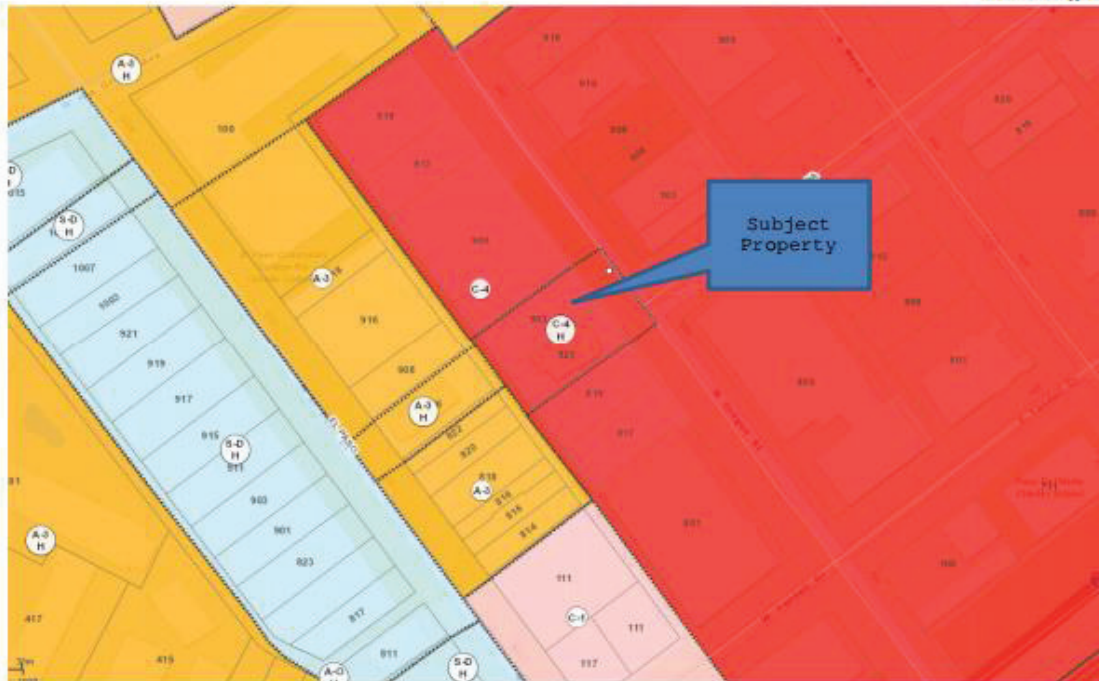
## HLC Staff Report



**PZRC17-00022**

**Date:** December 4, 2017  
**Application Type:** Rezoning  
**Property Owner:** El Paso Community College  
**Representative:** Richard Long  
**Legal Description:** 2 Satterthwaite 14 & 15 (6000 Sq. Ft)/Lot 6, Block 2, EPCC  
Rio Grande Campus Subdivision City of El Paso, El Paso County, Texas  
**Historic District:** Independent  
**Location:** 903 N. Oregon Street  
**Representative District:** #8  
**Existing Zoning:** C-4/H (Commercial/Historic)  
**Year Built:** N/A  
**Historic Status:** Independent  
**Request:** Rezoning application to remove the "H" overlay from the property  
**Application Filed:** 11/06/2017  
**45 Day Expiration:** 12/21/2017

**ITEM #1**



**GENERAL INFORMATION:**

The applicant seeks approval for:

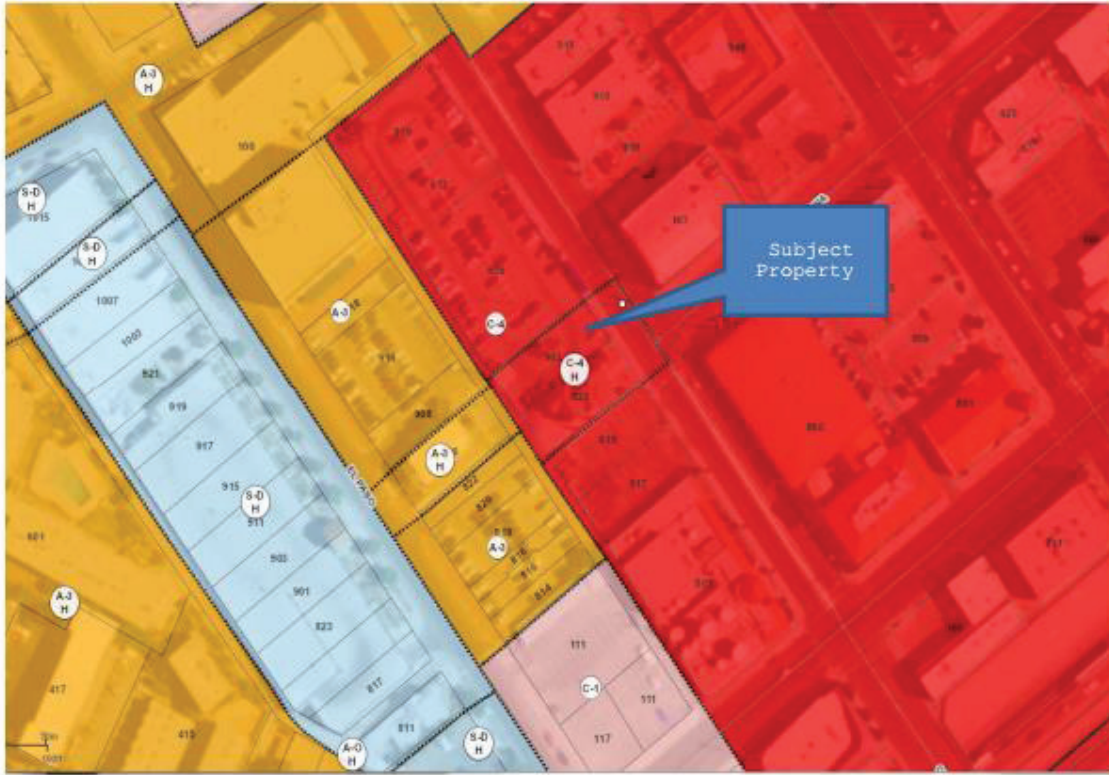
Rezoning application to remove the "H" overlay from the property

**20.20.050 - Historic landmarks designation criteria.**

*In making designations set forth in this chapter, the HLC, the city plan commission, and city council shall consider, but shall not be limited to, one or more of the following criteria:*

- A. Character, interest or value as part of the development, heritage or cultural characteristics of the city, state or the United States;*
- B. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entry into the National Register of Historic Places;*
- C. Embodiment of distinguished characteristics of an architectural type or specimen;*
- D. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;*
- E. Embodiment of distinguished elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation;*
- F. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif;*
- G. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style;*
- H. Archaeological value, in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;*
- I. Exemplification of the cultural, economic, social, ethnic or historical heritage of the city, state or the United States;*
- J. Location as the site of a significant historic event;*
- K. Identification with a person or persons who significantly contributed to the culture and development of the city, region, state or the United States.*

**AERIAL MAP**









## Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0)

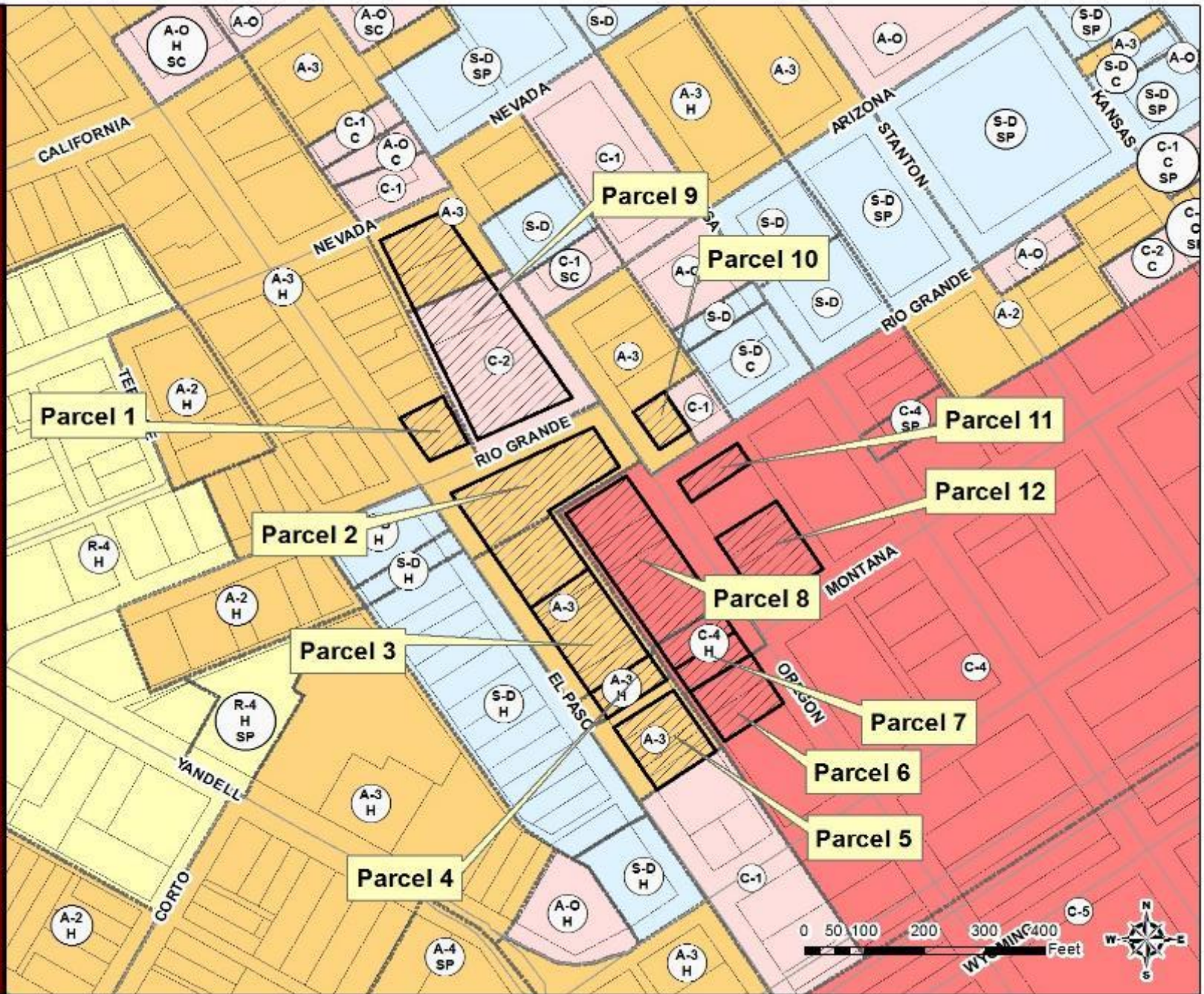
**Public Input:** Planning received a letter via email in opposition to the rezoning and un-designate the Historic overlay request. Planning also received a letter of commentary via email.

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

PZRZ17-00022



PZRZ17-00022



Parcel 1

Parcel 2

Parcel 3

Parcel 4

Parcel 9

Parcel 10

Parcel 8

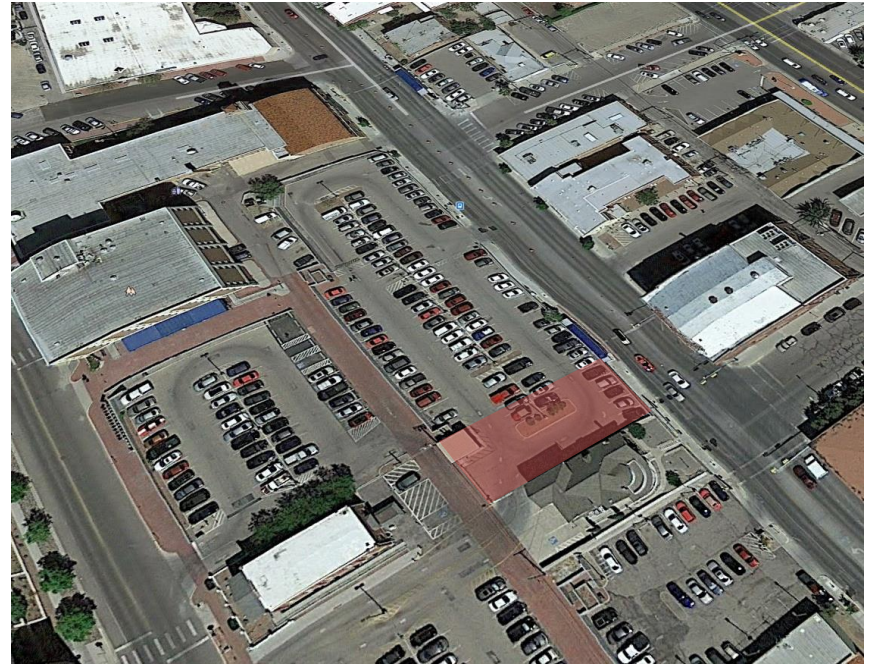
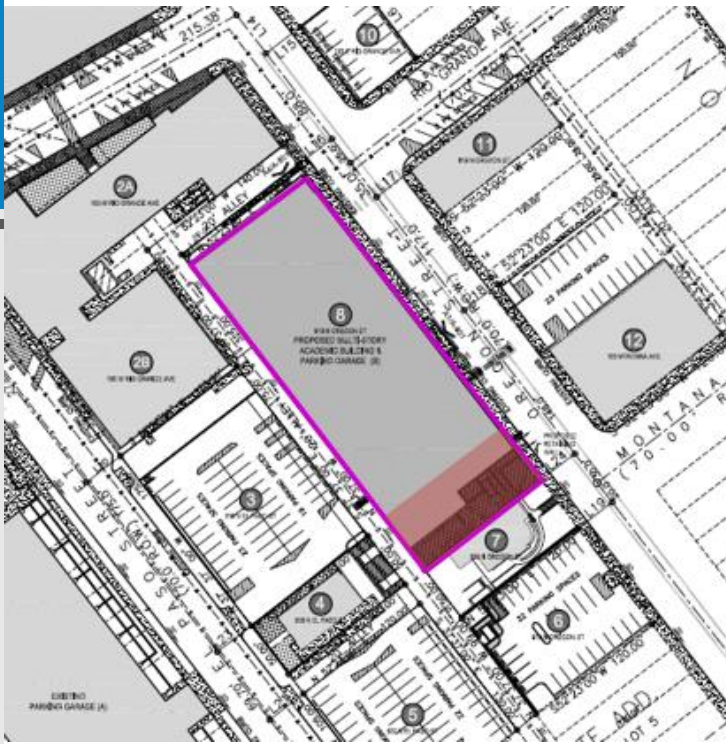
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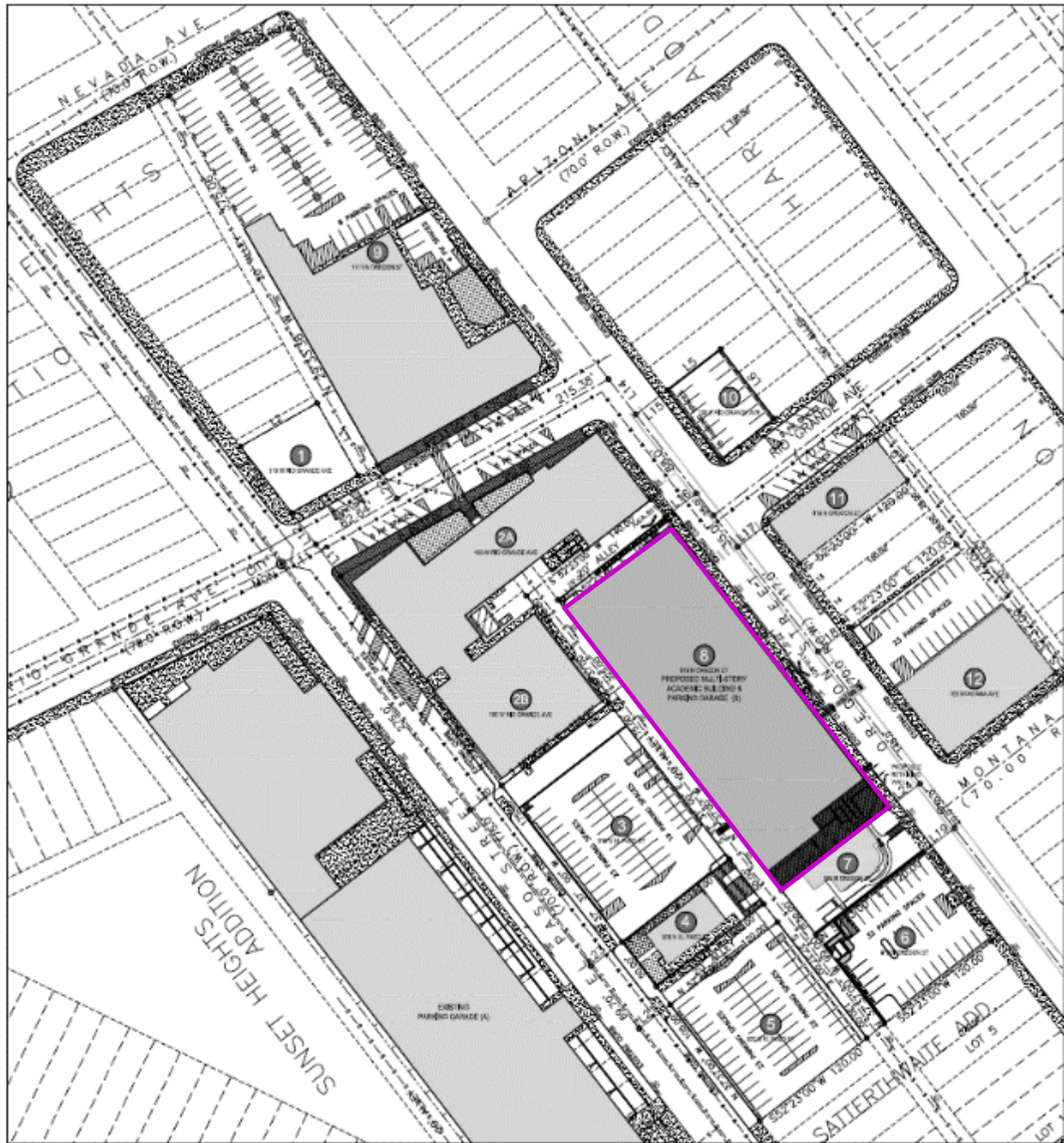
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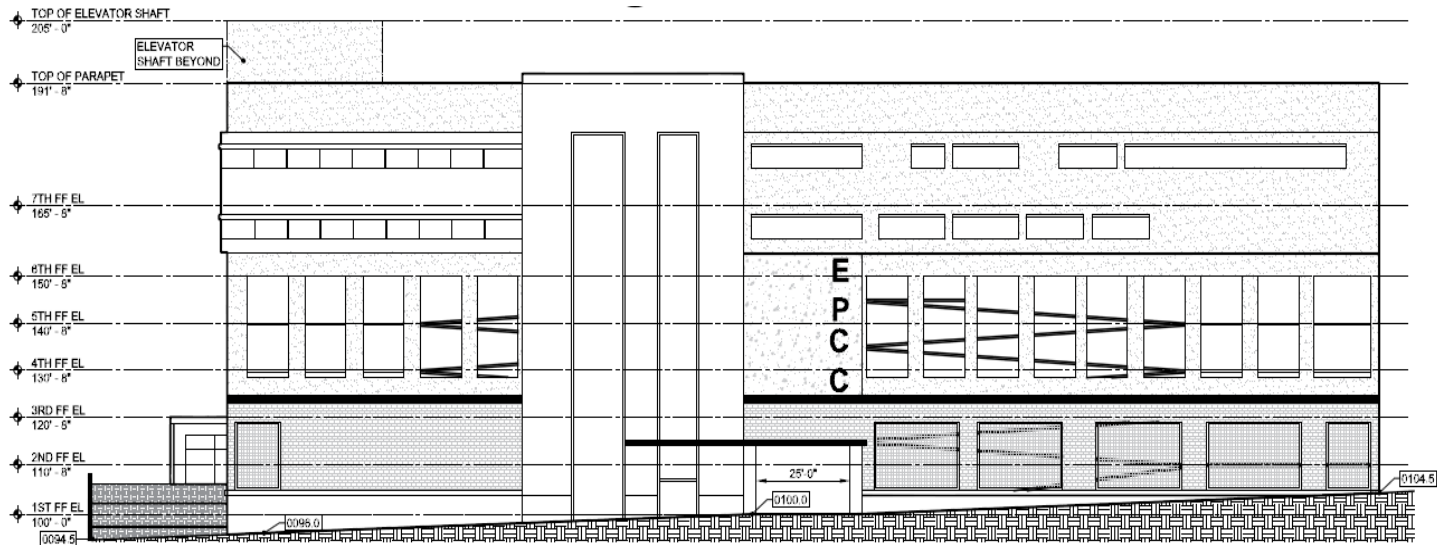
Parcel 7

Parcel 6

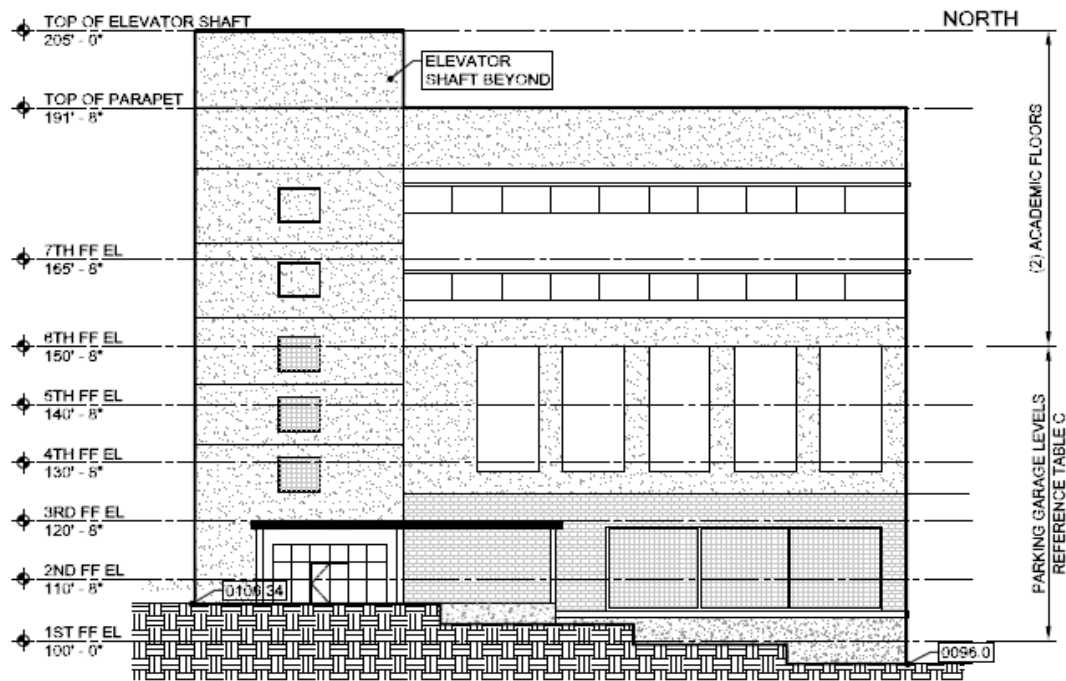
Parcel 5





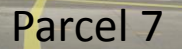


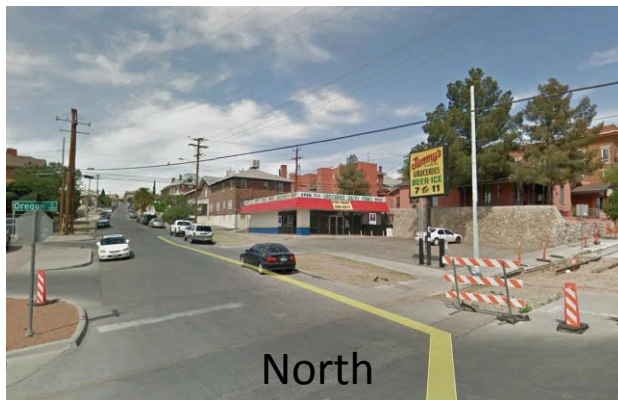
**A1** PROPOSED EXT. ELEVATION - EAST (WEST SIMILAR)  
1" = 20'



**A4** PROPOSED EXT. ELEVATION - SOUTH (NORTH SIMILAR)  
1" = 20'



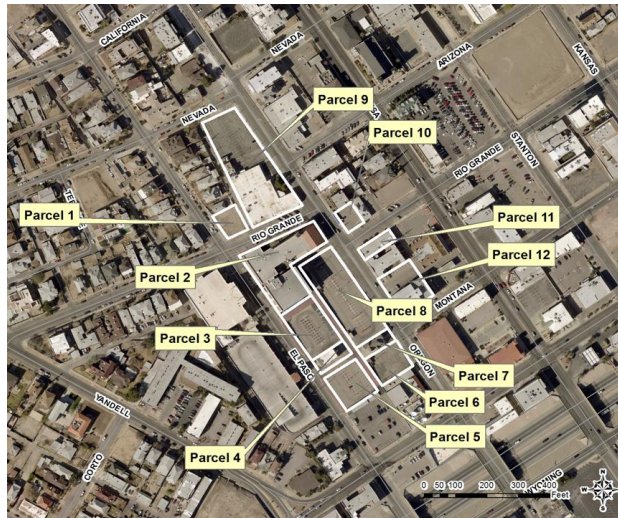




North



West



East



South

