

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

**AGENDA DATE:** May 23, 2023  
**PUBLIC HEARING DATE:** June 21, 2023

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Andrew Salloum, (915) 212-1603

**DISTRICT(S) AFFECTED:** District 8

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An ordinance changing the zoning of all Lots 8 thru 10, the Northern 20.73 feet of Lot 7, the Eastern 8.15 feet of Lots 11 thru 13, the East 8.15 feet of the Northern 20.73 feet of Lot 14 and Northern 98.73 of the Alley, Block 199, Campbell's Addition, 222 S. Campbell Street, City of El Paso, El Paso County, Texas from C-4 (Commercial) to C-5 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 222 S. Campbell Street  
Applicant: City of El Paso - PZRZ23-00001

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from C-4 (Commercial) to C-5 (Commercial) to allow for a governmental use, building for the proposed fire station expansion and to clean up the zoning of the subject property. City Plan Commission recommended 7-0 to approve the proposed rezoning on April 20, 2023. As of May 15, 2023, the Planning Division has not received communication in support or opposition to the request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Kevin Smith* for Philip Etiwe

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

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOTS 8 THRU 10, THE NORTHERN 20.73 FEET OF LOT 7, THE EASTERN 8.15 FEET OF LOTS 11 THRU 13, THE EAST 8.15 FEET OF THE NORTHERN 20.73 FEET OF LOT 14 AND NORTHERN 98.73 OF THE ALLEY, BLOCK 199, CAMPBELL’S ADDITION, 222 S. CAMPBELL STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-4 (COMMERCIAL) TO C-5 (COMMERCIAL). 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, the zoning of all of Lots 8 thru 10, the Northern 20.73 feet of Lot 7, the Eastern 8.15 feet of Lots 11 thru 13, the East 8.15 feet of the Northern 20.73 feet of Lot 14 and Northern 98.73 of the Alley, Block 199, Campbell’s Addition, 222 S. Campbell Street, located in the 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 C-4 (Commercial) to C-5 (Commercial), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 \_\_\_\_\_, 2023.


THE CITY OF EL PASO

\_\_\_\_\_  
Oscar Leeser, Mayor

ATTEST:

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

APPROVED AS TO FORM:



\_\_\_\_\_  
Juan S. Gonzalez  
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

*Kevin Smith* for

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

(Exhibit on the following page)

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

Zoning Case No: PZRZ23-00001

HQ 23-709 | Tran# 491357 | P&I

222 South Campbell Street- Rezoning Ordinance Partial Lot No Conditions

JSG



# 222 S. Campbell Street



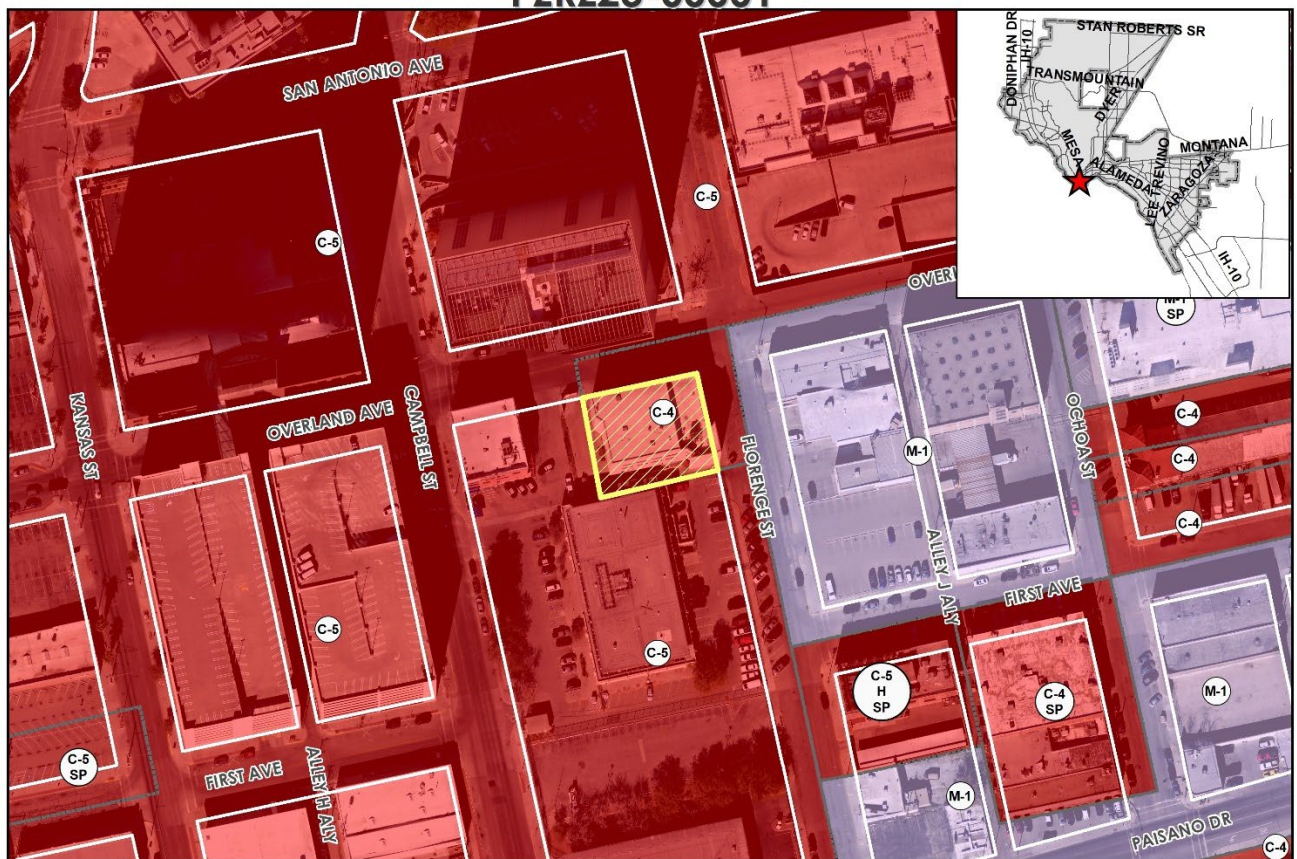
City Plan Commission — April 20, 2023

<b>CASE NUMBER:</b>	<b>PZRZ23-00001</b>
<b>CASE MANAGER:</b>	Andrew Salloum, (915) 212-1603, <a href="mailto:SalloumAM@elpasotexas.gov">SalloumAM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	City of El Paso
<b>REPRESENTATIVE:</b>	Mijares-Mora Architects – Steven Dominguez
<b>LOCATION:</b>	222 S. Campbell Street (District 8)
<b>PROPERTY AREA:</b>	0.34 acres
<b>REQUEST:</b>	Rezone from C-4 (Commercial) to C-5 (Commercial)
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	None received as of April 13, 2023

**SUMMARY OF REQUEST:** The applicant is requesting to rezone from C-4 (Commercial) to C-5 (Commercial) to allow for governmental use, building (fire station expansion).

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area and consistent with *Plan El Paso*, the City's Comprehensive Plan and the G-1, (Downtown) future land use designation.

## PZRZ23-00001



This map is designed for illustrative purposes only. The features depicted here are approximate and more site specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone from C-4 (Commercial) to C-5 (Commercial) to allow for a governmental use, building for proposed fire station expansion. The rezoning will serve to consolidate the property under the same zoning district. The size of the property is 0.34 acres. The conceptual site plan shows a proposed fire station and special operations building on the property. Main access to the property is proposed from S. Campbell Street, E. Overland Avenue, and S. Florence Street.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed governmental use for the fire station expansion and the C-5 (Commercial) district are compatible with nearby C-5 (Commercial) and M-1 (Light Manufacturing) zoning districts consisting of various governmental use buildings and general office uses and meet the established character of the downtown area surrounding the subject property. The closest school is La Fe Preparatory School located 0.3 miles away and the closest park is Aztec Calendar Park located 0.16 miles away.

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-1, Downtown:</b> This sector includes the historic core of Downtown plus the larger Downtown area from Paisano Drive north to I-10, including the arts and convention center, Union Depot, City Hall, County Courthouse, United States courthouse, and Mexican Consulate. El Paso’s “Invest First in Downtown” policies apply in this sector.</p>	<p>Yes. The proposed governmental use for the fire station expansion is compatible with the future land use designation. The intent is to allow for the creation of establishments providing civic and governmental uses in the downtown area.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>C-5 (Commercial) District:</b> The purpose of the district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.</p>	<p>Yes. The proposed C-5 (Commercial) zoning district will provide for the integration of governmental buildings and office uses with adjacent C-5 (Commercial) and M-1 (Light Manufacturing) zoning districts in the downtown area.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property has access to Campbell Street, Overland Avenue, and Florence Street, which are designated as a major arterial, minor arterial, and local street, respectively in the City's Major Thoroughfare Plan. The classification of these roads is appropriate for the proposed development.</p>



<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plan, including land-use maps in those plans.	None. The proposed development is not within any historic districts or study area plan boundaries.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development is not anticipated to pose any adverse effects on the community.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	None. The area is stable and the surrounding properties have not been rezoned in the last 10 years.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is within an older, stable area of the city. The established neighborhood is comprised of governmental use, buildings and general office uses.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The proposed development will have access to Campbell Street, Overland Avenue, and Florence Street, which are designated as a major arterial, minor arterial, and local street, respectively in the City's Major Thoroughfare Plan. The classification of these roads is appropriate for the proposed development. The existing infrastructure and services are adequate to serve the proposed redevelopment. Sidewalks are consistently present around the subject property. The closest bus stop includes Brio route service and is along Campbell Street located 0.17 miles from the subject property.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No adverse comments were received from reviewing departments.

**PUBLIC COMMENT:** The subject property is located within the boundaries of El Paso Central Business Association and Sunrise Civic Group, which were notified of the rezoning request by the applicant. As required, public notices were mailed to property owners within 300 feet on April 6, 2023. As of April 13, 2023, the Planning Division has not received any communication in support or opposition to the request from the public.

**RELATED APPLICATIONS:** None.

**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

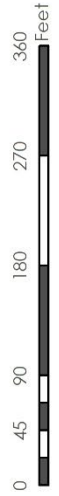
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

# ATTACHMENT 1

PZR23-00001



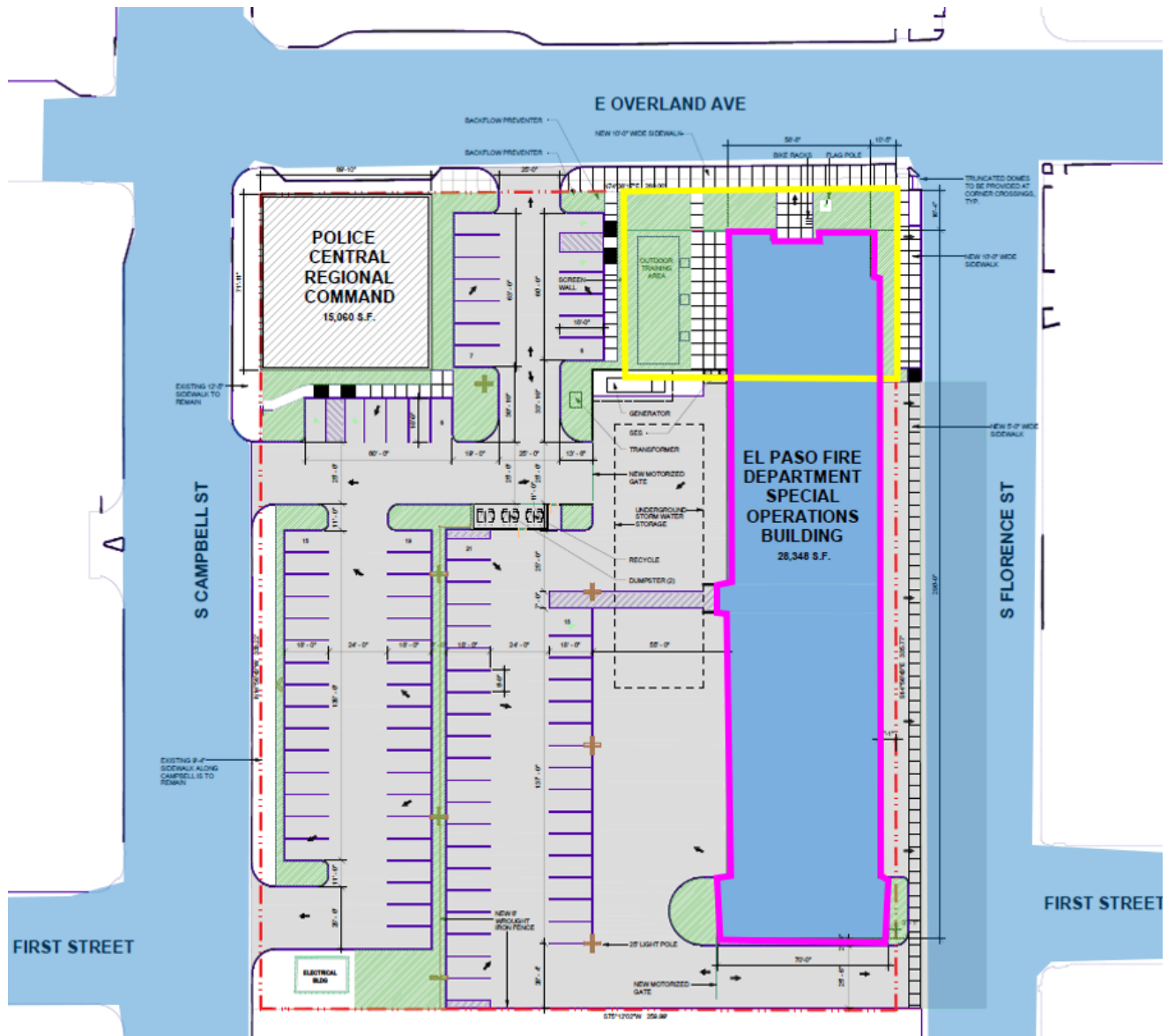
 Subject Property



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# ATTACHMENT 2



# **ATTACHMENT 3**

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

Staff recommends APPROVAL of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area and consistent with Plan El Paso, the City's Comprehensive Plan and the G-1, (Downtown) future land use designation.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No objections to rezoning.

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

No objections to rezoning.

## **Fire Department**

No adverse comments.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

Streets and Maintenance traffic engineering have comments in regards on the side of Campbell Street's sidewalk. The property line shows it's in the middle. Who's to maintain sidewalk? Suggestion to move the property line inwards for better clarity on maintenance issues.

*Note: the comments will be addressed at the permitting stage.*

## **Sun Metro**

Sun Metro does not have any issues or exceptions with applications.

## **El Paso Water**

We have reviewed the rezoning and provide the following comments:

EPWater will be replacing and upgrading the existing 6-inch diameter water main that extends along Florence St. This work will be done in conjunction with the City of El Paso Special Operation Building project.

EPWater is currently evaluating the condition of the 12-inch diameter sanitary sewer main, that extends within the property, to determine if the main needs to be upgraded or relocated.

The City of El Paso is to coordinate with EPWater regarding the comments above.

## **Water:**

There is an existing 12-inch diameter water main that extends along Overland Ave., located approximately 30-feet south of the north right-of-way line. This main is available for service.

There is an existing 8-inch diameter water main that extends along Campbell St., located approximately 30-feet west of the east right-of-way line. This main is available for service.

There is an existing 6-inch diameter water main that extends along Florence St., located approximately 20-feet east of the west right-of-way line. This main is available for service.

EPWater records indicate an active 2-inch domestic water meter, a ¾-inch yard meter, and a 2-inch domestic water meter serving the subject property. The service addresses for these meters are 200 S Campbell St. and 201 S Florence St.

EPWater records indicate a vacant 6-inch fire line service connection (inactive meter) serving the subject property. The address for this service is 222 S Campbell St.

Previous water pressure from fire hydrant #1871, located on the northeast corner of Overland Ave. and Campbell St., has yielded a static pressure of 90 (psi), a residual pressure of 88 (psi), and a discharge of 1,126 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

There is an existing 12-inch diameter sanitary sewer main that extends along Overland Ave., located approximately 35-feet south of the north right-of-way line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends within the property. The main extends south from Overland Ave. to Campbell St. The direction of the main deviates throughout the property. This main is available for service.

**General:**

EPWater requires a new service application to provide additional 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 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.

**El Paso County 911 District**

The 911 District has no comments/concerns regarding this zoning.

**El Paso County Water Improvement District #1**

The item is not within the boundaries of EPCWID1.

