

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

**AGENDA DATE:** August 16, 2022  
**PUBLIC HEARING DATE:** September 13, 2022

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
David Samaniego, (915) 212-1608

**DISTRICT(S) AFFECTED:** District 4

**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 the East ½ of Lot 22, Block B, Pioneer Subdivision, 6519 S. Angora Loop Street, City of El Paso, El Paso County, Texas from R-4 (Residential) to A-O (Apartment/Office). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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: 6519 S. Angora Loop St.  
Applicant: Sofia Aguilera, PZRZ21-00032

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from R-4 (Residential) to A-O (Apartment/Office) to allow for apartments. The City Plan Commission recommended 8-0 to approve the proposed rezoning on April 21, 2022. As of August 8, 2022, the Planning Division has not received any communication in support or opposition to the rezoning 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?**  X  YES \_\_\_ NO

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

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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Philip E. Etiwe – Planning and Inspections Director

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

**AN ORDINANCE CHANGING THE ZONING OF THE EAST ½ OF LOT 22, BLOCK B, PIONEER SUBDIVISION, 6519 S. ANGORA LOOP STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of **the East ½ of Lot 22, Block B, Pioneer Subdivision, 6519 S. Angora Loop 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 **R-4 (Residential)** to **A-O (Apartment/Office)**, 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 \_\_\_\_\_, 2022.

**THE CITY OF EL PASO:**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

*Wendi N. Vineyard*

\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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

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

Being the East 1/2 of Lot 22, Block B,  
Pioneer Subdivision,  
City of El Paso, El Paso County, Texas

June 16, 2021

**METES AND BOUNDS DESCRIPTION**

6519 S. Angora Loop Avenue  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of the East 1/2 of Lot 22, Block B, Pioneer Subdivision, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a found City Monument at the centerline intersection of Opalstone Street (60' R.O.W.) and Angora Loop Avenue (90' R.O.W.); **THENCE**, leaving said centerline intersection and along the centerline of Angora Loop Avenue, North  $88^{\circ}49'00''$  East, a distance of 64.67 feet to a point; **THENCE**, leaving said centerline of Angora Loop Avenue, North  $01^{\circ}11'00''$  West, a distance of 45.00 feet to a found iron rod for corner at the common boundary corner of Lots 22 and 25, same being the northerly right-of-way line of Angora Loop Avenue and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said common boundary corner and along the northerly right-of-way line of Angora Loop Avenue, South  $88^{\circ}49'00''$  West, a distance of 85.93 feet to a found iron rod for corner;

**THENCE**, leaving said northerly right-of-way line of Angora Loop Avenue, North  $01^{\circ}11'00''$  West, a distance of 223.81 feet to a found iron rod for corner;

**THENCE**, North  $88^{\circ}49'00''$  East, a distance of 85.93 feet to a found iron rod for corner at the common boundary corner of Lots 22, 23, 24 and 25;

**THENCE**, leaving said common boundary corner and along the common boundary line of Lots 22 and 25, South  $01^{\circ}11'00''$  East, a distance of 233.81 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 19,231.99 square feet or 0.4415 acres of land more or less.

Carlos M. Jimenez  
R.P.L.S. # 3950  
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I:\M&B\2021\21-\_6519 S. Angora Loop Avenue





# 6519 South Angora Loop Street

City Plan Commission — April 21, 2022

REZONING



<b>CASE NUMBER:</b>	<b>PZRZ21-00032</b>
<b>CASE MANAGER:</b>	David Samaniego, (915) 212-1608, SamaniegoDC@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Sofia Aguilera
<b>REPRESENTATIVE:</b>	Luis Javier Lopez
<b>LOCATION:</b>	6519 S. Angora Loop St. (District 4)
<b>PROPERTY AREA:</b>	0.44 acres
<b>REQUEST:</b>	Rezone from R-4 (Residential) to A-O (Apartment/Office)
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	None received as of April 14, 2022

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-4 (Residential) to A-O (Apartments) to allow for apartments.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommendation is **APPROVAL** of the rezoning request. The recommendation is based on the compatibility of the proposed zoning district with the surrounding commercial and residential districts in the immediate area. The proposed rezoning is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan.

## PZRZ21-00032

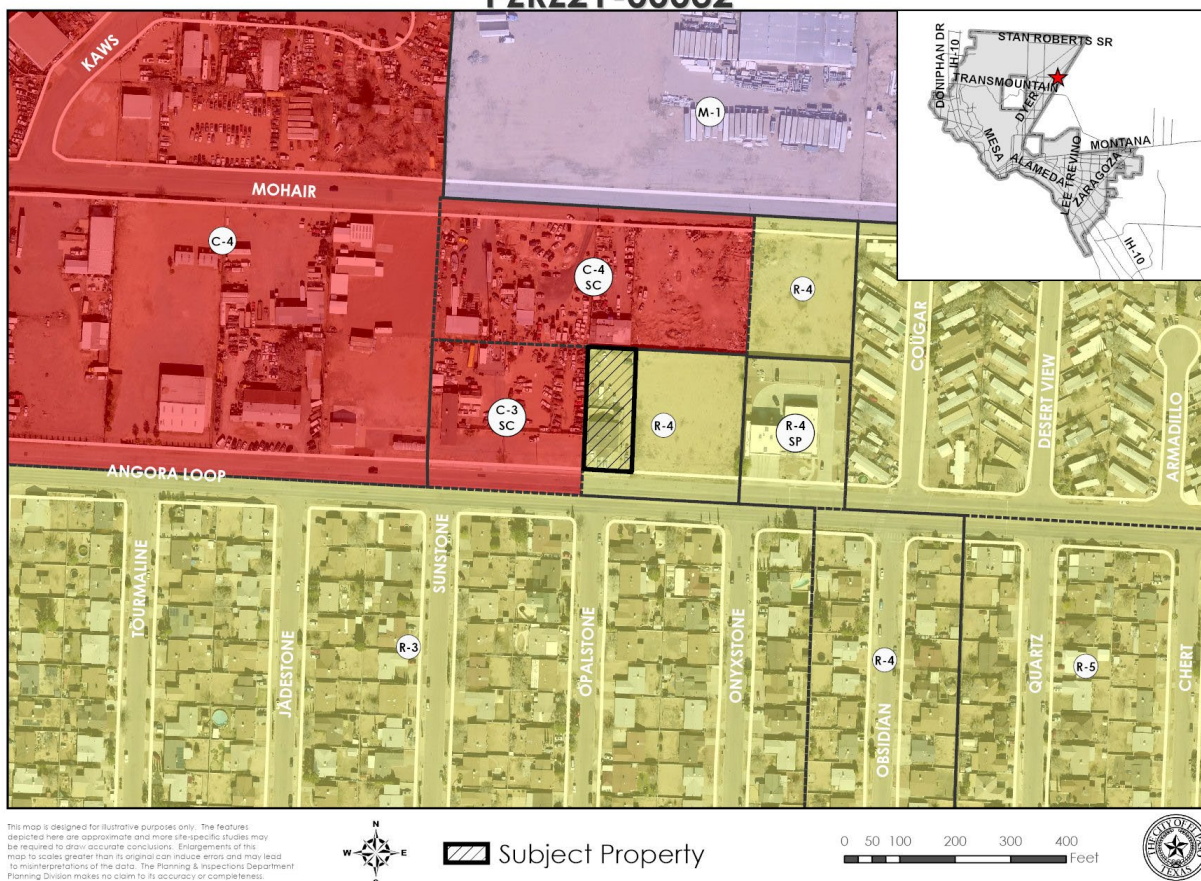


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant proposes to rezone approximately 0.44 acres of land from R-4 (Residential) to A-O (Apartment/Office) to allow for apartments. The subject property is located at 6519 South Angora Loop Street within the Northeast Planning area. The detailed site development plan for the property shows an existing duplex (units A and B) and two proposed residential buildings (units C and D). Please note the proposed uses and layout shown on the site plan will need to adhere to the criteria for the proposed A-O (Apartment) zone district. Access is available from South Angora Loop Street.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed zoning district and apartment development meet the intent of the G-7, Industrial and/or Railyards land use designation of *Plan El Paso* within the Northeast Planning area. The G-7 designation permits mixed-use communities and developments within areas where industrial uses become obsolete. The immediate area consists of a mix of commercial, single-family residential uses, and a fire station. Desertaire Elementary School is 0.50 miles away. The nearest park is Jorge Montalvo City Park – located 0.36 miles from the subject property. Properties to the north are zoned C-4/sc (Commercial/special contract) and to the south are zoned C-3/sc (Commercial/special contract) – consisting of automotive uses. The property to the east is zoned R-4 (Residential) and is vacant land with a fire station located further east. Properties to the south are zoned R-3 (Residential) and consist of single-family residential development.

<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-7, Industrial and/or Railyards:</b> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes, the G-7, Industrial and/or Railyards land use designation is compatible with the proposed A-O (Apartment/Office) zone district and the abutting commercial and residential districts. The G-7 designation permits mixed-use communities and developments within areas where industrial uses have become obsolete.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>A-O (Apartment/Office) District:</b> The purpose of the district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>Yes, the proposed zoning district is compatible with the surrounding commercial and residential zone districts. While the abutting commercial districts contain automotive uses, the proposed use of apartments is also permitted in the commercial zone districts. The proposed A-O (Apartment/Office) zone districts permits apartments, without adding more intensive commercial uses within the area of the abutting residential districts.</p>

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<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.	Yes, the development is accessed from South Angora Loop Street, which is classified as a minor arterial on the City of El Paso’s Major Thoroughfare Plan (MTP).
<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 plans, including land-use maps in those plans.	The proposed development is not located within any historic districts or other special designation areas.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no adverse effects anticipated from the proposed rezoning. The proposed A-O (Apartment/Office) zone districts permits apartments, without adding more intensive commercial uses within the area of the abutting residential districts.
<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.	The area is stable and there has not been any rezonings in the immediate area within the last ten 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.	The existing R-4 (Residential) zone designation permits the existing duplex, but does not allow for the proposed apartment use. The proposed rezoning to A-O (Apartment-Office) allows for an increase in density, without adding more intensive commercial uses within the area of the abutting residential districts.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Primary access is proposed from South Angora Loop Street, which is classified as a minor arterial street on the City of El Paso’s Major Thoroughfare Plan (MTP) and is appropriate to serve the proposed development. The property also contains an existing 5-foot sidewalk. There is also an existing fire station 0.05 miles to the east of the property. In addition, the development is served by the Sun Metro bus route #43.

**PUBLIC COMMENT:** The subject property lies within the Shearman Park Neighborhood Association – the applicant has provided documentation that the neighborhood association was notified of the proposed rezoning. Notices were mailed to property owners within 300 feet of the subject property on April 5, 2022. As of April 14, 2022, Planning has not received any communications in support or opposition to the rezoning request.

### **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. Neighborhood Notification Boundary Map
3. Conceptual Site Plan
4. Department Comments



# ATTACHMENT 1

PZR21-00032





# ATTACHMENT 2



## ATTACHMENT 3



# **ATTACHMENT 4**

## **Planning and Inspections Department – Planning**

1. The warranty deed and El Paso Central Appraisal records show Sofia Aguilera as the owner of the property (application lists Jose Aguilera as owner). Sofia Aguilera will need to sign an applicable document associated with the proposed rezoning.
2. The provided site plan is for the purpose of the rezoning application. The proposed uses and layout shown on the site plan may not be permitted and will need to be approved at the time of submittal for building permits and will need to meet the requirements for the proposed A-O (Apartment) zone district. Note the plan provided is conceptual and not binding.

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

Recommend approval.

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

No objections to the proposed rezoning.

## **Fire Department**

Panhandle lots in excess of 100 feet require sprinkler system and fire alarm. Should be added as notes to the plat.

\*A panhandle lot is not proposed. – Planning

## **Streets and Maintenance Department**

No TIA required for this application.

## **Sun Metro**

Sun Metro has no objections.

## **El Paso County 911 District**

The 911 District has not comments/concerns regarding this rezoning.

## **El Paso Water**

### **Stormwater:**

EP Water-SW reviewed the property described above and provide the following comments:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

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

Subject property is not within the boundaries of EPCWID1.

## **Environment Services**

ESD has no comment on this rezoning case.

## **Texas Department of Transportation**

No comments received

## **Police Department**

No comments received.

## **Sun Metro**

No comments received