

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: December 9, 2014
Public Hearing: January 6, 2015

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

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance changing the zoning of all of Tracts 6B and 6G, Block 22, Ysleta Grant, 7063 Alameda Avenue, City of El Paso, El Paso County, Texas from C-3 (Commercial) to I-MU (Industrial Mixed Use), approving a Master Zoning Plan and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Applicant: Francisco and Remedios Ramirez, Location: 7063 Alameda Avenue, **PZRZ14-00044 (District 3) Note: This item is a 211 and the applicant has submitted an appeal request.**

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Denial Recommendation (7-1 Vote)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Director, City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACTS 6B AND 6G, BLOCK 22, YSLETA GRANT, 7063 ALAMEDA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-3 (COMMERCIAL) TO I-MU (INDUSTRIAL MIXED USE), APROVING A MASTER ZONING PLAN AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of *all of Tracts 6B and 6G, Block 22, Ysleta Grant, 7063 Alameda Avenue, 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-3 (Commercial)** to **I-MU (INDUSTRIAL MIXED USE)** AND **APROVING A MASTER ZONING PLAN**, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "B" and the Master Zoning Report attached as Exhibit "C" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

- 1. That all outdoor auto parts storage shall be kept organized, secured and ordered in durable metal racks which must include brackets or other device to keep all parts secured neatly inside the shelves while in storage, and the racks shall not allow for stacking to exceed 6' (six feet) in height; and,*
- 2. That at no time shall any salvaged or inoperable vehicles be kept on the property for the purpose of dismantling for parts; and,*
- 3. That a 7' (seven feet) high masonry or rock screening wall be constructed along all property lines adjacent to any residential use or zone and that all outdoor storage areas be screened from view from all adjacent properties and from view from any right-of-way, and that at no time shall any merchandise be placed or secured to a masonry, rock wall or fence or be stored outside of a rack; and,*
- 4. That all outdoor auto parts storage areas be kept free of weeds and trash and be set back a minimum of 5' (five feet) from all property lines and any existing or proposed structures; and,*

ORDINANCE NO. _____

Zoning Case No: PZRZ14-00044

5. That all vehicular access and driveways shall be prohibited from Ramos Road; and,

6. That after the approval of the rezoning and the Master Zoning Plan, the owner shall have a maximum of 12 months from the Ordinance approval date to comply with all of the conditions of this rezoning.

PASSED AND APPROVED this _____ day of _____, 2014.

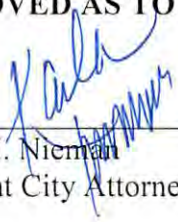
THE CITY OF EL PASO

ATTEST:

Oscar Leaser, Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy, Director
City Development Department

ORDINANCE NO. _____

Zoning Case No: PZRZ14-00044

EXHIBIT "A"

7063 Alameda Ave. METES AND BOUNDS

Description of a parcel of land being all of Tracts 6B and 6G, Block 22, Ysleta Grant, City of El Paso, El Paso County, Texas. Such parcel of land is more particularly described by metes and bounds as follows to wit:

Commencing at the center line intersection of Little Flower Rd. and Alameda Ave., thence S 44° 42' 00" E along the center line of Alameda Ave., a distance of 466.56 feet to a point, thence N 45° 18' 00" E, a distance of 40.00 feet to a point that lies on the Northerly Right-of-Way line of Alameda Ave., said point also being the most Westerly corner of Tract 6B, Block 22, Ysleta Grant, City of El Paso, El Paso County, Texas and also being the **point of beginning of this description;**

Thence N 43° 04' 00" E a distance of 314.91 feet to a point;

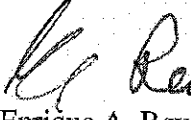
Thence S 62° 12' 00" E a distance of 129.49 feet to a point;

Thence S 43° 04' 00" W a distance of 185.02 feet to a point;

Thence N 50° 22' 00" W a distance of 58.08 feet to a point;

Thence S 43° 04' 00" W a distance of 163.09 feet to a point that lies on the Northerly Right-of-Way line of Alameda Ave.;

Thence N 44° 42' 00" W along said Northerly Right-of-Way line of Alameda Ave., a distance of 67.01 feet to the point of beginning of this description. This parcel of land contains 32,147 square feet or 0.73 acres of land more or less.


Enrique A. Rey
RPLS TX 3505



El Paso, Texas,

Wednesday, August 13, 2014

LEGEND

- * A: EXIST. ASPHALT SPOT ELEVATION
- : EXIST. CONTOUR LINES
- * N.G.: EXIST. NATURAL GROUND SPOT ELEVATION

LEGAL DESCRIPTION:

ALL OF TRACT 60 AND 60 BLOCK 22
 "LITTLE FLOWER"
 CITY OF EL PASO, EL PASO COUNTY, TEXAS
 AREA=32147 SQ. FT. 6.15 ADJ.

ZONING

EXISTING: C-3
 PROPOSED: IMU

AREAS

LAND	32147 SQFT	
AUTO SALE OFFICE	892 SQFT	2.77%
DWELLING	1554 SQFT	4.83%
PARKING	720 SQFT	2.24%
AUTO PARTS	16082 SQFT	50.00%
STORAGE AREA	1620 SQFT	6.15%
AUTO SALE	736 SQFT	2.28%
LANDSCAPE	1017 SQFT	3.16%
OPEN SPACE	9543 SQFT	28.57%

PARKING SPACES CALCULATION

AREA	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
AUTO SALE OFFICE	192 SQ. FT. / 400	3
DWELLING	1554 SQ. FT.	2
AUTO SALE	1980 SQ. FT.	9
BIKE RACK		3

LOCATION MAP SCALE 1"=600'

MASTER ZONING PLAN

Scale: 1" = 20.0'

Master Zoning Plan 7063 Alameda

Currently, the Alameda Avenue Corridor has significant challenges in the incorporation of uses and appropriate development and infrastructure to support an existing and very diverse mix of uses, to include commercial and residential building types. The design principles for the proposed development serve to support the guidelines of the Industrial Mixed Use District within a mixed-use development while maintaining compatibility with the existing zone district. The design and development of the proposed uses are part of the Master Zoning Plan and Mixed Use Development Plan approval. The proposed uses, which include a dwelling unit, car sales and auto parts sales, serve to complement a mixture of commercial and dwelling unit uses currently existing within the area; however, the lack of flexibility of conventional zone districts has proven to be difficult for the incorporation of current and future development. The proposed development also serves to support the Alameda Corridor Revitalization effort.

A. Development Perspective.

1. The natural infrastructure and visual character of the development area will be retained by the inclusion of green areas in the center of the development to complement the existing dwelling unit so as to protect and complement existing topography, riparian corridors and other environmentally sensitive areas.
 2. The proposed development encourages infill and redevelopment in parity with new and existing neighborhoods in the surrounding area by adding a mix of dwelling unit and commercial uses.
 3. The proposed development is contiguous to urban areas and will be organized to complement existing town centers and nearby neighborhoods, and will be integrated with the existing urban pattern.
 4. A mixture of dwelling units and commercial uses will be distributed evenly throughout the mixed-use development.
 5. The transportation corridors along Alameda Avenue will serve to complement, plan, and reserve proposed uses in coordination with land use patterns.
 6. The natural or man-made green corridors and open space areas will be used to define and connect commercial uses to other facilities within the development, and these areas will allow for connectivity to outside development where feasible.
 7. The development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 8. The commercial uses and dwelling unit mix will be the preferred pattern of development and the development specializing in single use are discouraged.
 9. The surrounding neighborhoods are compact, pedestrian-friendly, and include a wide array of mixed uses to include dwelling units and commercial uses.
 10. The ordinary activity of daily living of surrounding neighborhoods and communities occurs within walking distance of most uses within the proposed development.
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11. The interconnected networks of streets along Alameda Avenue are designed to disperse and reduce the length of vehicle trips.
12. The surrounding neighborhoods are located within a wide range of housing types and price levels to accommodate people of diverse ages and incomes.
13. There are appropriate building densities and land uses provided within walking distance of transit stops to support both the existing residential and commercial uses.
14. The civic, institutional and commercial activity is embedded, and not isolated, from the proposed development.
15. The existing range of open space including parks, squares, and playgrounds are distributed or are being added as part of the Alameda Corridor revitalization within the surrounding areas of development.
16. The proposed development has sufficient size to accommodate the mixed-use concentration of uses proposed.

B. Building Perspective.

1. The existing buildings and landscaping support the Alameda Corridor Revitalization effort and will contribute to the physical definition of streets as civic places.
2. The revitalization of the design of streets and buildings reinforce safe environments.
3. The architecture and landscape design grow from local climate, topography, history and building practice.
4. The public gathering spaces are provided in locations that reinforce community identity.
5. The preservation and renewal of historic buildings is facilitated in support of the Alameda Corridor Revitalization Project.
6. The principal buildings and facades, where possible, are located parallel to the frontage line to encourage a community-friendly environment served by a mix of uses.

C. General Design Elements.

The proposed mixed-use development is characterized by a combination of the design elements described below. These design elements serve to complement and support mixed-use development and are included as part of the master zoning plan and mixed-use development plan approval process.

1. The existing neighborhoods are limited in size and oriented toward pedestrian activity.
 2. There is an existing variety of housing types, jobs, shopping, services, and public facilities in the surrounding area to include live-work flex units.
 3. Residences, shops, workplaces, and other buildings are integrated within the neighborhood and exist within a close proximity.
 4. Alameda Avenue as a major arterial serves a network of interconnecting streets and blocks which maintains and respects the natural landscape, residential and commercial uses. Modifications will be made to ensure that all driveways, vehicle and bicycle parking areas are accessible and proportionate in number. Public transit and bicycle as modes of transportation are encouraged as part of the proposed development.
-

5. There are supporting existing and proposed additions to the natural features and undisturbed areas that are incorporated into the open space of the neighborhood in support of the Alameda Corridor Revitalization Project.
6. The existing coordinated transportation system containing a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles is being strengthened through the proposed development and the Alameda Corridor Revitalization Project.
7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood exist within the Alameda Corridor to support the proposed development and are continually being upgraded.
8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity exist along the Alameda Corridor and support the proposed development.
9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping serve to establish a true mix of uses to create a livable and harmonious environment.
10. The proposed development serves to classify uses deploying an urban range to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

D. Architectural Objectives.

The architectural design of the development proposes to achieve the following objectives:

1. Architectural compatibility within the Alameda Corridor and surrounding development;
2. Human scale design;
3. Integration of uses as proposed by the Mixed Use Development Plan;
4. Encourage pedestrian activity through the support and limit of vehicle alternatives such as bus transit and bicycle use;
5. Buildings that relate to and are oriented toward the street and surrounding buildings in support of the Alameda Corridor;
6. Dwelling scale buildings in the mixed use area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development and support the Alameda Corridor Revitalization Project; and,
8. Buildings that focus activity on a commercial/residential/industrial mixed-use development.

E. Roadway Design.

The roadway design and proposed upgrades as part of the Alameda Corridor Revitalization Project, supports the proposed mixed-use development and will not vary the proposed function of the roadway, as the anticipated land uses and the anticipated traffic load may be reduced due to optional transportation options, such as bicycle and public transit and reduction in additional parking areas. A variety of designs is encouraged to lend character to the neighborhood to support the

Alameda Corridor Revitalization Project. The requirements of Title 19 (Subdivisions) of this Code will be in conformance in all instances.

F. Parking.

The proposed development complies with the minimum requirements of off-street parking per Title 20, Chapter 20.14 (Off-Street Parking and Loading Requirements) and proposes to reduce excess parking and encourage other forms of transportation to include bus transit and bicycle options in support of the mixed use development and sustainability goals of the Alameda Corridor. Community parking facilities or shared parking situations are encouraged in lieu of traditional off-street parking design, if needed. The parking concept permits the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. The development is open to shared parking and other options to minimize the negative impact of parking in the area.

G. Setbacks.

The proposed mixed-use development proposes zero setbacks for all new structures with the exception of storage areas and utility and trash facilities which require 5 feet setbacks to property lines. For existing structures on the subject property, there are existing setbacks; however, the goal would be to place any new structures (buildings) at a zero setback within the I-MU (Industrial Mixed Use) district.

H. Landscaping.

Existing uses comply with the landscaping requirements of Title 18 (Building and Construction). Any additional uses will be subject to the full requirements of Title 18 (Building and Construction). Landscaping, streetscape, and other green areas proposed are shown on the Master Zoning Plan.

I. Uses.

The following are the proposed uses; no other uses are proposed at this time. If new uses are proposed at any time, the Master Zoning Plan will be amended appropriately per the El Paso City Code:

- Automobile Sales (storage, repair and rental)
 - Dwelling Unit
 - Salvage Yard (auto parts storage only).
-

APPEAL TO CITY COUNCIL

November 23, 2014

HONORABLE MAYOR AND CITY COUNCIL
CITY OF EL PASO, TEXAS

DEAR MAYOR AND COUNCIL:

After a public hearing held on November 20, 2014, the City Plan Commission (CPC) denied my client's request for a change of zoning from C-3 to I-MU for a property located at 7063 Alameda (Case No. PZRZ14-00044) and legally described as:

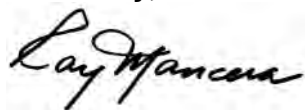
All of Tracts 6B and 6G, Block 22, Ysleta Grant, City of El Paso, El Paso County, Texas (0.73 acres).

I hereby appeal to City Council the City Plan Commission's decision and ask City Council hear my client's rezoning request. I am attaching a letter setting forth my reasons for believing the CPC's decision to be in error.

APPLICANT: Francisco and Remedios Ramirez
7063 Alameda
El Paso, Texas 79915
(915) 775-9939

Representative Ray Mancera
Address 1644 Lomaland, Suite 105
El Paso, TX 79935
(915) 532-2444
Ray@ManceraGroup.com

Sincerely,



Two (2) copies filed in City Clerk's Office on: _____

RAY MANCERA

1644 Lomaland
Suite 105
El Paso, TX 79935

915-532-2444
ray@manceraagroup.com
www.ManceraGroup.com

November 23, 2014

The Honorable Mayor and City Council,

On behalf of Francisco and Remedios Ramirez, owners of 7063 Alameda Avenue, I am respectfully appealing the decision of the City Plan Commission (CPC). On November 20, 2014 the CPC denied our request for a change of zoning from C-3 to I-MU in order to permit Automobile Sales (storage, repair, and rental), a Dwelling Unit and Salvage Yard restricted to auto parts storage only. The zoning case number is PZRZ14-00044.

My client and his family reside at this address and operate an automobile sales business as permitted in the current C-3 zoning the property has. In addition, he sells automobile parts which are permitted in C-1 and above.

Indeed, my client's business of "**Automobile Part Sales**" is permitted in C-3 as stipulated in Page 3 of Title 20's Appendix "A", the alphabetized format. Yet, Environmental Services has cited him for operating a salvage yard when he was simply selling auto parts. My client insists he is operating within the confines of the Municipal Code but in an effort to address the inconsistency in the interpretation of "Automobile Part Sales" and "Salvage Yard" he is rezoning his property from C-3 to Industrial Mixed Use (I-MU).

We believe the CPC erred in acknowledging Planning's approval recommendation to I-MU that contained six conditions. The adjacent and surrounding zonings are C-3, C-4 and M-1 making the request compatible and in conformance to the Long Range Comprehensive Plan. The six conditions, five of which my client was in favor of, are; 7' masonry or rock wall built ensuring the adjacent property's view of my client's property was screened, adherence to a 5' foot setback, maximum 6' stacking, prohibition of salvaged or inoperable vehicles for the purpose of dismantling for parts and no vehicular access and driveways unto Ramos Road. This last condition my client took exception to.

We look forward to appearing before Mayor and Council to better explain our request.

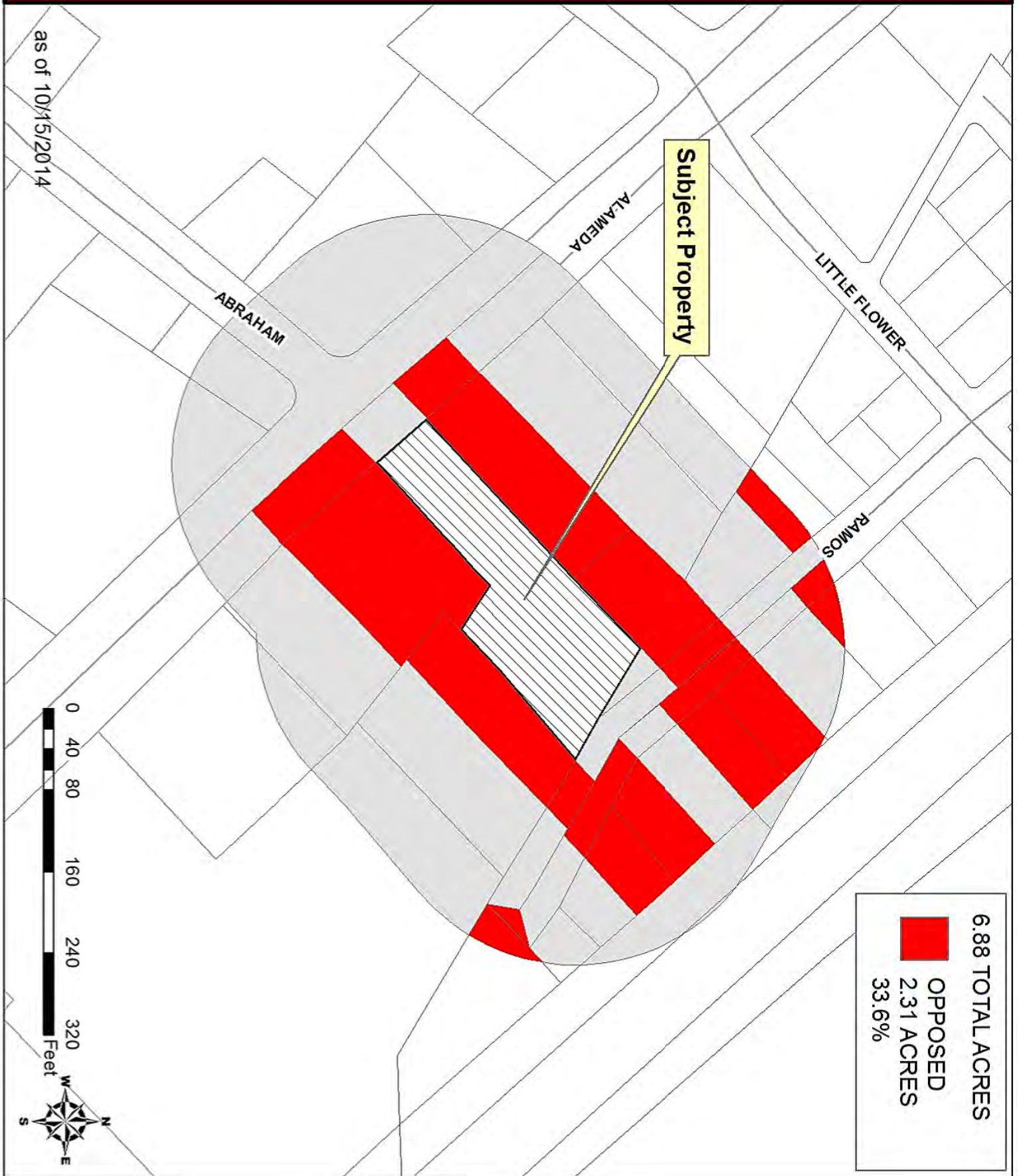
Sincerely,



Ray Mancera, Representative

PZRZ14-00044

211 MAP



MEMORANDUM

DATE: November 26, 2014

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

FROM: Arturo Rubio, Senior Planner

SUBJECT: PZRZ14-00044

The City Plan Commission (CPC) on November 20, 2014, voted **7-1** to recommend denial of the rezoning request from C-3 (Commercial) to I-MU (Industrial Mixed Use) and Master Zoning Plan with conditions. The applicant has submitted an appeal request to have City Council hear the rezoning request per the El Paso City Code. This item has triggered a 211 per Texas Local Government Code Title 7, Chapter 211.006 Procedures Governing Adoption of Zoning Regulations and District Boundaries (d), (e) and (f).

The CPC found that the rezoning and master zoning plan is not in conformance with Plan El Paso and that the proposed use is not in conformance with the Plan El Paso-Future Land Use Map Designation. The proposed development is not compatible with adjacent land uses. The CPC also determined that the rezoning and master zoning plan does not protect the best interest, health, safety, and welfare of the public in general; and the rezoning and master zoning plan will have a negative effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received one phone call, one e-mail letter and a petition with 34 signatures in opposition to the request. The Planning Division also received a petition in support with 16 signatures.

Property Owners/Applicant: Francisco and Remedios Ramirez
Representative: Ray Mancera

Attachments: Staff Report, 211 map, Appeal



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00044
Application Type: Rezoning
CPC Hearing Date: November 20, 2014 (Postponed from the November 6, 2014 CPC hearing)
Staff Planner: Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov
Location: 7063 Alameda Avenue
Legal Description: All of Tracts 6B and 6G, Block 22, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 0.73-acre
Rep District: 3
Zoning: C-3 (Commercial)
Existing Use: Auto Sales/Dwelling/Salvage Yard
C/SC/SP/ZBA/LNC: N/A
Request: From C-3 (Commercial) to I-MU (Industrial-Mixed Use)
Proposed Use: Auto Sales/Dwelling/Salvage Yard (Auto Parts Storage Only)
Property Owner: Francisco and Remedios Ramirez
Representative: Ray Mancera

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Single-family dwellings
South: C-3 (Commercial) / Auto Sales/Retail
East: C-3 (Commercial) / Auto Sales/ and C-4sc (Commercial/special contract) / Automotive repair garage / Retail
West: C-3 (Commercial) and C-1/sc (Commercial/special contract) / Retail

Plan for El Paso Designation: G-4 Suburban (Walkable) (Mission Valley Planning Area)

Nearest Park: Ascarate Park (3,566 Feet)

Nearest School: Ascarate Elementary School (472 Feet)

NEIGHBORHOOD ASSOCIATIONS

No neighborhood, civic or business associations are registered within the subject property and surrounding properties, verified through the latest Community Development Association Boundary Register.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 2, 2014 for the September 25, 2014 CPC Agenda. A re-notification was mailed on October 7, 2014 due to a postponement by the CPC with a rescheduled hearing date of October 23, 2014. The Planning Division has received one phone call in opposition to the rezoning request citing that there is no assurance that in the future there will not be any more problems with permitted uses, keeping the property clean and in compliance with all City Codes. The Planning Division also received one letter in opposition citing auto parts blowing all over the area, rear loading access through mostly a residential area as a safety hazard, incompatibility of use with the residential area, and the hazard the auto parts present to the residential area (Attachment 5, page 12). On October 14, 2014, Planning Division received a petition in opposition to the rezoning request with 34 signatures (attachment 6, page 13-15). On October 21, 2014, the Planning Division received a petition with 16 signatures in support of the rezoning request from Mr. Francisco Ramirez property owner.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from C-3 (Commercial) to I-MU (Industrial Mixed-Use). The Master Zoning Plan shows a mixed use development consisting of auto sales, one dwelling unit and a salvage yard. The C-3 (Commercial) district does not permit auto salvage (auto parts sales storage yard). The Master Zoning Plan is attached to this report (Attachment 4, pages 8-11). The subject property is currently under Code Compliance action. The proposed access is from Alameda Avenue. The proposed development incorporates mixed uses, and supports the I-MU (Industrial Mixed Use) district guidelines, and requirements.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval with conditions** of rezoning the subject property from C-3 (Commercial) to I-MU (Industrial Mixed Use) and approval of the Master Zoning Plan based on the compatibility with the Plan El Paso Land Use Map in the Mission Valley Area and adjacent zone districts and uses in the area. The development supports the purpose, principles and guidelines of the I-MU (Industrial Mixed Use) district. The recommended conditions are based on the intensity of some of the uses permissible under the I-MU (Industrial Mixed Use):

- 1. That all outdoor auto parts storage shall be kept organized, secured and ordered in durable metal racks which must include brackets or other device to keep all parts secured neatly inside the shelves while in storage, and the racks shall not allow for stacking to exceed 6' (six feet) in height; and,*
- 2. That at no time shall any salvaged or inoperable vehicles be kept on the property for the purpose of dismantling for parts; and,*
- 3. That a 7' (seven feet) high masonry or rock screening wall be constructed along all property lines adjacent to any residential use or zone and that all outdoor storage areas be screened from all adjacent properties and the view from any right-of-way, and that at no time shall any merchandise be placed or secured to a rock wall or fence or be stored outside of a rack; and,*
- 4. That all outdoor auto parts storage areas be kept free of weeds and trash and be set back a minimum of 5' (five feet) from all property lines and any existing or proposed structures; and,*
- 5. That all vehicular access and driveways shall be prohibited from Ramos Road; and,*
- 6. That after the approval of the rezoning and the Master Zoning Plan, the owner shall have a maximum of 12 months from the Ordinance approval date to comply with all of the conditions of this rezoning.*

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the I-MU (Industrial Mixed Use) District is to accommodate, encourage and promote innovatively designed developments involving diverse commercial and industrial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments with good access and high visibility that are designed to create compatibility between diverse uses and adjacent zoning districts. It is intended that the district regulations permit uses serving the entire community, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

Planning Division –Transportation

TIA is not required.

General Note:

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

City Development Department – Building Development and Permitting

No comments received

City Development Department – Landscaping

No comments received

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

No comments.

Fire Department

Recommend “Approval ” of “ Re-Zoning Application” as presented.

*****NOTE ***** PZRZ 14-00044

In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: **Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways** as applicable to following sections of the fire code; *Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems*.

“When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”.

The Fire Planning Division has reviewed the submitted “ Preliminary Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

El Paso Water Utilities (EPWU/PSB)

EPWU does not object to this request.

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

Water:

1. There is an existing 12-inch diameter water main extending along Alameda Avenue that is available for service, the water main is located approximately 33-ft south from the center line of the right-of-way.
2. There is an existing 6-inch diameter water main extending along Ramos Ct. that is available for service, the water main is located approximately 12.5-ft north from the center line of the right-of-way.
3. EPWU records indicate an active 3/4-inch water meter serving the subject property. The service address for this meter is 7063 Alameda.
4. Previous water pressure from fire hydrant #3096 located approximately 43-ft south of Abraham Ct. has yield a static pressure of 100 (psi), a residual pressure of 70 (psi), and a discharge of 904 gallons per minute.
5. 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:

1. There is an existing 10-inch diameter sanitary sewer main extending along Alameda Avenue that is available for service, the sewer main is located approximately 24-ft north from the center line of the right-of-way.
2. There is an existing 8-inch diameter sewer main extending along Ramos Ct. that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way.

General:

EPWU 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 EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

Sun Metro does not oppose this request. Routes 61 and 62 provide services along Alameda with bus stops located within 250 ft. from the subject site.

Police Department

No comments received

Texas Department of Transportation

Without any additional information,

- as per the Texas Roadway Design Manual the maximum driveway width for a Two-way Commercial Driveway shall be 30 ft.
- will need to construct sidewalk and Type II curb as per TxDOT standards/details. TxDOT standards CCCG12 and PED12A .
- location of the driveway shall be approved by the TxDOT Access Management Committee.

Note: Applicant has coordinated with TXDOT representative and has addressed all comments as no additional structures or additions are proposed.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan

Attachment 4: Master Zoning Plan Report

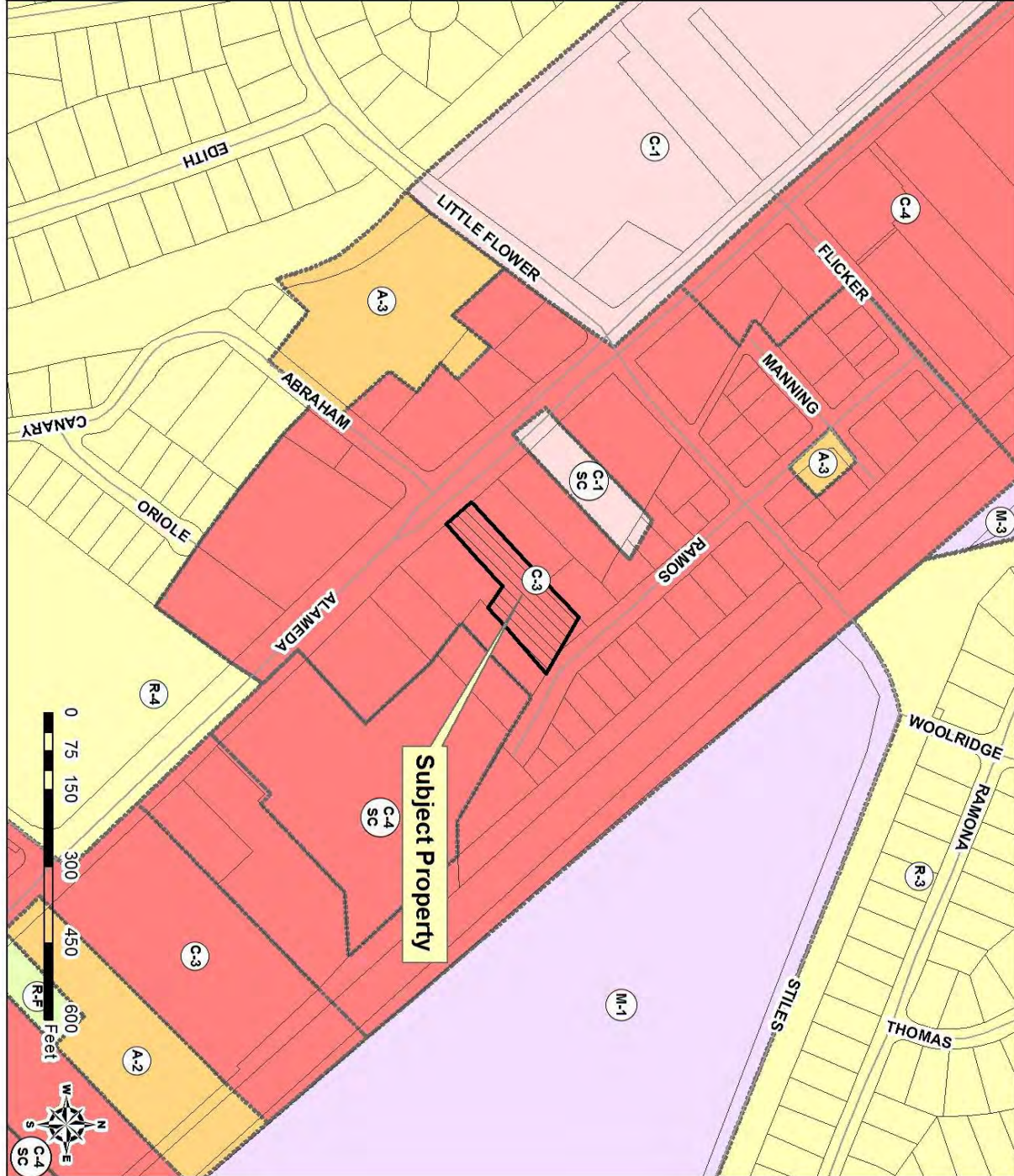
Attachment 5: Opposition Letters

Attachment 6: Petition in Opposition

Attachment 7: Petition in Support

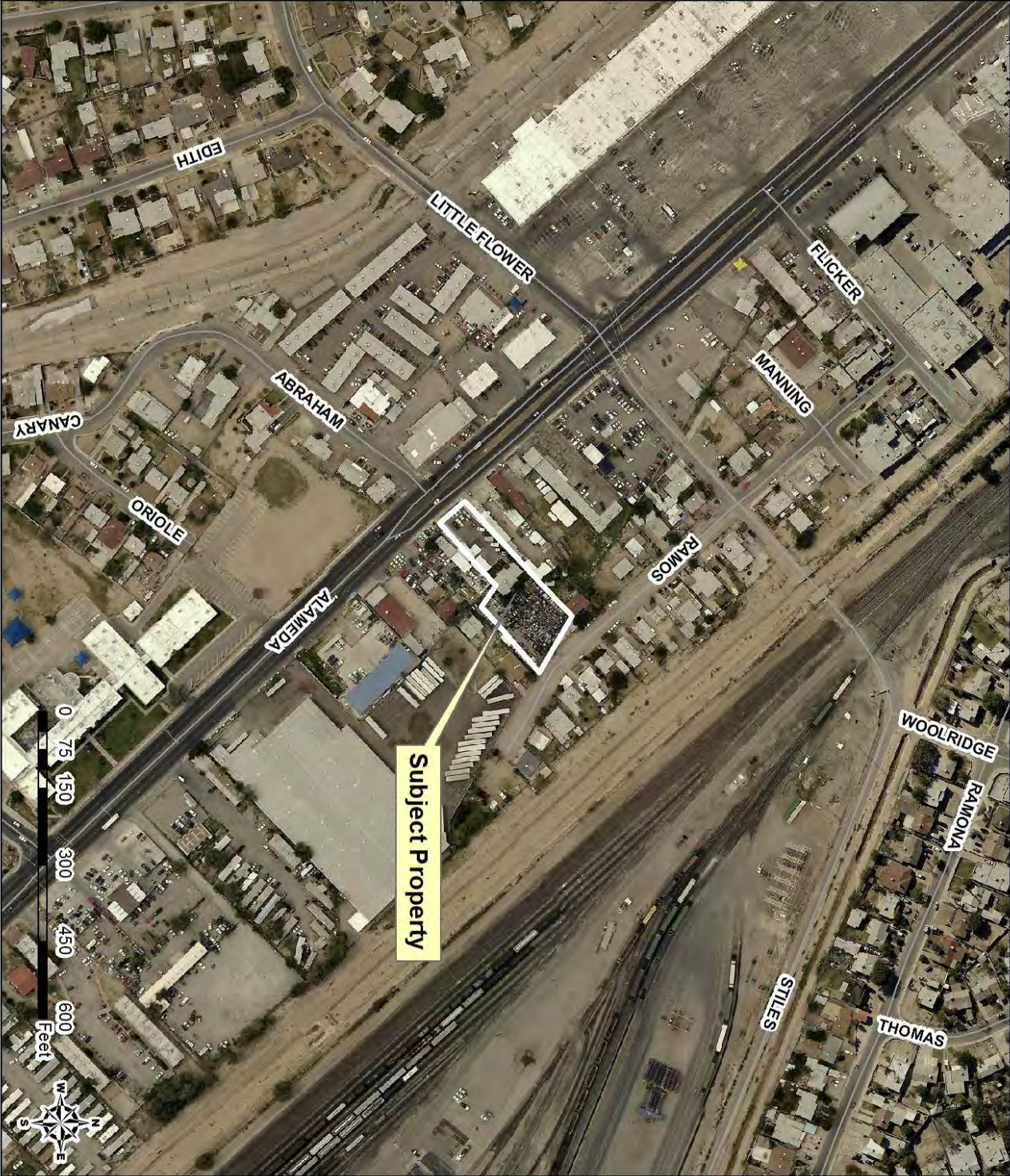
ATTACHMENT 1: ZONING MAP

PZRZ14-00044



ATTACHMENT 2: AERIAL MAP

PZRZ14-00044



9



ATTACHMENT 4: MASTER ZONING PLAN REPORT

Master Zoning Plan 7063 Alameda

Currently, the Alameda Avenue Corridor has significant challenges in the incorporation of uses and appropriate development and infrastructure to support an existing and very diverse mix of uses, to include commercial and residential building types. The design principles for the proposed development serve to support the guidelines of the Industrial Mixed Use District within a mixed-use development while maintaining compatibility with the existing zone district. The design and development of the proposed uses are part of the Master Zoning Plan and Mixed Use Development Plan approval. The proposed uses, which include a dwelling unit, car sales and auto parts sales, serve to complement a mixture of commercial and dwelling unit uses currently existing within the area; however, the lack of flexibility of conventional zone districts has proven to be difficult for the incorporation of current and future development. The proposed development also serves to support the Alameda Corridor Revitalization effort.

A. Development Perspective.

1. The natural infrastructure and visual character of the development area will be retained by the inclusion of green areas in the center of the development to complement the existing dwelling unit so as to protect and complement existing topography, riparian corridors and other environmentally sensitive areas.
2. The proposed development encourages infill and redevelopment in parity with new and existing neighborhoods in the surrounding area by adding a mix of dwelling unit and commercial uses.
3. The proposed development is contiguous to urban areas and will be organized to complement existing town centers and nearby neighborhoods, and will be integrated with the existing urban pattern.
4. A mixture of dwelling units and commercial uses will be distributed evenly throughout the mixed-use development.
5. The transportation corridors along Alameda Avenue will serve to complement, plan, and reserve proposed uses in coordination with land use patterns.
6. The natural or man-made green corridors and open space areas will be used to define and connect commercial uses to other facilities within the development, and these areas will allow for connectivity to outside development where feasible.
7. The development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
8. The commercial uses and dwelling unit mix will be the preferred pattern of development and the development specializing in single use are discouraged.
9. The surrounding neighborhoods are compact, pedestrian-friendly, and include a wide array of mixed uses to include dwelling units and commercial uses.
10. The ordinary activity of daily living of surrounding neighborhoods and communities occurs within walking distance of most uses within the proposed development.

11. The interconnected networks of streets along Alameda Avenue are designed to disperse and reduce the length of vehicle trips.
12. The surrounding neighborhoods are located within a wide range of housing types and price levels to accommodate people of diverse ages and incomes.
13. There are appropriate building densities and land uses provided within walking distance of transit stops to support both the existing residential and commercial uses.
14. The civic, institutional and commercial activity is embedded, and not isolated, from the proposed development.
15. The existing range of open space including parks, squares, and playgrounds are distributed or are being added as part of the Alameda Corridor revitalization within the surrounding areas of development.
16. The proposed development has sufficient size to accommodate the mixed-use concentration of uses proposed.

B. Building Perspective.

1. The existing buildings and landscaping support the Alameda Corridor Revitalization effort and will contribute to the physical definition of streets as civic places.
2. The revitalization of the design of streets and buildings reinforce safe environments.
3. The architecture and landscape design grow from local climate, topography, history and building practice.
4. The public gathering spaces are provided in locations that reinforce community identity.
5. The preservation and renewal of historic buildings is facilitated in support of the Alameda Corridor Revitalization Project.
6. The principal buildings and facades, where possible, are located parallel to the frontage line to encourage a community-friendly environment served by a mix of uses.

C. General Design Elements.

The proposed mixed-use development is characterized by a combination of the design elements described below. These design elements serve to complement and support mixed-use development and are included as part of the master zoning plan and mixed-use development plan approval process.

1. The existing neighborhoods are limited in size and oriented toward pedestrian activity.
 2. There is an existing variety of housing types, jobs, shopping, services, and public facilities in the surrounding area to include live-work flex units.
 3. Residences, shops, workplaces, and other buildings are integrated within the neighborhood and exist within a close proximity.
 4. Alameda Avenue as a major arterial serves a network of interconnecting streets and blocks which maintains and respects the natural landscape, residential and commercial uses. Modifications will be made to ensure that all driveways, vehicle and bicycle parking areas are accessible and proportionate in number. Public transit and bicycle as modes of transportation are encouraged as part of the proposed development.
-

5. There are supporting existing and proposed additions to the natural features and undisturbed areas that are incorporated into the open space of the neighborhood in support of the Alameda Corridor Revitalization Project.
6. The existing coordinated transportation system containing a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles is being strengthened through the proposed development and the Alameda Corridor Revitalization Project.
7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood exist within the Alameda Corridor to support the proposed development and are continually being upgraded.
8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity exist along the Alameda Corridor and support the proposed development.
9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping serve to establish a true mix of uses to create a livable and harmonious environment.
10. The proposed development serves to classify uses deploying an urban range to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

D. Architectural Objectives.

The architectural design of the development proposes to achieve the following objectives:

1. Architectural compatibility within the Alameda Corridor and surrounding development;
2. Human scale design;
3. Integration of uses as proposed by the Mixed Use Development Plan;
4. Encourage pedestrian activity through the support and limit of vehicle alternatives such as bus transit and bicycle use;
5. Buildings that relate to and are oriented toward the street and surrounding buildings in support of the Alameda Corridor;
6. Dwelling scale buildings in the mixed use area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development and support the Alameda Corridor Revitalization Project; and,
8. Buildings that focus activity on a commercial/residential/industrial mixed-use development.

E. Roadway Design.

The roadway design and proposed upgrades as part of the Alameda Corridor Revitalization Project, supports the proposed mixed-use development and will not vary the proposed function of the roadway, as the anticipated land uses and the anticipated traffic load may be reduced due to optional transportation options, such as bicycle and public transit and reduction in additional parking areas. A variety of designs is encouraged to lend character to the neighborhood to support the

Alameda Corridor Revitalization Project. The requirements of Title 19 (Subdivisions) of this Code will be in conformance in all instances.

F. Parking.

The proposed development complies with the minimum requirements of off-street parking per Title 20, Chapter 20.14 (Off-Street Parking and Loading Requirements) and proposes to reduce excess parking and encourage other forms of transportation to include bus transit and bicycle options in support of the mixed use development and sustainability goals of the Alameda Corridor. Community parking facilities or shared parking situations are encouraged in lieu of traditional off-street parking design, if needed. The parking concept permits the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. The development is open to shared parking and other options to minimize the negative impact of parking in the area.

G. Setbacks.

The proposed mixed-use development proposes zero setbacks for all new structures with the exception of storage areas and utility and trash facilities which require 5 feet setbacks to property lines. For existing structures on the subject property, there are existing setbacks; however, the goal would be to place any new structures (buildings) at a zero setback within the I-MU (Industrial Mixed Use) district.

H. Landscaping.

Existing uses comply with the landscaping requirements of Title 18 (Building and Construction). Any additional uses will be subject to the full requirements of Title 18 (Building and Construction). Landscaping, streetscape, and other green areas proposed are shown on the Master Zoning Plan.

I. Uses.

The following are the proposed uses; no other uses are proposed at this time. If new uses are proposed at any time, the Master Zoning Plan will be amended appropriately per the El Paso City Code:

- Automobile Sales (storage, repair and rental)
- Dwelling Unit
- Salvage Yard (auto parts storage only).

ATTACHMENT 5: OPPOSITION LETTERS

From: FireMatMan@aol.com
To: [Rubio, Arturo](#)
Subject: Ramos Court & Re-zoning
Date: Tuesday, September 23, 2014 9:57:28 PM

Re:Zoning Case No. PZRZ14-00044

Mr. Rubio:

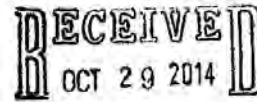
Our family at 7051 Ramos Court oppose the re-zoning of the property located at 7063 Alameda Avenue.

- 1) Mr. Ramirez has repeatedly demonstrated that he is a poor neighbor and we do not trust him to do the right thing. He insists on having access through Ramos Court, adjacent to the back of the property, by hauling old car parts in and out. Some of the items currently stored on his property blow over the back fence and pose a hazard to the neighborhood, particularly the old car batteries.
- 2) We have no idea what he proposes to do on re-zoned property but it is incompatible with the residential Ramos Court.
- 3) If the rezoning is granted, we request that no access be allowed to Ramos Court and that the City Building Inspector periodically visit the site to look for hazardous chemicals.

Olga Valenzuela Mattson

7063 ALAMEDA ZONING

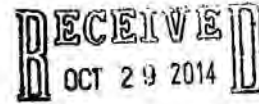
CASE NO. PZRZ14-00044



I am representing Mrs. Anita Valenzuela, my mother-in-law and a 66 year resident of Ramos Court. She is a 96 year old widow and has dementia, so the family is working very hard to keep up her quality of life in her own home. I am opposing this rezoning for three reasons: the proposed "junkyard" is unsuitable for the Ramos Court neighborhood; the property owner won't adhere to the proposed conditions and this junkyard adds "insult to injury" for the residents.

First, while the address of the property in question is 7063 Alameda, it is two distinctive lots with the front lot for used car sales, called Flamingo Motors, the middle a residence essentially cutting off the back lot, the junkyard, accessed through Ramos Court. Regardless of the current zoning, which is a subject for another day, Ramos Court is a little residential neighborhood about one block long, with a couple of exceptions, one being this yard. Besides being unsightly, trash blows over the existing fence and we're worried about potentially hazardous wastes, such as old battery acid. I've also learned that there is a potential violation of the Outside Storage of Combustible Wastes (OSCOM) regulations administered by the Fire Department due to the piles of plastic car bumpers. We don't want the children playing around a junkyard and remembering my own childhood, over the wall and inside the yard. We got rid of two junkyards in the past 30 years on Alameda near Delta, do we need another one?

The second general reason is that the conditions imposed in the Planning Division Recommendations cannot or will not be followed by Mr. Ramirez, the property owner. While they are an attempt, I'm sure in good faith, to get him to "clean up," the end result is Mr. Ramirez gets to keep his junkyard. I don't know the man, I've never met him, but he is currently in violation of a Court Compliance Order to clean up his yard under the existing zoning and has been fined twice for failing to do so. What makes us think he'll observe these conditions? Now if he gets an OSCOM Permit he'll have to have a 20 feet setback from the fences, not 5 feet in the conditions, and 20 feet separation between junk piles. As provided in the last condition, we're all going to be back here in 12 months. I firmly believe in property rights and free enterprise, but he appears to have a failed business model, car parts "in" and nothing "out," nothing selling. Let Mr. Ramirez sell his cars at Flamingo Motors and live in his nice house and move his junkyard elsewhere.



Thirdly, insult to injury. I don't know if you know the story of Ramos Court, but it was incorporated into the City as a dusty little Street. We (my late father-in-law, others, me) have tried for 60 years to get the City to improve the Street, but its' been too expensive. Then, the June 2011 Flood, the loss of half of the peoples' personal property and the damage to the homes, the Water District paying for a fraction of the damages, the lawsuit, the damaged floors, walls and furniture still visible, El Paso Water Utilities and the City finally improving the Street. Over \$1 million dollars spent, but no money for the homes. So you can't blame the people who have lost their peace of mind from feeling upset with just another insult, you get a junkyard!

In conclusion, please turn down this rezoning request. Enforce the current zoning restrictions. He's probably going to have a big Fire Department problem also. Since Mr. Ramirez would rather pay the Court fines than clean up his yard, have the City hire a contractor to haul all the junk away and send him the bill. With all respect to the planners and the Alameda Revitalization Corridor, this effort in supplying Mr. Ramirez a "carrot" in the form of new zoning and not a "stick" in the form of a Court hearing to clean up his junkyard is an effort sure to fail and will only prolong the agony.

Fred Mattson

10/29/14

F.M.

From: FredMattson@aol.com
To: [Rubio, Arturo](#)
Cc: reggie1305@yahoo.com
Subject: Ramos Court Zoning
Date: Wednesday, October 29, 2014 10:02:42 AM

Mr. Rubio,

I believe Mr. Ramirez is in violation of the Outside Storage of Combustible Material (OSCOM) Permit requirements due to his stacked plastic car bumpers. . He needs to have a fire plan, a permit fee, \$1 million in liability insurance, a buffer zone of 20 feet (not 5 feet) from the fences and a separation space of 20 feet between each unit. I have filed a complaint with the Fire Prevention Unit of the El Paso Fire Department and they will have a Code Compliance Inspector follow up.

Fred Mattson

ATTACHMENT 6: PETITION IN OPPOSITION

PZR 214-00044

RECEIVED
OCT 15 2014

Block the request of Francisco and Remedios Ramirez to change the zoning from C-3 (commercial) to I-MU (Industrial Mixed use) on their property at 7063 Alameda.

- In doing so we can avoid the above mentioned from holding their buisness and using Ramos CT as a through street.
- This petition will be presented to City Plan Commision on September 25th .
- Please sign the petition and help the residents of Ramos Ct. Avoid this change and any future dealings with the above mentioned.

Name	Address	Phone #	Signature
Regino Espinoza	7075 Ramos Ct	328 9819	Regino Espinoza
Miguel Espinoza	7067 Ramos Ct	772-2903	Miguel Espinoza
ANA Espinoza	7075 Ramos Ct	252-3200	Ana Espinoza
PRISCILLA OLIVERA	7062 Ramos Ct	867 3402	Priscilla Olivera
ANTONIO OLIVERA	7062 Ramos Ct	867 3402	Antonio Olivera
MARIO GUSPARR	7057 Ramos	956334354	Mario Guspar
Inocenta Esquivela	7065 Ramos	779-8083	Inocenta Esquivela
Sandra Lopez	7063 Ramos	803-3289	Sandra Lopez
SAENZ JESUS	7060 Ramos	7721139	Jesus Saenz 9/21/14
Teresa Moron	7059 Ramos	264-2369	Teresa Moron
GLORIA R. NUNEZ	114 MANANAY	729-1888	Gloria R. Nunez
GERARDO FELIX	105 MANANAY	253-1750	Gerardo Felix
MANUEL NEVAREZ	106 MANANAY	7795829	Manuel Nevarez
DAVID D. VALENZUELA	7051 RAMOS CT	240-0793	David D. Valenzuela
Olga M. Gonzalez	7054 Ramos	228-5672	Olga M. Gonzalez
Maria N. Lucy Chaires	7050 Ramos		Maria N. Lucy Chaires
VICTOR GARCIA	7053 Ramos Ct	778-0415	Victor Garcia

ATTACHMENT 6: PETITION IN OPPOSITION

PZR214-00044

OCT 15 2014

Block the request of Francisco and Remedios Ramirez to change the zoning from C-3 (commercial) to I-MU (Industrial Mixed use) on their property at 7063 Alameda.

- In doing so we can avoid the above mentioned from holding their business and using Ramos CT as a through street.
- This petition will be presented to City Plan Commission on September 25th.
- Please sign the petition and help the residents of Ramos Ct. Avoid this change and any future dealings with the above mentioned.

33.6% oppo

Name	Address	Phone #	Signature
Lidia Garcia	7053 Ramos	778 0415	Lidia Garcia
Patricia Lopez	113 Manning	422-0937	Patricia Lopez
RICARDO LOPEZ	113 Manning	630 9552	Ricardo Lopez
SOCORRO REYES	113 Manning	867 23 91	Socorro Reyes
Ramon Ontiveros	327 - 2313	124 1/2 Little Flower	R. Ontiveros
Alicia Ontiveros	124 1/2 Little Flower	841 6762	A. Ontiveros
Raymundo Siles	118 N. Little Flower	915 691 0567	Raymundo Siles
OLGA V. MATTHEWSON	7051 RAMOS CT FOR ANITA H. VALENZUELA	915-772-6018	Olga V. Matthewson for Anita H. Valenzuela
Dolores A. Valenzuela	7051 Ramos	915-346-2762	Dolores A. Valenzuela
JACOBO LECHEGUA	7071 RAMOS	915 318 6476	JACOBO LECHEGUA
ORALDO VEGA	7071 RAMOS	915 319 6476	ORALDO VEGA
JIM EDWARDS	7061 Ramos	(915) 269-5672	Jim Edwards
Manuel De la Cruz	107 N Little Flower	(915) 500-5102	Manuel De la Cruz
Isabel Rodriguez	7066 Ramos	(915) 271-7071	Isabel Rodriguez
Jose Peniez	7066 Ramos	772-2604	Jose Peniez
Victor Macias	7065 Alameda	719 4811	Victor Macias
RUBEN RODRIGUEZ	7059 Alameda	772-8806	Ruben Rodriguez 10-1514

ATTACHMENT 6: PETITION IN OPPOSITION

OCT 15 2014

PZRZ14-00044

9/21/14

Yo *Jesus Saenz* Reboco
LA FIRMA QUE LE DI A!
SEÑOR RAMIREZ MI FIRMA
QUE CUENTA ES LA DE HOY
9/21/14 *Jesus Saenz* 7721139


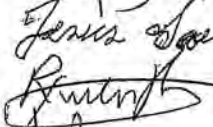

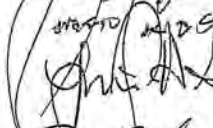
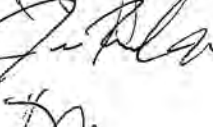

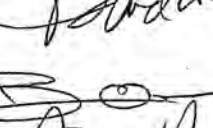

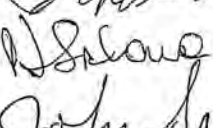
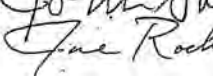


Mead

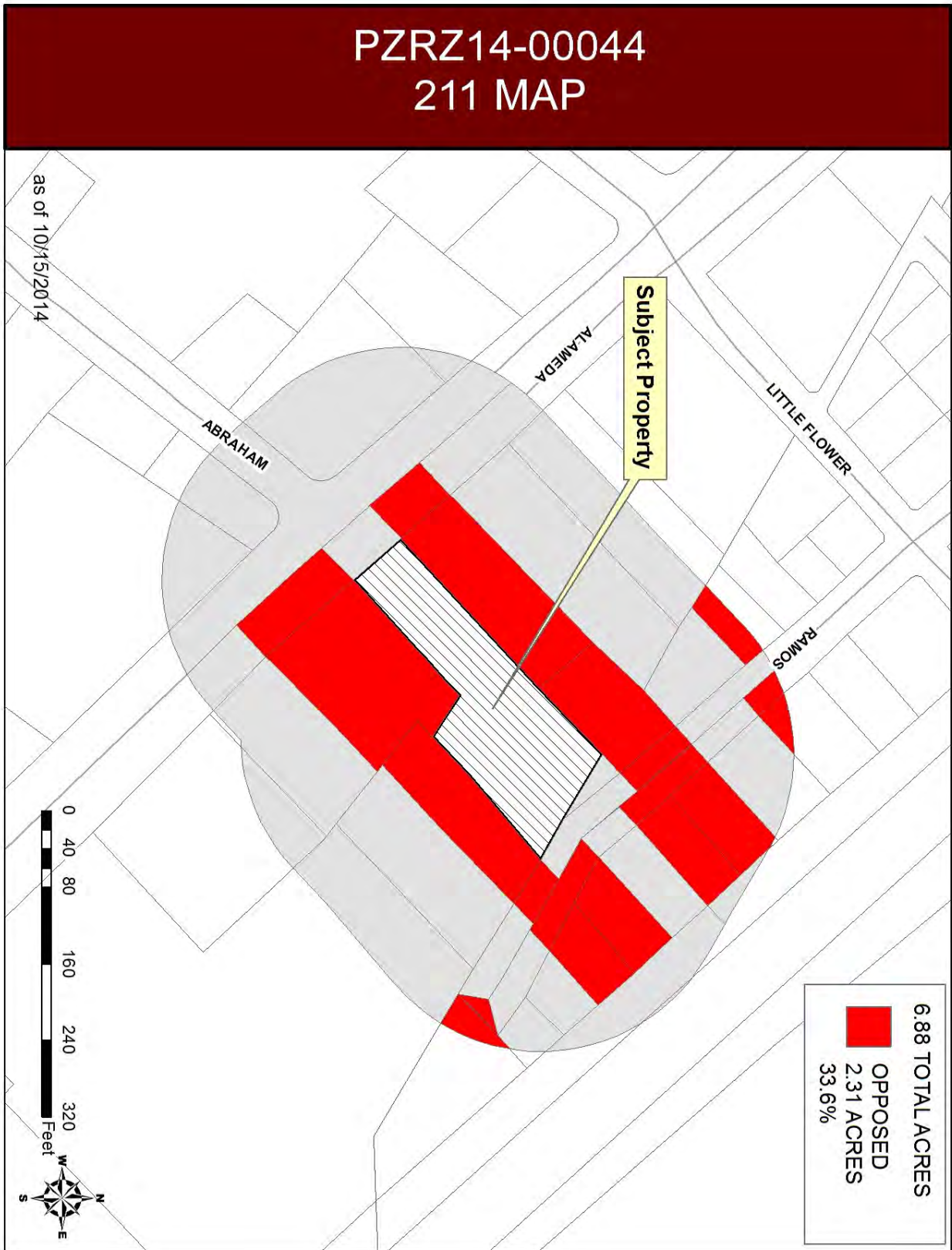
ATTACHMENT 7: PETITION IN SUPPORT

September/19/2014

I am aware that the property in 7063 Alameda Ave. Has request a zoning change. This change is from a C3 to an IMV. This change wont affect my property in any way.

I have no problems with this change.... PZRZ14-00044

	7045 ALAMEDA AVE	HUGO BAIDERRAME
	109 ORIOLE Way	SIGIFREDO MUELLO
	7060 Ramon CT	JESUS SAEZ
	7059 ALAMEDA AVE.	RUBEN RODRIGUEZ
	126 Oriole Way	Alfredo GARCIA
	116 Abraham St	Horacio Mazon
	7089 Alameda St	Luis Alvarez
	106 & 108 Abraham Ct	Jose Rocha Jr (2)
	7065 Alameda	V. Macias
	7077 Alameda Ave	Juan M. Sandoval
	7095 ALAMEDA AV.	BLAS ORDOÑEZ
	104 LITTLE FAWN	RUBEN RODRIGUEZ
	7043 Alameda	Armando S. Redondo
	7058 ALAMEDA	Homer Salome
	7025 ALAMEDA	JOHN SALOM
	105 Abraham Ct.	Jose Rocha

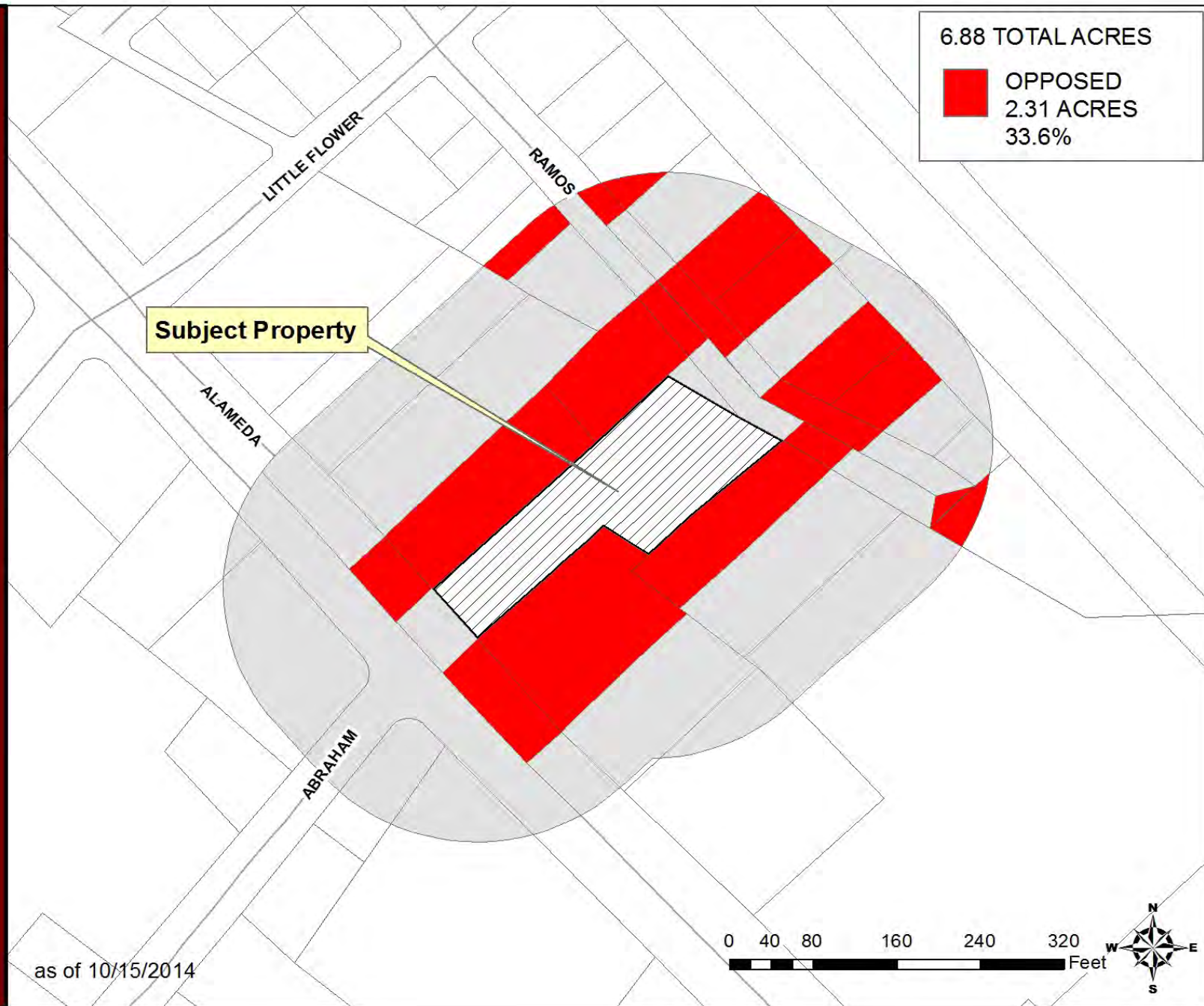




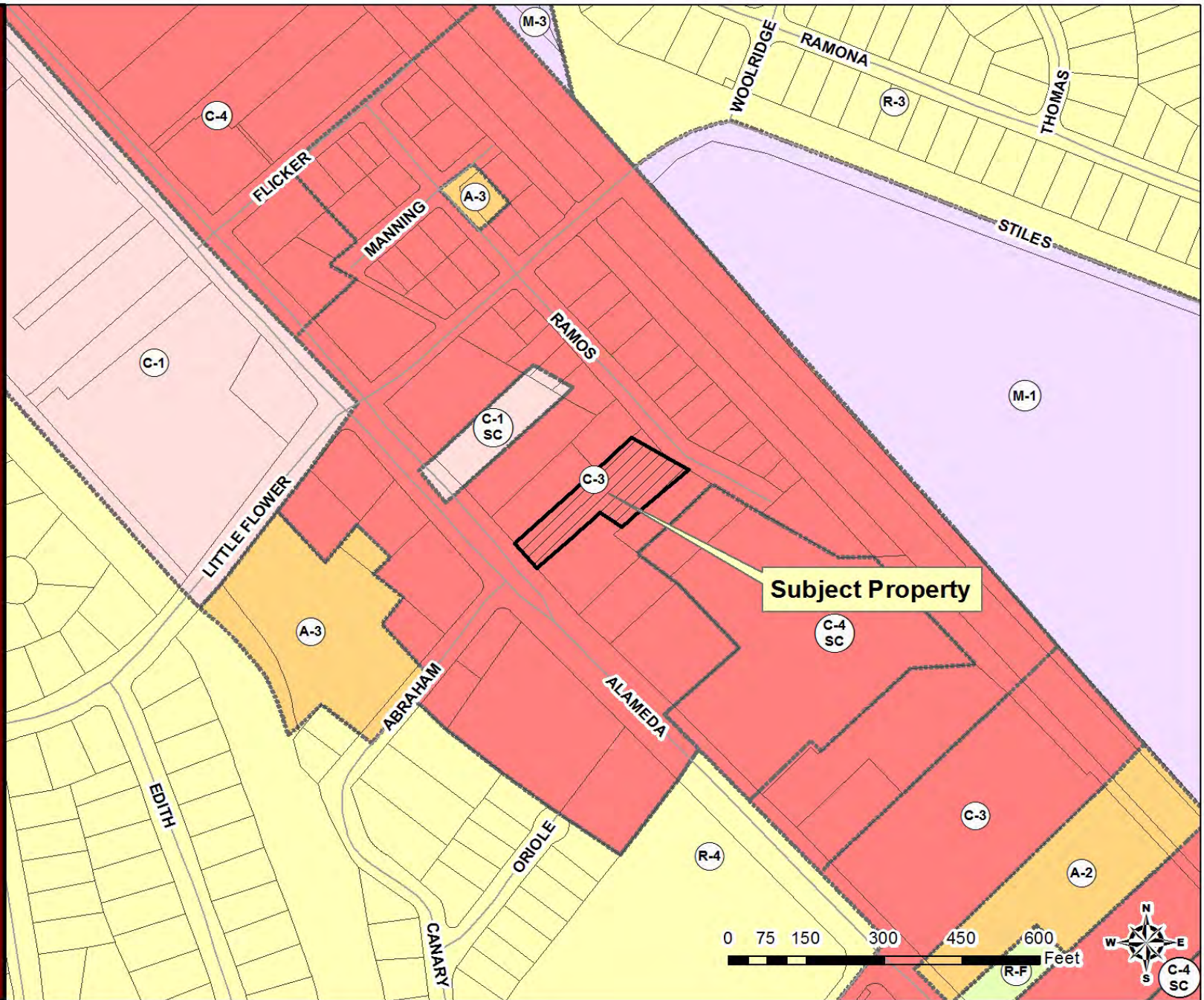
Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Denial Recommendation (7-1)
- **Public Input:** Planning Division received one phone call, one e-mail letter and a petition with 34 signatures in opposition.
Planning Division also received a petition with 16 signatures in support.
- **211: Public opposition** triggered a 211 or required three-fourths vote to approve the rezoning request per Texas Local Government code, Chapter 211.006 (d).
- **Appeal:** Applicant submitted an appeal request on Nov. 23rd per El Paso City Code.

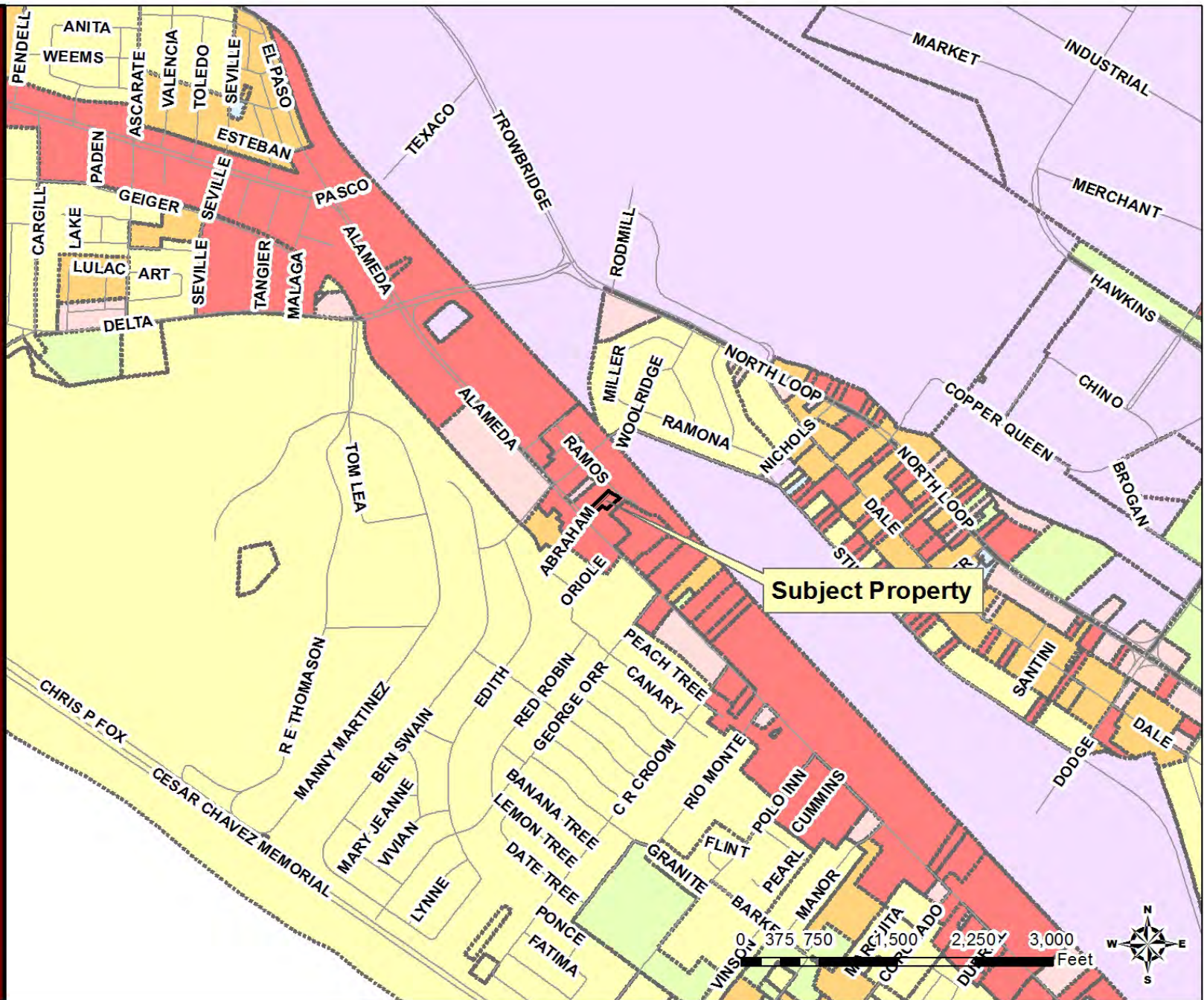
PZRZ14-00044
211 MAP



PZRZ14-00044



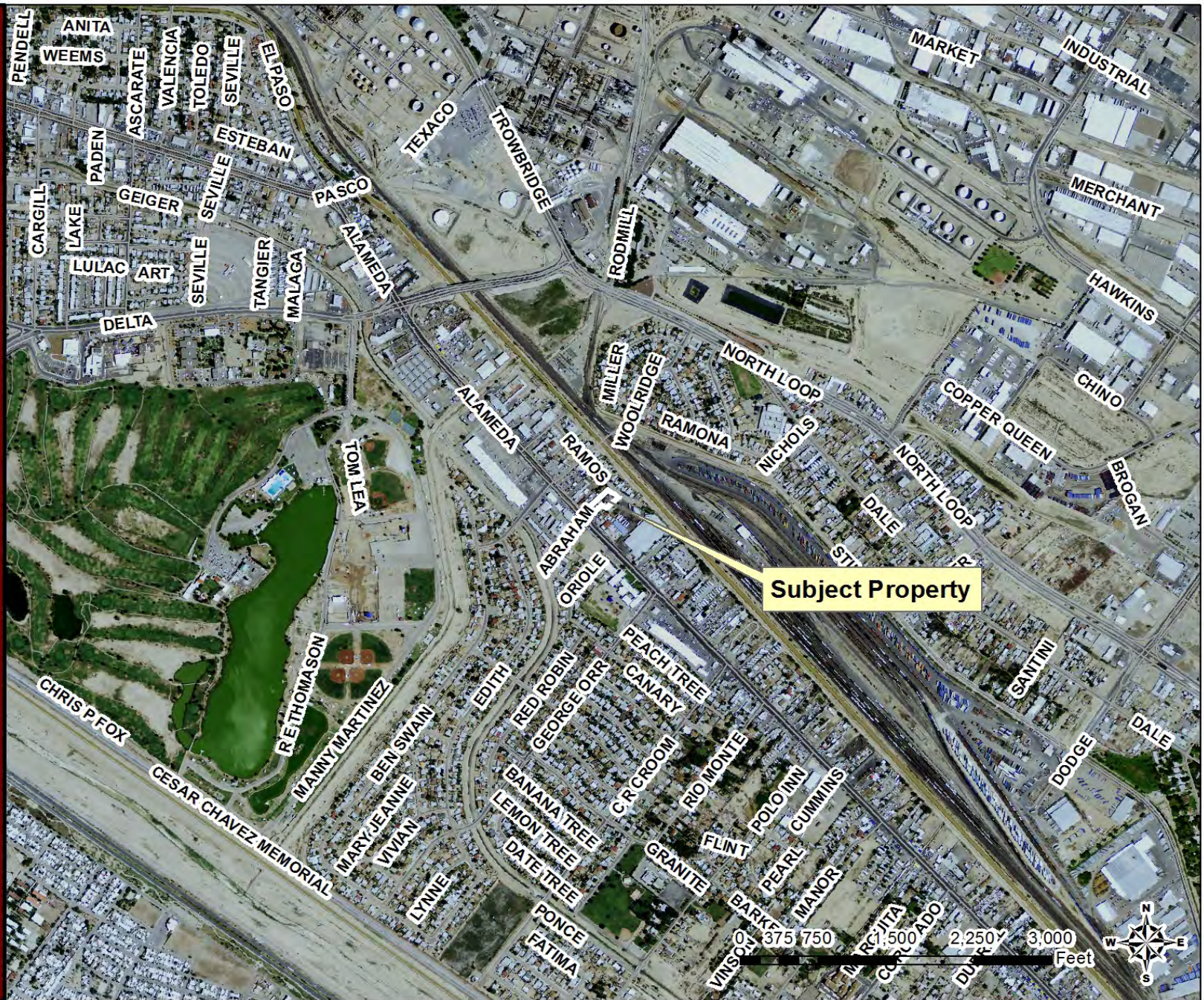
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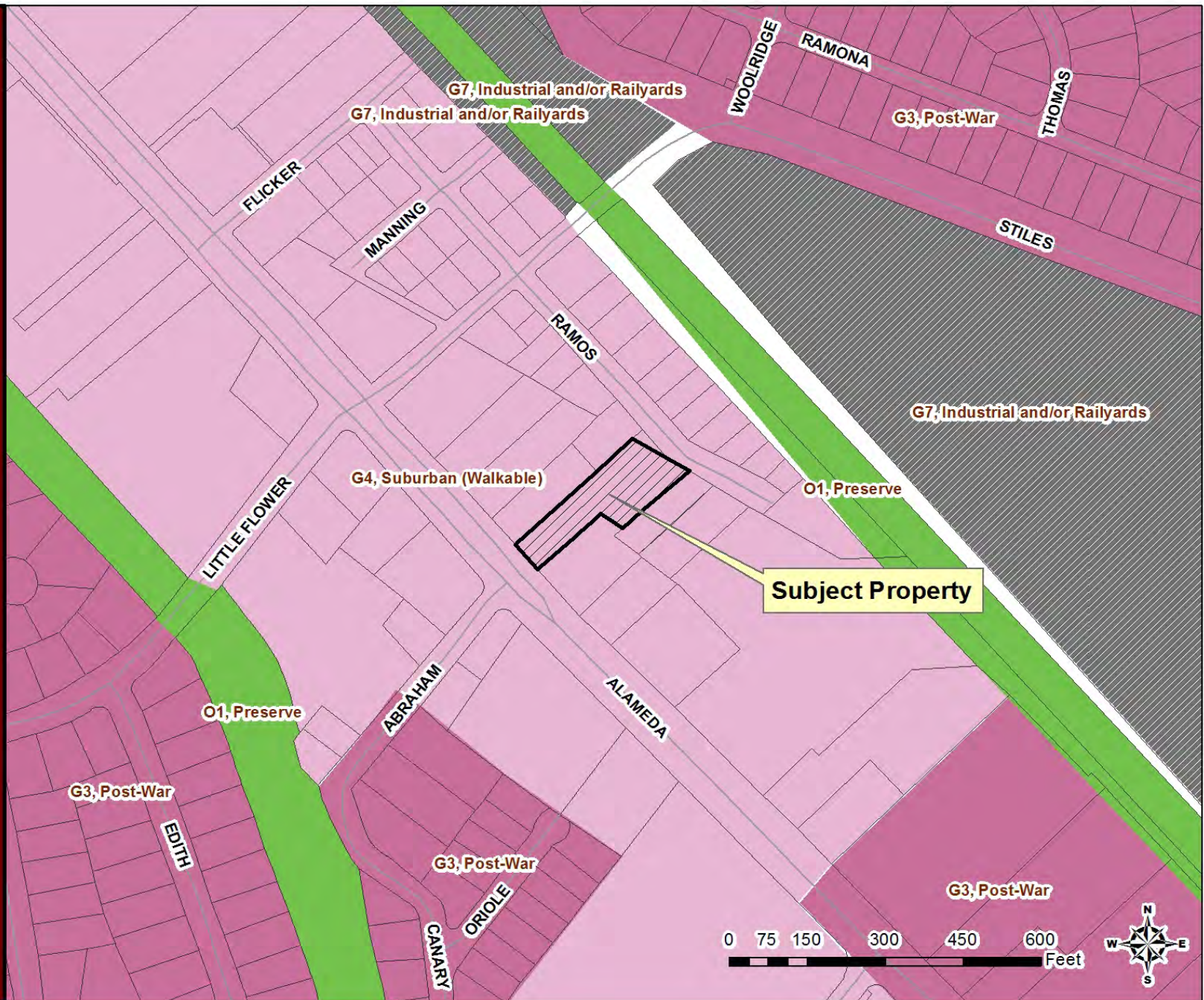
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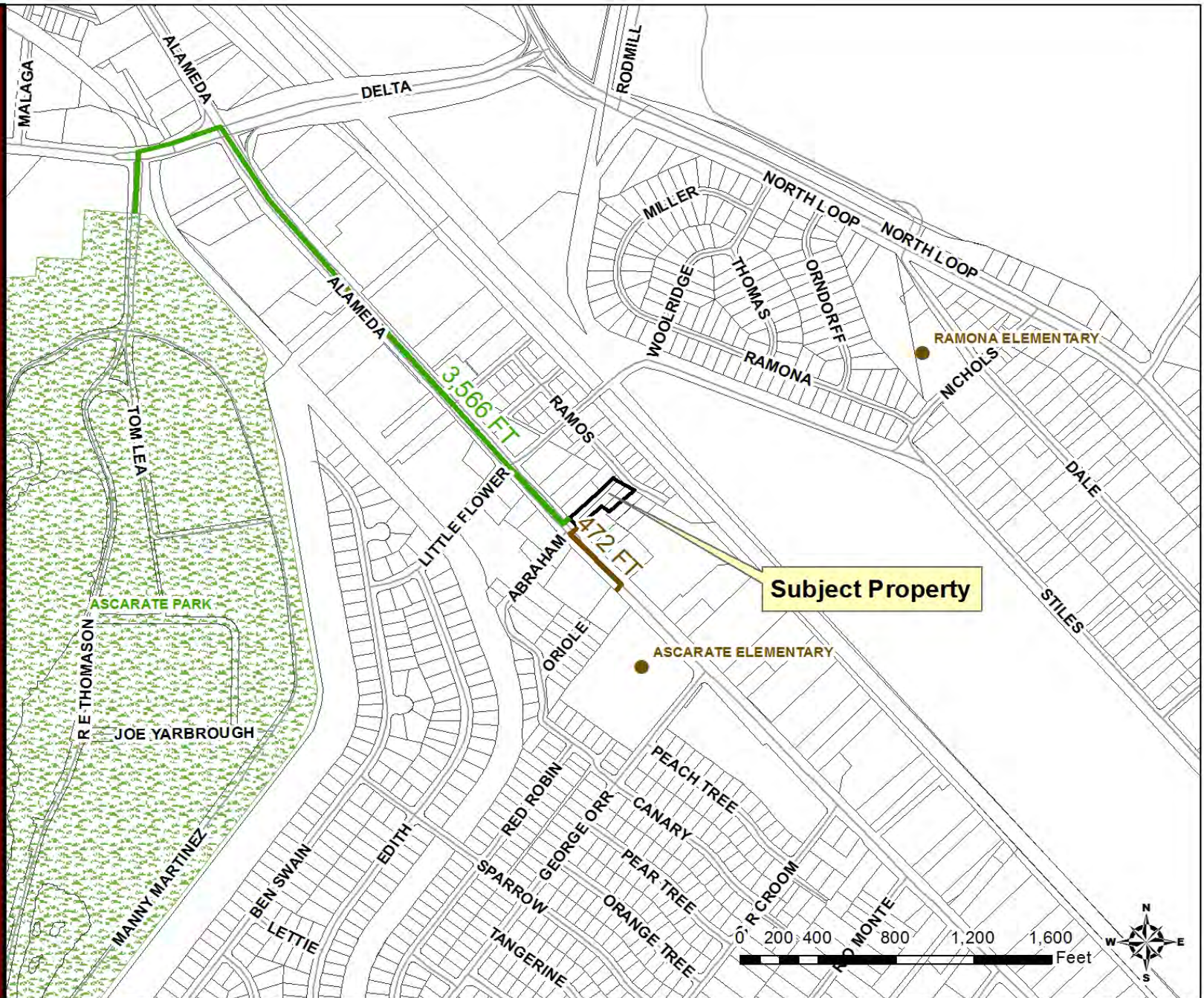
Area Background

- Properties along Alameda and Ramos Court were Annexed April 1, 1948 and March 15, 1955.
- Residential uses along Ramos Court existed on or prior to 1955.
- It is unknown when properties on Ramos and Alameda were rezoned from R-F as part of annexation to C-3 Commercial.
- Requests to C-4 or higher were submitted from 1969-1990.

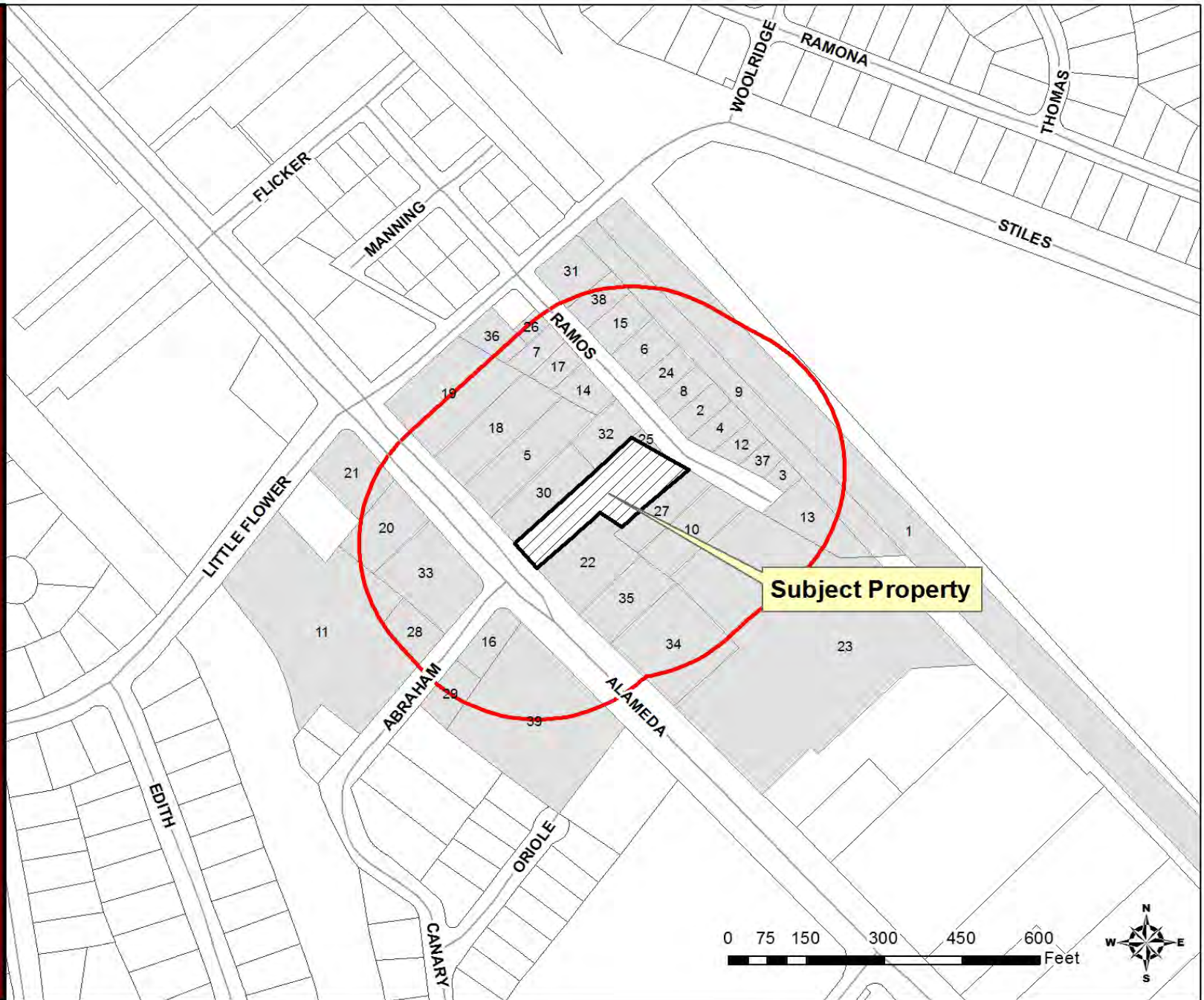
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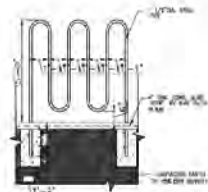


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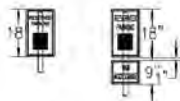


PZRZ14-00044





BIKE RACK DETAIL



HC PARKING DETAIL

N.T.S.

LEGEND

- A EXIST. ASPHALT SPOT ELEVATION
- EXIST. CONTOUR LINES
- N.C. EXIST. NATURAL GROUND SPOT ELEVATION

LEGAL DESCRIPTION:

ALL OF TRACT B8 AND B9 BLOCK 22
CITY OF D. PASO, D. PASO COUNTY, TEXAS
AREA 22-17 22 OF 0.33 ACRES

ZONING

EXISTING C-3
PROPOSED IMU

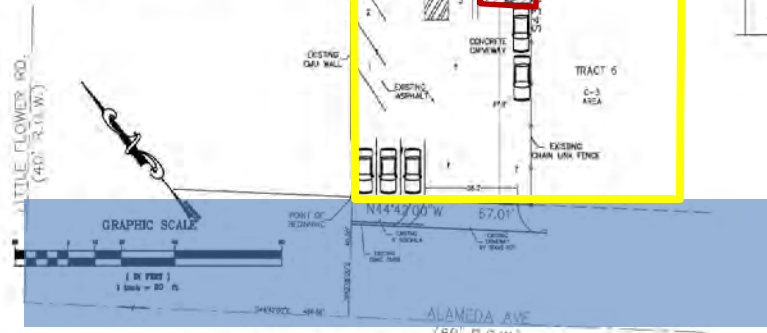
AREAS

LAND =	32147 SQFT	
AUTO SALE		
OFFICE =	882 SQFT	2.77%
DWELLING =	1554 SQFT	4.83%
PARKING =	720 SQFT	2.24%
AUTO PARTS		
STORAGE AREA	18082 SQFT	50.00%
AUTO SALE		
DISPLAY AREA	1620 SQFT	6.15%
COVERED AREA =	736 SQFT	2.28%
LANDSCAPE =	1017 SQFT	3.16%
OPEN SPACE =	9543 SQFT	28.57%

PARKING SPACES CALCULATION

AREA	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
AUTO SALE OFFICE	852 SQ. FT. / 400	2+1 ADA
DWELLING	1554 SQ. FT.	2
AUTO SALE	1980 SQ. FT.	8
BIKE RACK		3

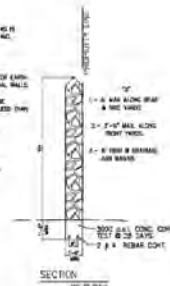
LOCATION MAP SCALE 1"=600'



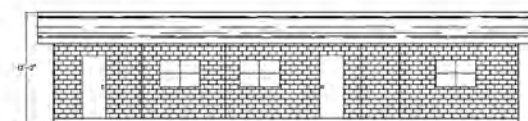
MASTER ZONING PLAN

Scale: 1" = 20.0'

- NOTES:
1. STONE FOR FENCE WALL SHALL BE AS NEARLY UNIFORM IN SIZE AS FEASIBLE AND SHALL BE SET IN A MORTAR.
 2. MORTAR SHALL BE TYPE "S" 1000 PSI. AS PER ASTM C270.
 3. ANCHOR WALLS OVER 6" FEET IN HEIGHT AND THOSE LOCATED AT CORNERS SHALL BE SET IN A MORTAR.
 4. WALLS ADJACENT TO FENCING ARE TO BE SET IN A MORTAR. OTHERS MAY BE SET IN A MORTAR OR CONCRETE. SHALL NOT BE LESS THAN 12" TO 18" THICK.
 5. FENCING AND/OR GATES SHALL NOT EXCEED THE 12" HEIGHT.
 6. FENCING (S&C) AND EXPANSION JOINTS AT EVERY 100 FEET.
 7. ALL STONE SHALL BE THOROUGHLY CLEANED BEFORE BEING PLACED.
 8. NO OTHER ROCK SHALL BE ALLOWED FOR FENCING.



N.T.S.



DWELLING FRONT ELEVATION

N.T.S.

Subject Property Car Sales



Subject Property Dwelling Unit



Rear Subject Property Auto Parts Storage



Rear Subject Property Auto Parts Storage



EAST



South of Alameda



West



South West



Rear Access From Ramos Court



Little Flower & Ramos Court Current Rear Access



Ramos Court Improvement Project



Ramos Court



North Ramos Court



North Ramos Court



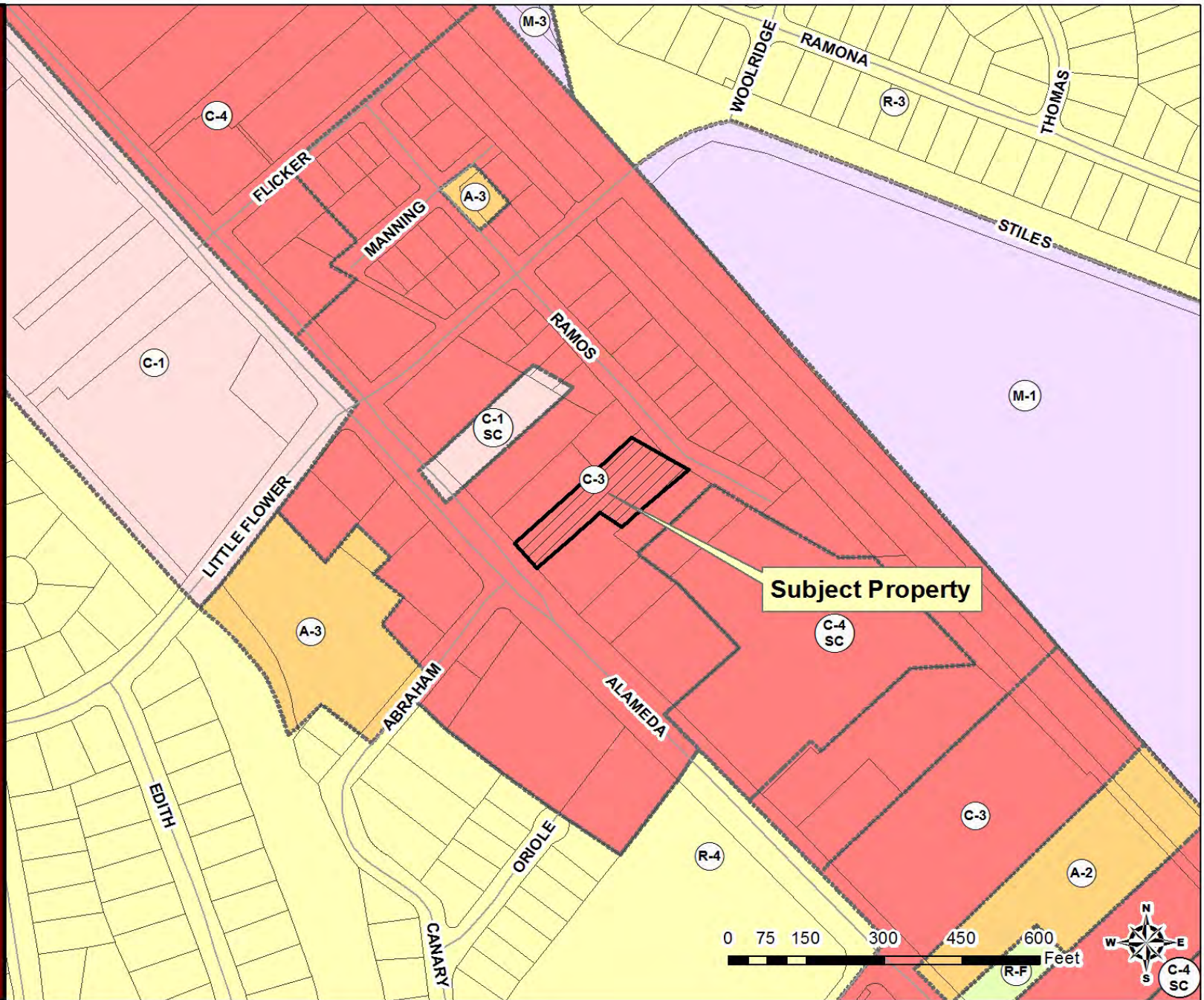
South east



North East



PZRZ14-00044





HC PARKING DETAIL

x A EXIST. ASPHALT SPOT ELEVATION
_____ EXIST. CONTOUR LINES
G EXIST. NATURAL GROUND SPOT ELEVATION

ALL OF TRACT 68 AND 66 BLOCK, 22
YULETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
AREA= 321.7 SF OR 0.73 ACRES

EXISTING C-3
PROPOSED IMU

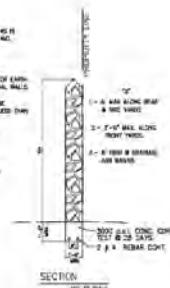
LAND =	32147 SQFT	
AUTO SALE OFFICE =	882 SQFT	2.77%
DWELLING =	1554 SQFT	4.83%
PARKING =	720 SQFT	2.24%
AUTO PARTS =	18052 SQFT	50.00%
STORAGE AREA		
AUTO SALE =	1620 SQFT	6.15%
DISPLAY AREA		
COVERED AREA =	736 SQFT	2.28%
LANDSCAPE =	1017 SQFT	3.16%
OPEN SPACE =	9543 SQFT	28.57%

LOCATION MAP SCALE 1"=600'

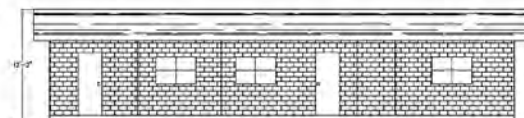


Scale: 1" = 20.0'

- NOTES:**
1. STONE FOR JOISTHALL SHALL BE AT LEAST 100MM IN THICKNESS AS PER SPECIFICATION. THE STONE SHALL BE LEVELLED ACCORDING TO AN AG. PROVIDER.
 2. MORTAR SHALL BE TYPE "S" 100 MPa AS PER ASTM C270.
 3. KITCHEN WALLS OTHER THAN AS FET IN HEIGHT AND THICKNESS SHALL BE 200MM IN THICKNESS OTHER THAN TEST WALL. BE CONSIDERED AS STRUCTURAL WALLS.
 4. WALLS ADJACENT TO POOLING AREAS OR BEARING OTHER LOADS SHALL BE CONSIDERED AS BEARING OR OTHER DESIGN TYPE. STALLS MUST BE CAST (MIN. OF 200) (MIN. 100).
 5. JOINTS AND MORTAR JOINTS SHALL NOT EXCEED THE 25 MM.
 6. INTERIOR JOINTS (1) JOINT EXPANSION JOINTS AT EVERY 1000 MM.
 7. A. 50 MM VERTICAL DISCREPANCY SQUARE BEING REPAIR PLACED.
 8. NO OTHER WORK SHALL BE ALLOWED FOR JOINTS.



AUTO SALE OFFICE
FRONT ELEVATION



DWELLING
FRONT ELEVATION

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

0 9 8 7 6 5 4

MASTER ZONING PLAN

MIXED USE DEVELOPMENT

PLATE 1

KEY ENGINEERING
Consulting Engineering & Surveying
TELEPHONE 2572450, F-2501
3434 WOODBURN DRIVE, SUITE 148, EL PASO, TX 79905
E-MAIL: KEYS@KEYS-ENGINEERING.COM, KEYS@KEYS-ENGINEERING.COM

SHEET TITLE
SITE PLAN

1-1

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211 MAP

