

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

DEPARTMENT: Planning and Inspections, Planning Division

AGENDA DATE: Introduction: December 11, 2018
Public Hearing: January 8, 2019

CONTACT PERSON/PHONE: Philip Etiwe, (915) 212-1550, etiewpf@elpasotexas.gov
Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of All of Lots 18, 19, and Portions of Lots 17, 21, and 22, Block 18, Third Amended Map of Highland Park Addition (1964 Murchison Street), City of El Paso, El Paso County, Texas from A-2 (Apartment) to R-MU (Residential Mixed Use), approving a Master Zoning Plan, and waiving the minimum one acre district requirement for the R-MU (Residential Mixed-Use) Zoning District. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1964 Murchison Street. Property Owner: Snap Pads, LLC. PZRZ18-00030 (District 8)

BACKGROUND / DISCUSSION:

On September 6, 2018, the CPC reviewed and recommended approval of the proposed rezoning.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed amendment.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

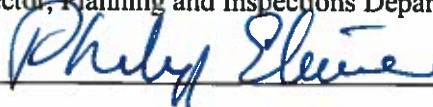
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Philip Etiwe
Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOTS 18, 19, AND PORTIONS OF LOTS 17, 21, AND 22, BLOCK 18, THIRD AMENDED MAP OF HIGHLAND PARK ADDITION, 1964 MURCHISON STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO R-MU (RESIDENTIAL-MIXED USE), WAIVING THE ONE ACRE MINIMUM DISTRICT AREA REQUIREMENT FOR R-MU AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of All of Lots 18, 19, and Portions of Lots 17, 21, and 22, Block 18, Third Amended Map of Highland Park Addition (1964 Murchison Street), 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 A-2 (Apartment) to R-MU (Residential Mixed Use) waiving the one acre minimum district area requirement for R-MU, approving a Master Zoning Plan, as defined in Section 20.06.020, 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.

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

ADOPTED this ____ day of _____, 2019.

CITY OF EL PASO:

Dee Margo
Mayor

ATTEST:

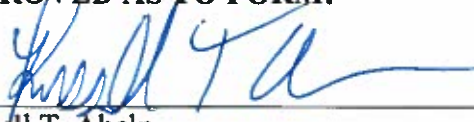
Laura D. Prine, City Clerk

[Signatures continue on following page]

ORDINANCE NO. _____
18-1007-2299 | 830418
1964 Murchison Street
RTA

PZRZ18-00030

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

ORDINANCE NO. _____
18-1007-2299 | 830418
1964 Murchison Street
RTA

PZRZ18-00030

EXHIBIT "A"



Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

METES AND BOUNDS DESCRIPTION

ALL OF LOTS 18, 19 AND 20 AND PORTIONS OF LOTS 17, 21 AND 22, BLOCK 18, HIGHLAND PARK ADDITION, AS RECORDED IN VOLUME 1, PAGE 54, PLAT RECORDS OF EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an existing city monument lying at the intersection of Murchison Street (70 feet wide) and Idaho Street (70 feet wide); THENCE, South $48^{\circ}18'41''$ West, a distance of 52.66 feet to an "x" set in concrete for the TRUE POINT OF BEGINNING, of this parcel description;

THENCE, South $18^{\circ}39'11''$ West, with the westerly boundary line of a parcel conveyed to Jorge Silva and Pêla Silva, recorded in Document #20060013200, Official Records of El Paso County, Texas a distance of 20.92 feet to a nail set for a corner of this parcel;

THENCE, South $02^{\circ}23'19''$ West, continuing with said westerly boundary line, a distance of 57.14 feet to a nail set for a corner of this parcel;

THENCE, South $64^{\circ}27'05''$ West, continuing with said westerly boundary line, a distance of 12.86 feet to a nail set in the common Lots 17 and 18, Block 18, Highland Park Addition, for a corner of this parcel;

THENCE, South $00^{\circ}00'00''$ West, with said common lot line, a distance of 37.52 feet to an arrow in concrete, set in the northerly boundary of a 20 feet wide alley, for a corner of this parcel;

THENCE, South $90^{\circ}00'00''$ West, with said northerly boundary line, a distance of 98.07 feet to a point lying in the easterly boundary line of a parcel conveyed to Jose Dominguez, Jr., recorded in Document #20070021469, Official Records of El Paso County, Texas, for a corner of this parcel;

THENCE, North $00^{\circ}55'39''$ East, with said easterly boundary line, a distance of 41.71 feet to a nail set for a corner of this parcel;

THENCE, North $20^{\circ}04'10''$ West, continuing with said easterly boundary line, a distance of 9.71 feet to a nail set for a corner of this parcel;

THENCE, North $00^{\circ}39'29''$ West, continuing with said easterly boundary line, a distance of 50.56 feet to an existing 5/8" rebar lying in the southerly right-of-way line of said Murchison Street, for a corner of this parcel;

THENCE, Northeastly with said southerly right-of-way line, a distance of 123.80 feet with the arc of a curve to the right to the TRUE POINT OF BEGINNING of this description; Said curve having a radius of 437.70 feet, a central angle of $16^{\circ}12'21''$ and a chord that bears North $81^{\circ}19'51''$ East, a distance of 123.39 feet. Said parcel of land containing 0.282 acres (12,302 sq. ft.) of land, more or less.

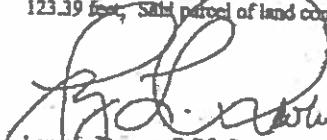

Larry L. Drewes, R.P.L.S.
Texas License No. 4869
Job No. 30767
Date: January 15, 2018



EXHIBIT A

1420 Bessemer • El Paso, Texas 79936
Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: Larry@Land-Marksurvey.com

(Exhibit "B" & "C" on the following pages)

ORDINANCE NO. _____

18-1007-2299 | 830418

1964 Murchison Street

RTA

PZRZ18-00030

[illegible]

EXHIBIT "C"

**Residential Mixed Used Development
MZIP Report
Murchison.**

1. Purpose & Intent

- Snap Pads LLC is proposing to build a multi-story apartment building at 1930 Murchison Dr. Currently the lot sits vacant as it has for many years. The zoning on the property is currently A-2 and the legal description is 18 HIGHLAND PART of 17-21 and beginning section of 18 (12,303 SQ FT) or 0.288 acres.
- We want to provide clean, affordable and new housing units to the Golden Hills neighborhood. We feel like there is a need for newly constructed modern apartments in an area where the only options are outdated and older units.
- The maximum proposed units are 16 units
- The site consists of 2 land use designations:
 - Residential
 - Commercial
- The site will be rezoned to R-MU (Residential Mixed Use)
 - The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Guidelines, Roadway Design, Parking requirements, Setbacks limitations, Landscape principals and requirements listed under Chapter 20.10.360G Supplemental Use regulations, Residential Mixed Use Development.
- This Project follows the city's comprehensive plan by providing a new infill compact urban mixed-use property near public transit, hospitals & schools. We will be providing live work space along with efficient modern residential studios. We will be embracing curb appeal design with patios, dog park and other amenities.
- The proposed development is in compliance with Land Use and City Goals and Policies:
 - LAND USE CITY FORMS:
 - RESIDENTIAL: 14 one-bedroom
 - COMMERCIAL: 2 Office/Retail/One-Bedroom Apartment
 - NEIGHBORHOOD: **Golden Hills**

2. Objective

- This district will accommodate an innovative residential living product as well as a new office space for an accountant or architect or a live workspace.

3. Characteristics

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EXHIBIT "C"

- **Description:** This site will consist of 14 residential apartments and Two live workspace. A more detailed description of the design elements are as follows:
- **Access:** This apartment site will be directly on Murchison Dr. Utilities, services and trash collection will be provided onsite. The pedestrian access will be in the front of the building.
- **Setbacks:** R-MU

Set Backs R-MU	Needed	Proposed
Front Yard	Determined by MZP	0
Rear Yard	Determined by MZP	25'
Cumulative	Determined by MZP	100'
Side Yard	Determined by MZP	10'

Minimum lot width;				N/A	N/A
Minimum lot depth;				N/A	N/A

- **Density:** The District Density will be 16 units on 1/4 of an acre.
- **Landscaping:** Total landscaping for the property will be 1,979 sf.
- **Parking:** 14 spaces in the rear will be provided. Bicycle racks will be included for 12 bicycles.
- **Sub Districts:** There will be no Sub districts in the Plan.
- **Phasing:**
 - Phase 1: Construction to be completed all in 1 phase

4. Relationship with Plan for El Paso

- This district will enhance the Golden Hills economic and socially vitality and will follow the overall City of El Paso's goals to provide an infill smart living project and promote higher densities and RMU as per Smart Growth initiatives.
- The existing surroundings have a compatible mixed use with community parks and a medical within walking distance. The site will enhance the neighborhood by providing a modern living space close to medical offices.

MURCHISON MIXED USE PERMITTED USES & PERCENTAGES			
USE	TOTAL SQUARE FOOTAGE		
COMMECIAL USE	930.00	930.00	8%

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EXHIBIT "C"

RESIDENTIAL USE	6190.00	6190.00	50%
BREEZWAY/WALKWAY	483.00	483.00	4%
LANDSCAPING	1979.00	1979.00	16%
PARKING/DRIVEWAY	2721.00	2721.00	22%
TOTAL SQ FT.	12303.00	12303.00	100%

MURCHISON MIXED USE TABLE					
USE	MIN AREA	SETBACKS			MAX BUILDING HEIGHT
		FRONT	BACK	SIDE	
2 OFFICE/LIVE WORK/APARTMENT	465 SF	0 FT	25 FT	10 FT	23 FT 6 IN
RESIDENTIAL USES					
STUDIO UNITS					
8 ONE BEDROOM	425 SF	0 FT	25 FT	10 FT	23 FT 6 IN
STUDIO EXTENDED UNITS					
6 ONE BEDROOM EXTENDED	465 SF	0 FT	25 FT	10 FT	23 FT 6 IN

Principles and Requirements:

The following principles and requirements shall apply to a mix use development and shall serve as the basis for approval of a master-zoning plan. According to the General Design Principles as per Title 20.10.260G, the following bullets are to be used as guidelines only, and "Compliance with any guideline within a mixed-use development shall be determined in a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

Development Perspective:

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EXHIBIT "C"

That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

- That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - The designed building will complement the existing neighborhood structures with a clean look.
- That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - N/A
- That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - N/A
- That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - The development is a multi-unit building to go with other multi-unit buildings and single dwellings throughout the neighborhood.
- Those transportation corridors be planned and reserved in coordination with land use patterns.
 - N/A
- That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - We will have no effect on the green corridors and open space in the area.
- That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - The development resides in an existing framework of transit through the sun metro bus system. Bicycle racks will be present on the property.
- That neighborhood with town centers are the preferred pattern of development and that developments specializing in single use be discouraged.

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EXHIBIT "C"

- The development will be used for residential and commercial purposes.
- That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - The development will be close to the sun metro bus system, have bicycle racks and be used for residential and commercial purposes.
- That ordinary activity of daily living occurs within walking distance of most dwellings.
 - Restaurants, grocery stores, public transit are all in walking distance of the property.
- That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - The project does not include new streets.
- That within neighborhoods, a range of housing types and price levels is provided to accommodate people of diverse ages and incomes.
 - N/A
- That appropriate building densities and land use be provided within walking distance of transit stops.
 - The building will be within walking distance of public transit. Bus Stop 1205 is 536 feet away.
- That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - N/A
- That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - N/A
- That a development has sufficient size to accommodate the mixed-use concentration of uses.
 - The development will be able to accommodate 14 residential units and 2 live workspace.

Building Perspective:**ORDINANCE NO.** _____

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EXHIBIT "C"

That buildings and landscaping contribute to the physical definition of streets as civic places.

The neighborhood historic district contributing to the existing neighborhood definition has approved the building and landscaping.

- That the design of streets and buildings reinforce safe environments.
 - The property will be well lit to provide a safe environment.
- That architecture and landscape design grows from local climate, topography, history and building practice.
 - N/A
- Those public gathering spaces are provided in locations that reinforce community identity.
 - N/A
- That the preservation and renewal of historic buildings be facilitated.
 - N/A
- That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.
 - The frontage line will reflect the existing buildings and facades.

General design elements:

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

- Neighborhoods limited in size and oriented toward pedestrian activity.
 - N/A
- A variety of housing types, jobs, shopping, services, and public facilities.
 - N/A
- Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.

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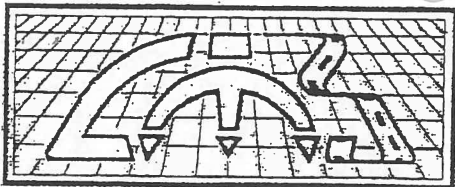
EXHIBIT "C"

- The building will reside within the existing neighborhood with shops, workplaces and other buildings in close proximity.
- A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - An existing network of streets is in place.
- Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - N/A
- A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - The building will be within walking distance of public transit and bicycle racks will be in place along with parking for automotive vehicles.
- Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - N/A
- Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - N/A
- Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - N/A
- Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.
 - N/A

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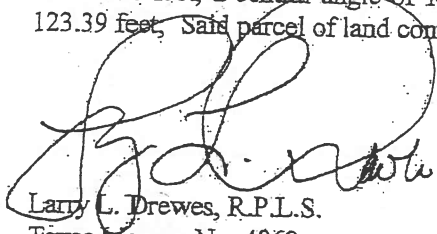

Larry L. Drewes, R.P.L.S.
Texas License No. 4869
Job No. 30767
Date: January 15, 2018



EXHIBIT A

Residential Mixed Used Development MZIP Report Murchison.

1. Purpose & Intent

- Snap Pads LLC is proposing to build a multi-story apartment building at 1930 Murchison Dr. Currently the lot sits vacant as it has for many years. The zoning on the property is currently A-2 and the legal description is 18 HIGHLAND PART of 17-21 and beginning section of 18 (12,303 SQ FT) or 0.288 acres.
- We want to provide clean, affordable and new housing units to the Golden Hills neighborhood. We feel like there is a need for newly constructed modern apartments in an area where the only options are outdated and older units.
- The maximum proposed units are 16 units
- The site consists of 2 land use designations:
 - Residential
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- The site will be rezoned to R-MU (Residential Mixed Use)
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- This Project follows the city's comprehensive plan by providing a new infill compact urban mixed-use property near public transit, hospitals & schools. We will be providing live work space along with efficient modern residential studios. We will be embracing curb appeal design with patios, dog park and other amenities.
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 - LAND USE CITY FORMS:
 - RESIDENTIAL: 14 one-bedroom
 - COMMERCIAL: 2 Office/Retail/One-Bedroom Apartment
 - NEIGHBORHOOD: **Golden Hills**

2. Objective

- This district will accommodate an innovative residential living product as well as a new office space for an accountant or architect or a live workspace.

3. Characteristics

- **Description:** This site will consist of 14 residential apartments and Two live workspace. A more detailed description of the design elements are as follows:

- **Access:** This apartment site will be directly on Murchison Dr. Utilities, services and trash collection will be provided onsite. The pedestrian access will be in the front of the building.
- **Setbacks:** R-MU

Set Backs R-MU	Needed	Proposed
Front Yard	Determined by MZP	0
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Cumulative	Determined by MZP	100'
Side Yard	Determined by MZP	10'

Minimum lot width;				N/A	N/A
Minimum lot depth;				N/A	N/A

- **Density:** The District Density will be 16 units on 1/4 of an acre.
- **Landscaping:** Total landscaping for the property will be 1,979 sf.
- **Parking:** 14 spaces in the rear will be provided. Bicycle racks will be included for 12 bicycles.
- **Sub Districts:** There will be no Sub districts in the Plan.
- **Phasing:**
 - Phase 1: Construction to be completed all in 1 phase

4. Relationship with Plan for El Paso

- This district will enhance the Golden Hills economic and socially vitality and will follow the overall City of El Paso's goals to provide an infill smart living project and promote higher densities and RMU as per Smart Growth initiatives.
- The existing surroundings have a compatible mixed use with community parks and a medical within walking distance. The site will enhance the neighborhood by providing a modern living space close to medical offices.

MURCHISON MIXED USE PERMITTED USES & PERCENTAGES			
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RESIDENTIAL USE	6190.00	6190.00	50%

BREEZWAY/WALKWAY	483.00	483.00	4%
LANDSCAPING	1979.00	1979.00	16%
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TOTAL SQ FT.	12303.00	12303.00	100%

MURCHISON MIXED USE TABLE					
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		FRONT	BACK	SIDE	
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Principles and Requirements:

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Development Perspective:

That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

- That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - The designed building will complement the existing neighborhood structures with a clean look.
- That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - N/A
- That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - N/A
- That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - The development is a multi-unit building to go with other multi-unit buildings and single dwellings throughout the neighborhood.
- Those transportation corridors be planned and reserved in coordination with land use patterns.
 - N/A
- That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - We will have no effect on the green corridors and open space in the area.
- That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - The development resides in an existing framework of transit through the sun metro bus system. Bicycle racks will be present on the property.
- That neighborhood with town centers are the preferred pattern of development and that developments specializing in single use be discouraged.
 - The development will be used for residential and commercial purposes.

- That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - The development will be close to the sun metro bus system, have bicycle racks and be used for residential and commercial purposes.
- That ordinary activity of daily living occurs within walking distance of most dwellings.
 - Restaurants, grocery stores, public transit are all in walking distance of the property.
- That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - The project does not include new streets.
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- That appropriate building densities and land use be provided within walking distance of transit stops.
 - The building will be within walking distance of public transit. Bus Stop 1205 is 536 feet away.
- That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - N/A
- That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - N/A
- That a development has sufficient size to accommodate the mixed-use concentration of uses.
 - The development will be able to accommodate 14 residential units and 2 live workspace.

Building Perspective:

That buildings and landscaping contribute to the physical definition of streets as civic places.

The neighborhood historic district contributing to the existing neighborhood definition has approved the building and landscaping.

- That the design of streets and buildings reinforce safe environments.
 - The property will be well lit to provide a safe environment.
- That architecture and landscape design grows from local climate, topography, history and building practice.
 - N/A
- Those public gathering spaces are provided in locations that reinforce community identity.
 - N/A
- That the preservation and renewal of historic buildings be facilitated.
 - N/A
- That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.
 - The frontage line will reflect the existing buildings and facades.

General design elements:

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

- Neighborhoods limited in size and oriented toward pedestrian activity.
 - N/A
- A variety of housing types, jobs, shopping, services, and public facilities.
 - N/A
- Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - The building will reside within the existing neighborhood with shops, workplaces and other buildings in close proximity.

- A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - An existing network of streets is in place.
- Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - N/A
- A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - The building will be within walking distance of public transit and bicycle racks will be in place along with parking for automotive vehicles.
- Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - N/A
- Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - N/A
- Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - N/A
- Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.
 - N/A

MEMORANDUM

DATE: November 21, 2018

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

FROM: Anne Guayante, Senior Zoning Planner - Planning & Inspections

SUBJECT: PZRZ18-00030

The City Plan Commission unanimously recommended **approval** (6-0) of the proposed rezoning at its September 6, 2018 meeting.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the PZRZ18-00030 protects the best interest, health, safety, and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and, that the rezoning would have no negative effects on the natural environment, socio-economic conditions, and property values in the vicinity or the city as a whole.

As of November 21, 2018, Planning staff has not received any opposition to the proposed rezoning.

Property Owner: Snap Parts, LLC.

Applicant: Michael Luciano

Attachments: Staff Report

1964 Murchison Street

City of El Paso — Plan Commission — 09/06/2018

PZRZ18-00030 Rezoning – Snap Pads, LLC



STAFF CONTACT: Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov

OWNER: Snap Pads, LLC

REPRESENTATIVE: Michael Luciano

LOCATION: 1964 Murchison Street, District 8

LEGAL DESCRIPTION: All of Lots 18, 19, and portions of Lots 17, 21, and 22, Block 18, Third Amended Map of Highland Park Addition, City of El Paso, El Paso County, Texas

EXISTING ZONING: A-2 (Apartment)

REQUEST: To rezone a property of less than one acre from A-2 (Apartment) to R-MU (Residential-Mixed Use) to allow for a mixed-use development of apartments and offices.

RELATED APPLICATIONS: N/A

PUBLIC INPUT No public comment received; Notices sent to property owners within 300 feet on August 23, 2018 (See Attachment #7)

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant requests to rezone the subject property from A-2 (Apartment) to R-MU (Residential Mixed Use) to accommodate a mixed use structure containing apartments and offices. The subject property is 13,724 square feet in area, and thus requires the El Paso City Council to waive the minimum district area of for residential mixed use requirement as provided for in El Paso City Code, Title 20, Appendix B, part JJ.

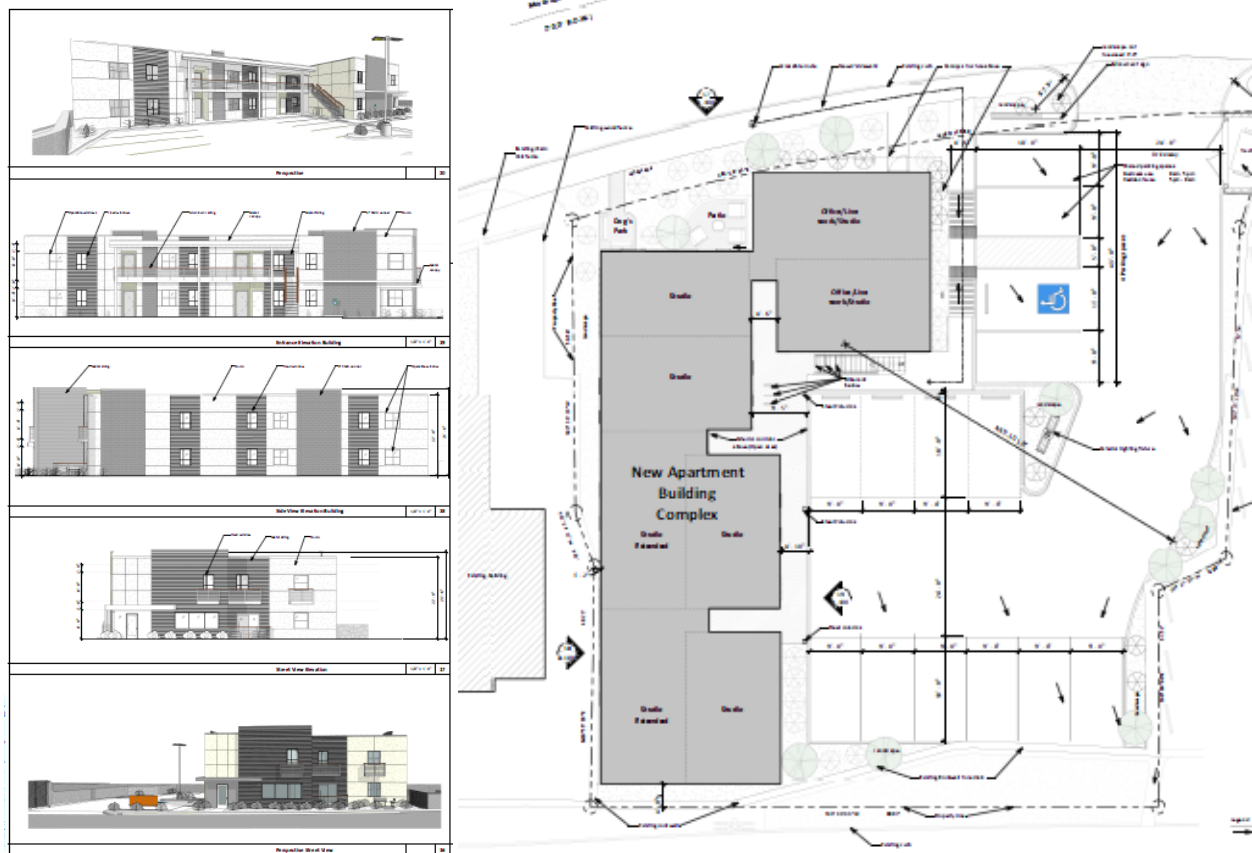
SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from A-2 (Apartment) to R-MU (Residential-Mixed Use). The proposed zoning district is consistent with other Apartment, Apartment/Office, and Residential districts and low density residential uses, office uses, and medical uses in the immediate area, and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso, the City's Comprehensive Plan.



DESCRIPTION OF REQUEST

The property owner is requesting a rezoning from A-2 (Apartment) to R-MU (Residential-Mixed Use) to accommodate a mixed use development consisting of fourteen apartments and two offices. The subject property is currently vacant. The Master Zoning Plan shows an L-shaped two-story structure fronting onto Murchison Street. The offices are shown at the front of the development. Between the offices and sidewalk are a small dog park and adjacent eating area for the use of residents and employees of the development. Two large studio apartments are shown over the offices. Behind the office portion of the development there are twelve additional studio apartments, with six on each floor of the two story structure. Fourteen parking spaces are shown on the Master Zoning Plan. The Master Zoning Plan report limits the proposed uses allowable for the new Residential-Mixed Use zone to apartments and offices.

The proposed development meets all applicable code provisions. Sixteen parking spaces are required to serve the proposed development, and fourteen spaces are shown, with the additional two spaces accounted for via bicycle substitution and shared parking within the site. The applicant is utilizing the bicycle parking substitution provision of 20.14.130 to substitute six additional bicycle spaces for one automobile stall. They are also utilizing shared parking between one stall required to serve the offices and one stall required to serve the apartments. This satisfies all of their required parking. Access to the subject property is proposed from Murchison Street. A traffic impact analysis is not required for this proposed rezoning.



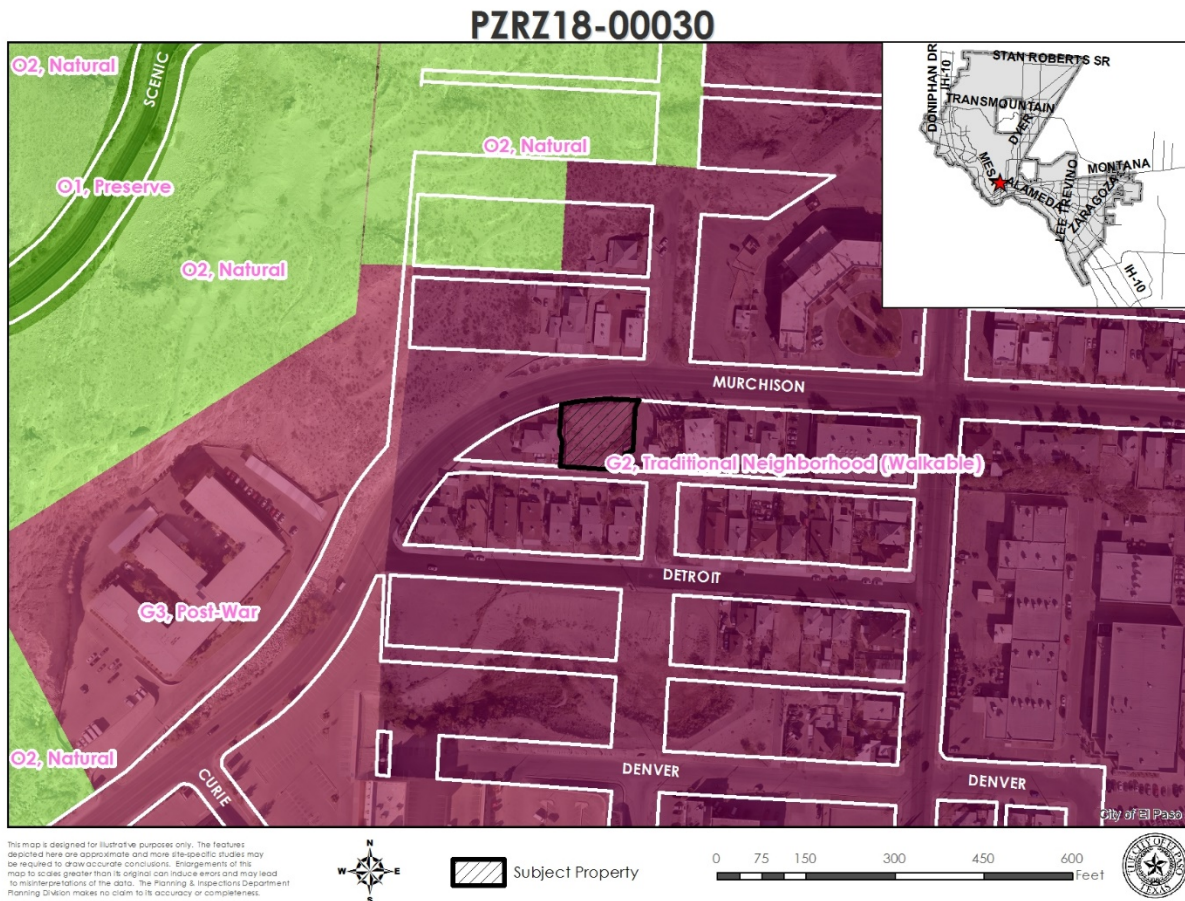
REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned A-2 (Apartment), R-5 (Residential), and A-O (Apartment/Office). The proposed Residential Mixed Use zone would allow some of the uses of the A-O (Apartment Office) District, but the A-O (Apartment/Office) allows a larger number and more intense range of uses than what is proposed in the Master Zoning Plan Report for the subject property.
Plan El Paso Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-1, G-2, or G-7)	Yes, the property is designated G-2, Suburban (Walkable) and meets the intent by proposing an increase in density over the existing zoning.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located on the south side of Murchison Street between Cotton and Detroit Streets and is currently vacant. It is part of the Highland Park Subdivision, which was platted in 1903, and subsequently amended in 1923. Much of the existing residential development, and the hospital located at 1221 Cotton Street, are visible in the 1956 Aerial Photograph. By 1997, the remaining vacant land had been converted to low-density residential, medical, and office uses. The proposed development will provide an additional housing type to the established neighborhood, and the proposed office component of the development will be compatible with the existing office and medical uses.



COMPLIANCE WITH PLAN EL PASO: Plan El Paso encourages small-format office and commercial uses to be established within the G-2, Traditional Neighborhood (Walkable) Growth Sector. It also encourages the addition of missing uses and housing types to established neighborhoods, and for the provision of buildings that directly front the street and provide street-facing amenities.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<u>G-2, Traditional Neighborhood (Walkable)</u> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	Yes. The proposed development integrates medium-density residential development with offices that face Murchison Street.
ZONING DISTRICT	DOES IT COMPLY?
<u>R-MU (Residential-Mixed Use)</u> The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.	Yes. The proposed configuration of apartment and office uses is allowed in the Residential-Mixed Use District and the proposed Master Zoning Plan Report.
POLICY	DOES IT COMPLY?
<u>Policy 2.2.5:</u> The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.	Yes. The proposed development provides an additional housing type to the established neighborhood and introduces offices uses immediately adjacent to Murchison Street.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The subject property is approximately one quarter acre in size and is sufficient width and depth for apartments in the A-2 (Apartment) Zone. The maximum density of apartments permitted in the A-2 (Apartment) District is one per 1,750 square feet. On the subject property, this would allow for the construction of seven apartments, whereas fourteen are proposed. Offices are not a permitted use in the A-2 (Apartment) District, which means that the existing zoning would not allow for the office portion of the proposed development.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The proposed development meets all dimensional requirements for the R-MU (Residential-Mixed Use) District. A waiver is required to rezone an area under an acre to the R-MU District, and that is part of the applicant's rezoning request. The proposed apartment and office uses are allowed within the R-MU District.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the R-MU (Residential-Mixed Use) District is to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The proposed rezoning would allow for the subject property to be developed in a way that integrates a new housing type and land use within the existing neighborhood and is consistent with the intent of the R-MU District. The subject property provides sufficient space for the development depicted in the Master Zoning Plan and provided Master Zoning Plan Report to meet the standards of the R-MU (Residential-Mixed Use) District. The applicant is requesting a waiver from City Council to allow an area of less than one acre to be zoned R-MU (Residential-Mixed Use).

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: No negative comments were received from the reviewing departments, and the subject property is considered to have adequate infrastructure for the proposed development. New water service will need to be requested from El Paso Water at the time of development.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not in an arroyo or other environmentally sensitive area, and not negative environmental impacts are anticipated.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Central El Paso Community Organization, the Golden Hills Neighborhood Association, and the El Paso Central Business Association. They were contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 23, 2018. The Planning Division has received not received any comment from the public on this item.

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

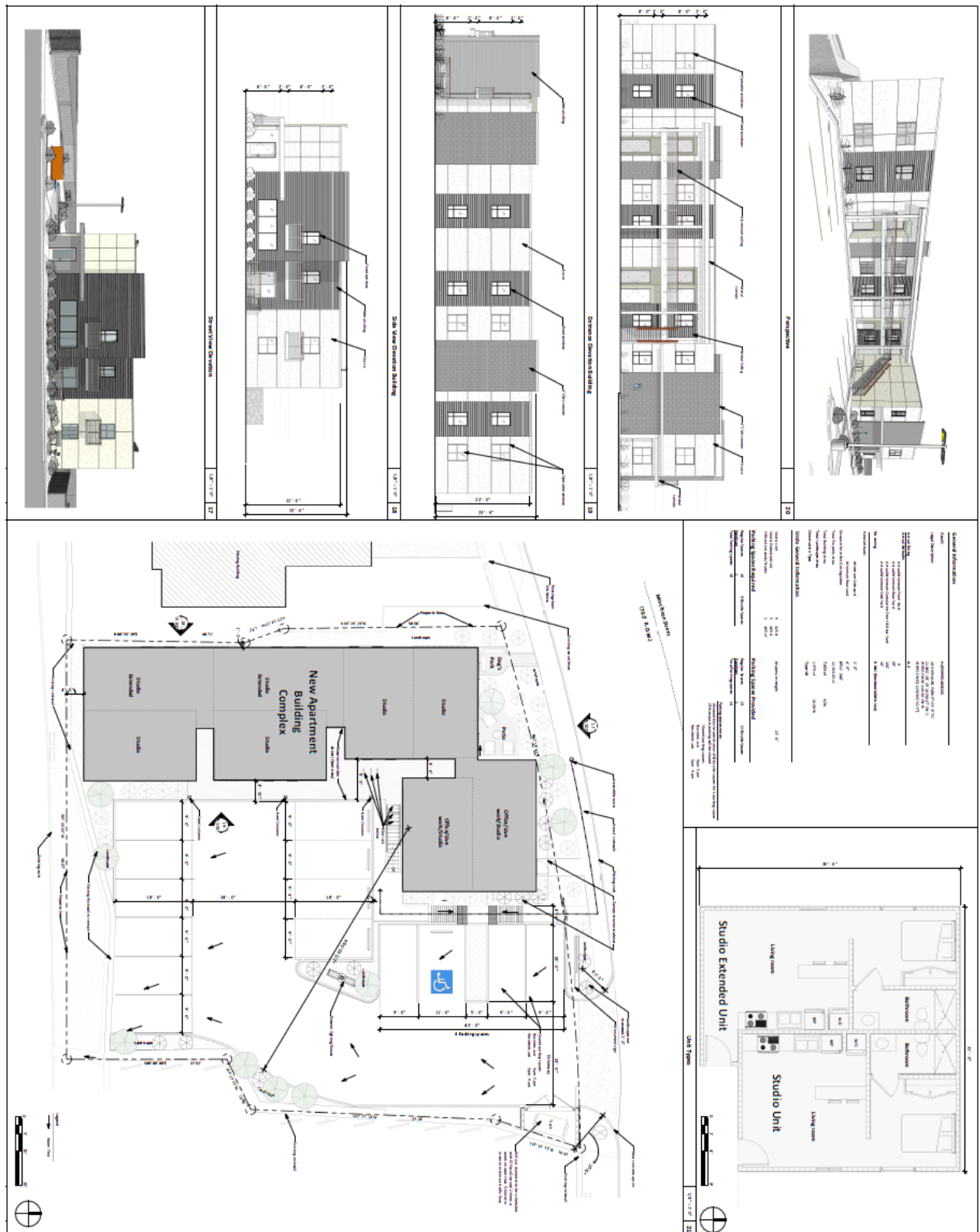
OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to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

ATTACHMENTS:

1. Master Zoning Plan
2. Master Zoning Plan Report
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1:

Master Zoning Plan



ATTACHMENT 2:
Master Zoning Plan Report
Residential Mixed Used Development
MZP Report
Murchison.

1. Purpose & Intent

- Snap Pads LLC is proposing to build a multi-story apartment building at 1930 Murchison Dr. Currently the lot sits vacant as it has for many years. The zoning on the property is currently A-2 and the legal description is 18 HIGHLAND PART of 17-21 and beginning section of 18 (12,303 SQ FT) or 0.288 acres.
- We want to provide clean, affordable and new housing units to the Golden Hills neighborhood. We feel like there is a need for newly constructed modern apartments in an area where the only options are outdated and older units.
- The maximum proposed units are 16 units
- The site consists of 2 land use designations:
 - Residential
 - Commercial
- The site will be rezoned to R-MU (Residential Mixed Use)
 - The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Guidelines, Roadway Design, Parking requirements, Setbacks limitations, Landscape principals and requirements listed under Chapter 20.10.360G Supplemental Use regulations, Residential Mixed Use Development.
- This Project follows the city's comprehensive plan by providing a new infill compact urban mixed-use property near public transit, hospitals & schools. We will be providing live work space along with efficient modern residential studios. We will be embracing curb appeal design with patios, dog park and other amenities.
- The proposed development is in compliance with Land Use and City Goals and Policies:
 - LAND USE CITY FORMS:

- RESIDENTIAL: 14 one-bedroom
- COMMERCIAL: 2 Office/Retail/One-Bedroom Apartment
- NEIGHBORHOOD: **Golden Hills**

2. Objective

- This district will accommodate an innovative residential living product as well as a new office space for an accountant or architect or a live workspace.

3. Characteristics

- **Description:** This site will consist of 14 residential apartments and Two live workspace. A more detailed description of the design elements are as follows:
- **Access:** This apartment site will be directly on Murchison Dr. Utilities, services and trash collection will be provided onsite. The pedestrian access will be in the front of the building.
- **Setbacks:** R-MU

Set Backs R-MU	Needed	Proposed
Front Yard	Determined by MZP	0
Rear Yard	Determined by MZP	25'
Cumulative	Determined by MZP	100'
Side Yard	Determined by MZP	10'

Minimum lot width;				N/A	N/A
Minimum lot depth;				N/A	N/A

- **Density:** The District Density will be 16 units on 1/4 of an acre.
- **Landscaping:** Total landscaping for the property will be 1,979 sf.
- **Parking:** 14 spaces in the rear will be provided. Bicycle racks will be included for 12 bicycles.
- **Sub Districts:** There will be no Sub districts in the Plan.
- **Phasing:**
 - Phase 1: Construction to be completed all in 1 phase

4. Relationship with Plan for El Paso

- This district will enhance the Golden Hills economic and socially vitality and will follow the overall City of El Paso's goals to provide an infill smart living project and promote higher densities and RMU as per Smart Growth initiatives.
- The existing surroundings have a compatible mixed use with community parks and a medical within walking distance. The site will enhance the neighborhood by providing a modern living space close to medical offices.

MURCHISON MIXED USE PERMITTED USES & PERCENTAGES			
USE	TOTAL SQUARE FOOTAGE		
COMMECIAL USE	930.00	930.00	8%
RESIDENTIAL USE	6190.00	6190.00	50%
BREEZWAY/WALKWAY	483.00	483.00	4%
LANDSCAPING	1979.00	1979.00	16%
PARKING/DRIVEWAY	2721.00	2721.00	22%
TOTAL SQ FT.	12303.00	12303.00	100%

MURCHISON MIXED USE TABLE					
USE	MIN AREA	SETBACKS			MAX BUILDING HEIGHT
		FRONT	BACK	SIDE	
2 OFFICE/LIVE WORK/APARTMENT	465 SF	0 FT	25 FT	10 FT	23 FT 6 IN
RESIDENTIAL USES					
STUIDO UNITS					
8 ONE BEDROOM	425 SF	0 FT	25 FT	10 FT	23 FT 6 IN
STUDIO EXTENDED UNITS					
6 ONE BEDROOM EXTENDED	465 SF	0 FT	25 FT	10 FT	23 FT 6 IN

Principles and Requirements:

The following principles and requirements shall apply to a mix use development and shall serve as the basis for approval of a master-zoning plan. According to the General Design Principles as per Title 20.10.260G, the following bullets are to be used as guidelines only, and “Compliance with any guideline within a mixed-use development shall be determined in a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines”.

Development Perspective:

That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

- That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - The designed building will complement the existing neighborhood structures with a clean look.
- That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - N/A
- That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - N/A
- That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - The development is a multi-unit building to go with other multi-unit buildings and single dwellings throughout the neighborhood.
- Those transportation corridors be planned and reserved in coordination with land use patterns.
 - N/A
- That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - We will have no effect on the green corridors and open space in the area.
- That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

- The development resides in an existing framework of transit through the sun metro bus system. Bicycle racks will be present on the property.
- That neighborhood with town centers are the preferred pattern of development and that developments specializing in single use be discouraged.
 - The development will be used for residential and commercial purposes.
- That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - The development will be close to the sun metro bus system, have bicycle racks and be used for residential and commercial purposes.
- That ordinary activity of daily living occurs within walking distance of most dwellings.
 - Restaurants, grocery stores, public transit are all in walking distance of the property.
- That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - The project does not include new streets.
- That within neighborhoods, a range of housing types and price levels is provided to accommodate people of diverse ages and incomes.
 - N/A
- That appropriate building densities and land use be provided within walking distance of transit stops.
 - The building will be within walking distance of public transit. Bus Stop 1205 is 536 feet away.
- That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - N/A
- That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - N/A
- That a development has sufficient size to accommodate the mixed-use concentration of uses.
 - The development will be able to accommodate 14 residential units and 2 live workspace.

Building Perspective:

That buildings and landscaping contribute to the physical definition of streets as civic places.

The neighborhood historic district contributing to the existing neighborhood definition has approved the building and landscaping.

- That the design of streets and buildings reinforce safe environments.
 - The property will be well lit to provide a safe environment.
- That architecture and landscape design grows from local climate, topography, history and building practice.
 - N/A
- Those public gathering spaces are provided in locations that reinforce community identity.
 - N/A
- That the preservation and renewal of historic buildings be facilitated.
 - N/A
- That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.
 - The frontage line will reflect the existing buildings and facades.

General design elements:

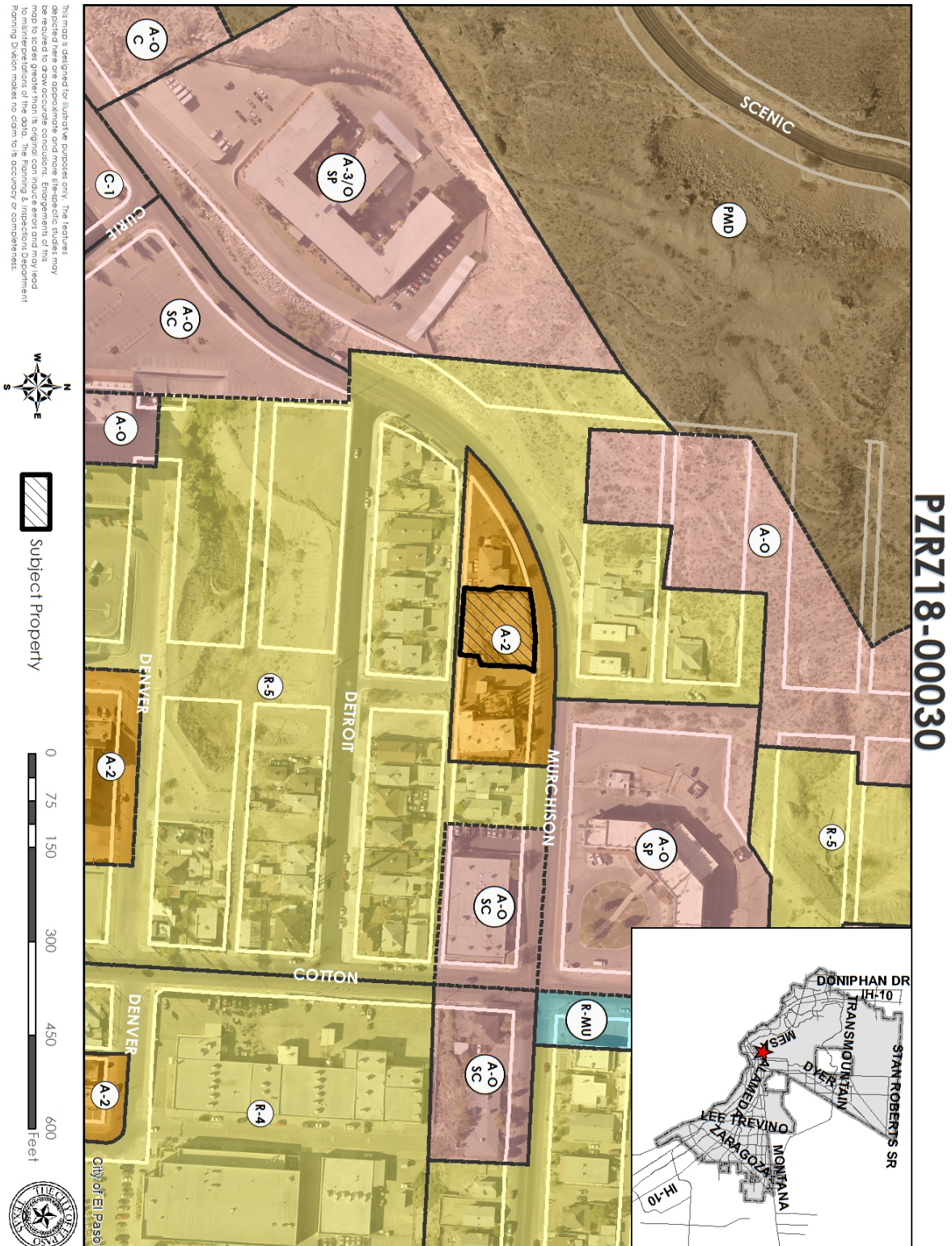
The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

- Neighborhoods limited in size and oriented toward pedestrian activity.
 - N/A
- A variety of housing types, jobs, shopping, services, and public facilities.
 - N/A
- Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - The building will reside within the existing neighborhood with shops, workplaces and other buildings in close proximity.
- A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - An existing network of streets is in place.
- Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - N/A
- A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - The building will be within walking distance of public transit and bicycle racks will be in place along with parking for automotive vehicles.

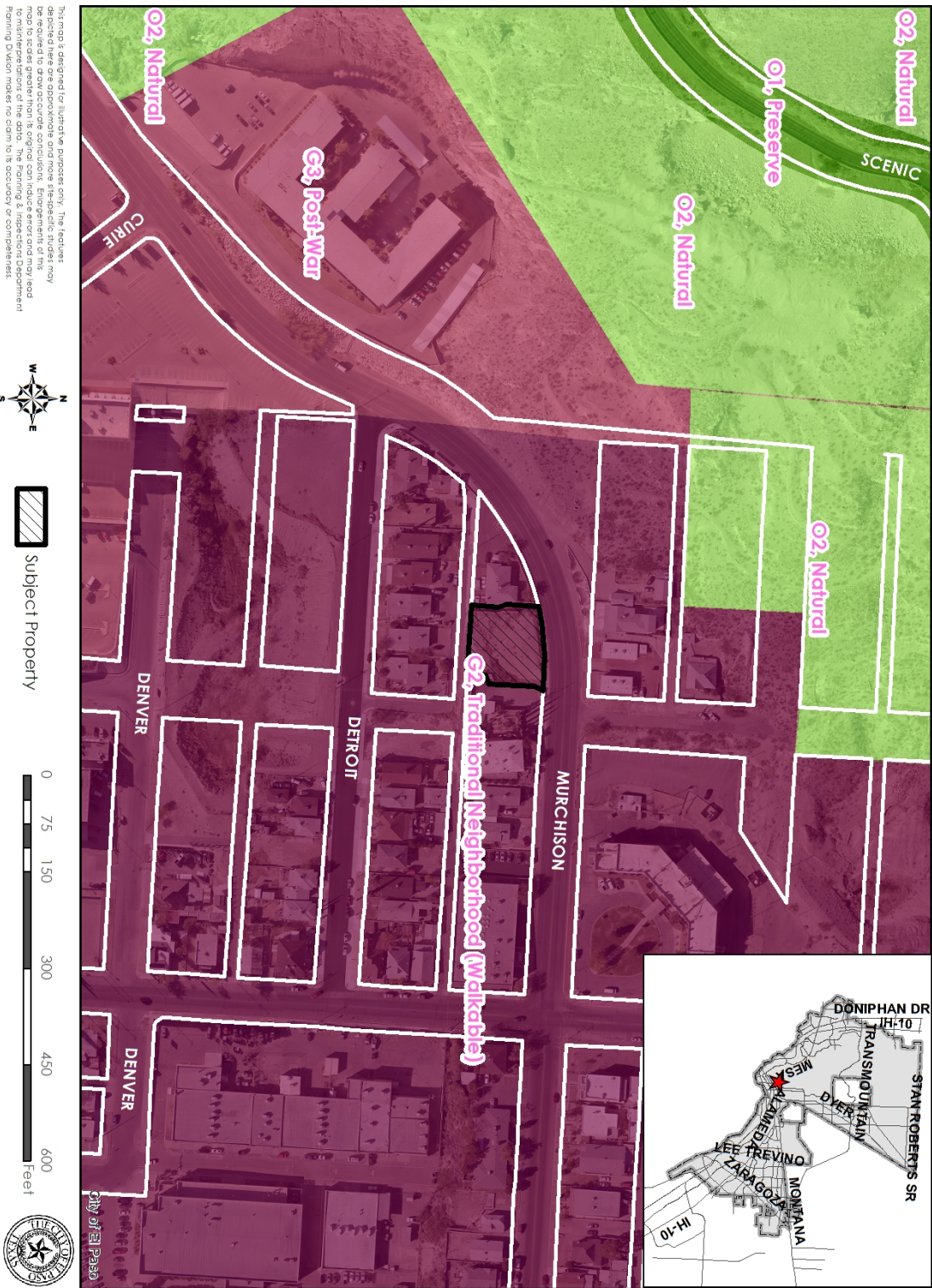
- Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - N/A
- Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - N/A
- Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - N/A
- Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.
 - N/A

ATTACHMENT 3:

Zoning Map



Future Land Use Map



ATTACHMENT 5:

Review Comments

Planning and Inspections Department - Planning Division

1. Planning staff recommends moving the proposed buildings to provide more street frontage along Murchison
2. The side of the building facing Murchison needs to more clearly be the front of the development through the provision of elements that clearly define entrances and provide more visual interest at the pedestrian level. See the Residential Mixed Use standards in 20.10.360.1-5.
3. Provide a master zoning plan report as explained in 20.04.200.
4. Show required parking.

Texas Department of Transportation

Not abutting roadway under TXDOT jurisdiction

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. Reviewed for rezoning purposes only.

Planning and Inspections Department – Land Development

1. No comments received.

Fire Department

Recommend approval

Police Department

No comments received.

Sun Metro

No comments received.

El Paso Water Utilities

1. We have reviewed the request described above and provide the following comments:
2. EPWater does not object to this request.

EPWU-PSB Comments

1. There is an existing 12-inch diameter water main that extends along Murchison Drive, approximately 3.5-feet south of the right of way northern boundary line. This water main is available for service.
2. Previous water pressure from fire hydrant #911 located at the northeast corner of Idaho and Murchison Drive has yield a static pressure of 138 psi, a residual pressure of 122 psi, and a discharge flow of 1,300 gallons per minute. The owner should, for his own protection and at his own expense, install a pressure regulator, strainer and relief valve at the discharge side of each water meter to be set at a pressure 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 8-inch diameter sanitary sewer main that extends along Murchison Drive approximately 30-feet north of the northern property line. This sanitary sewer main is available for service.

General

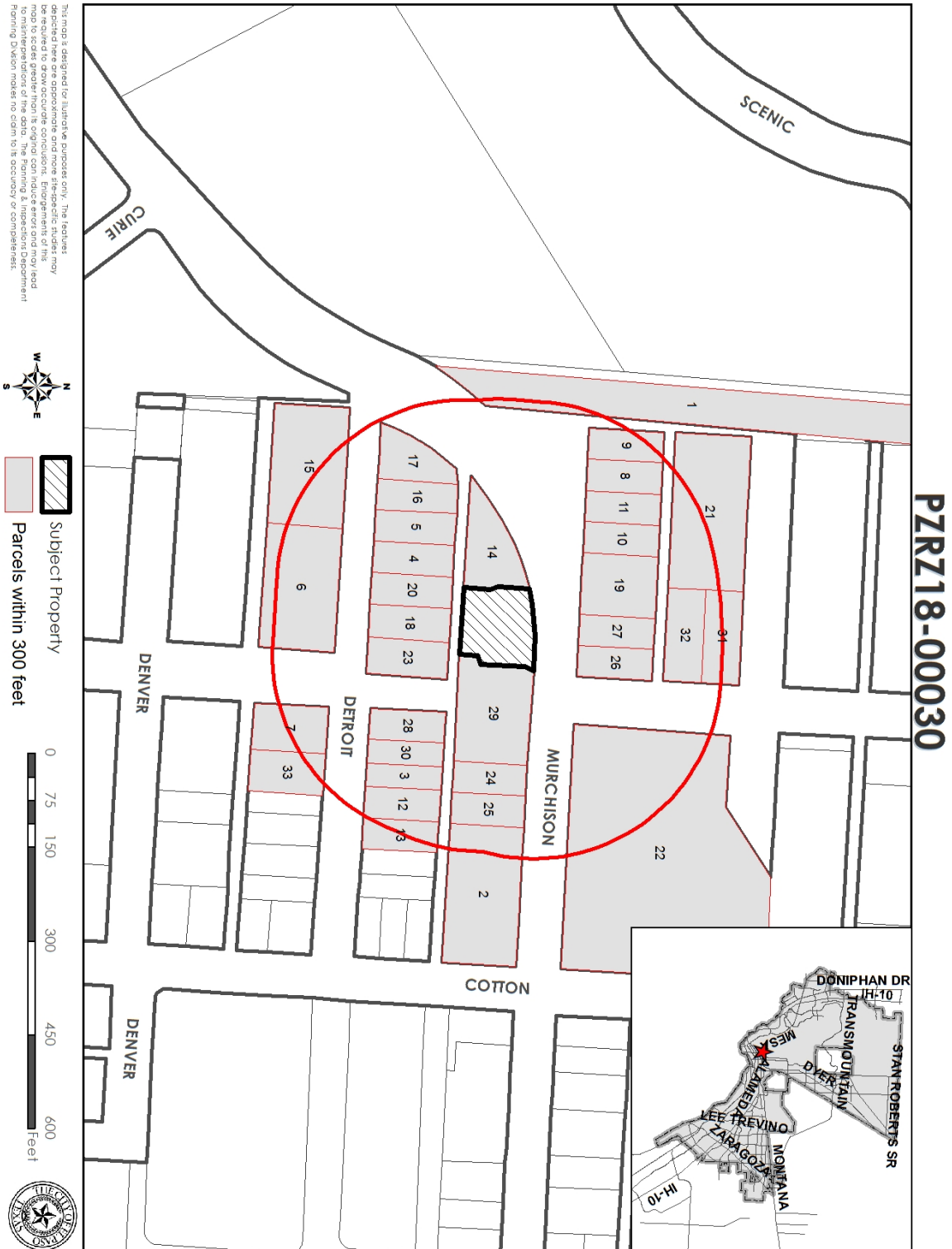
2. EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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 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.

Stormwater:

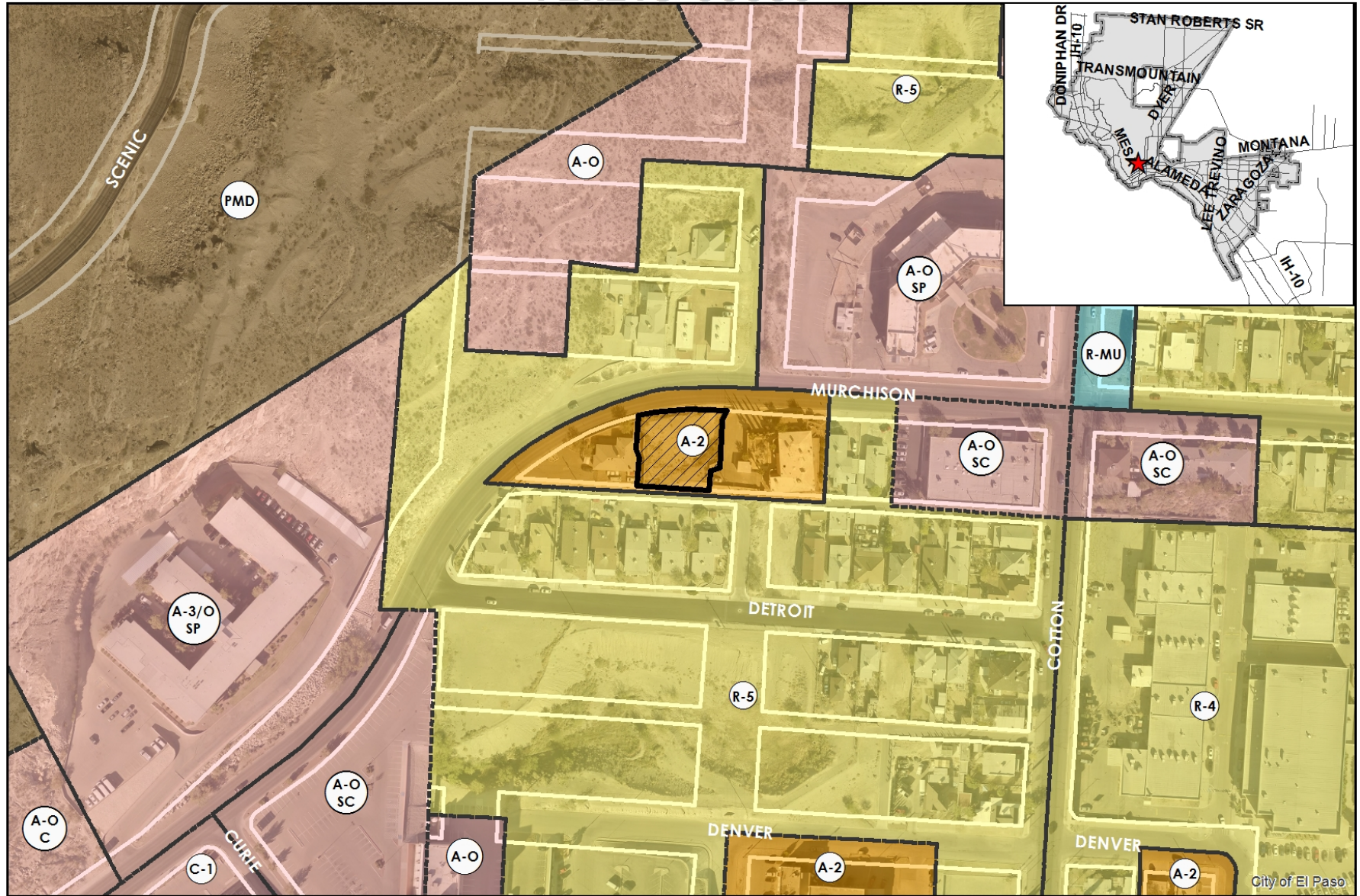
1. No comments received.

ATTACHMENT 6:

Owner Notification Map



PZRZ18-00030



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

0 75 150 300 450 600 Feet



PZRZ18-00030



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Subject Property

0 75 150 300 450 600 Feet



PZRZ18-00030



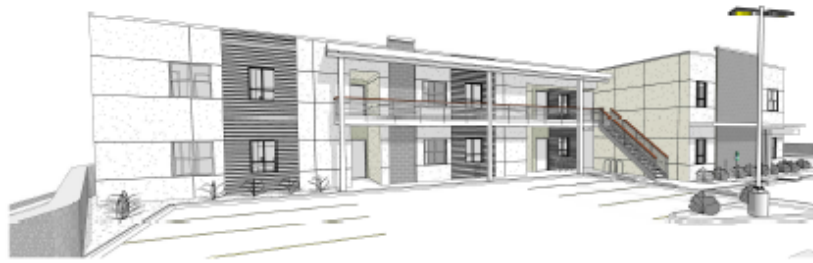
City of El Paso

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0 15 30 60 90 120 Feet





Perspective

20



Entrance Elevation Building

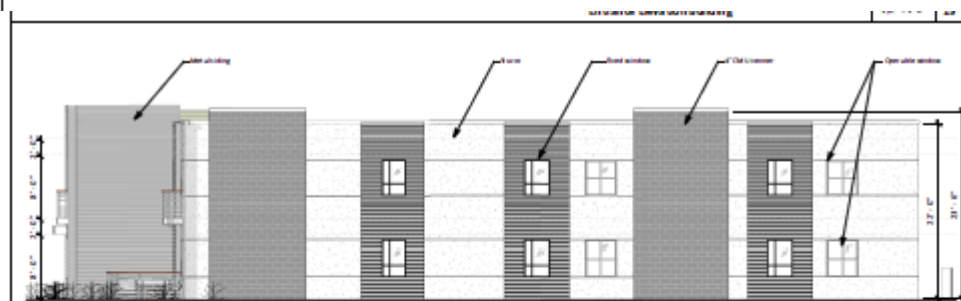
1.8" x 1.1"

19



Perspective Street View

1.6



Side View Elevation Building

1.8" x 1.1"

18



Street View Elevation

1.8" x 1.1"

17

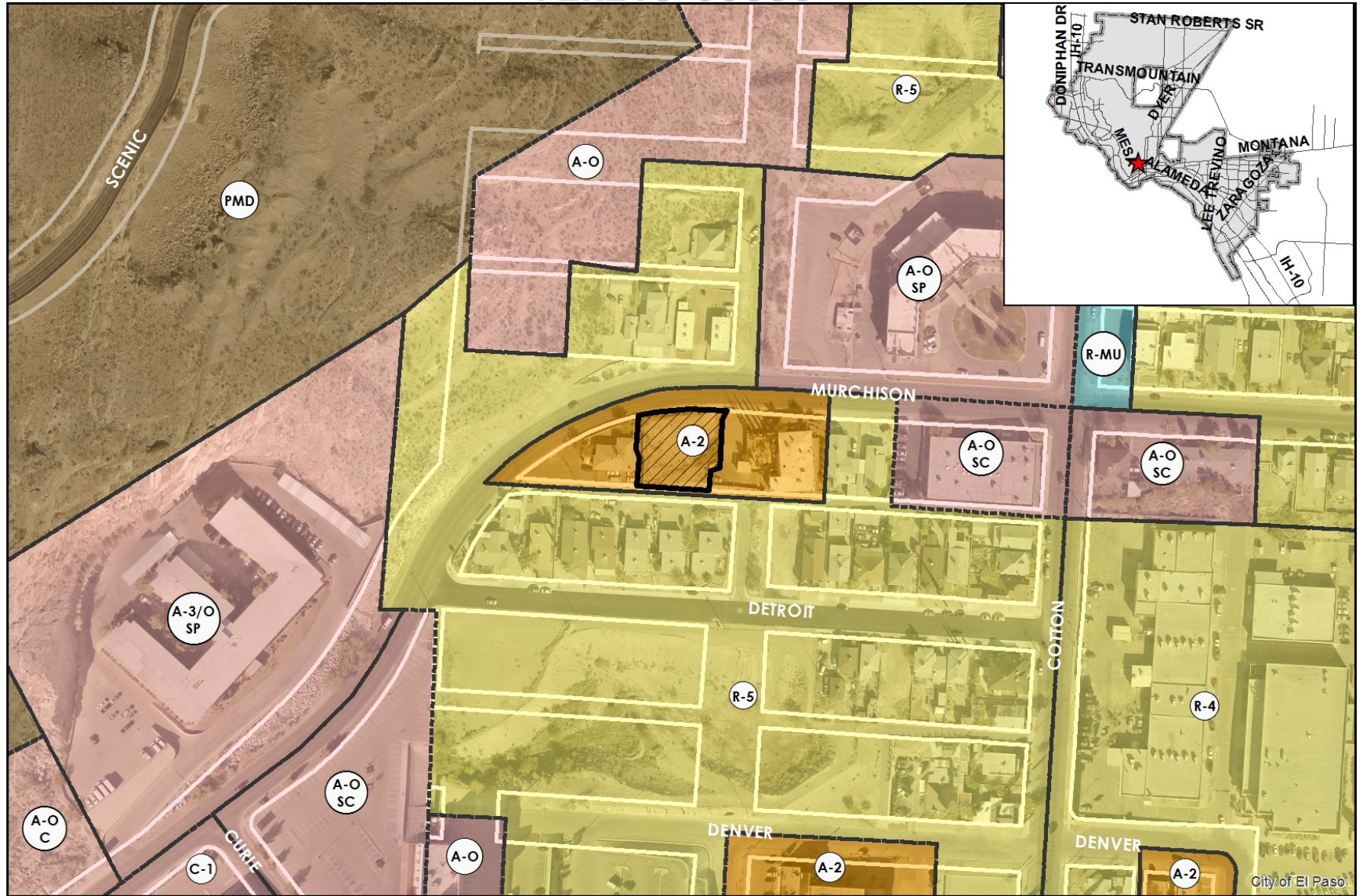








PZRZ18-00030



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Subject Property

0 75 150 300 450 600 Feet

