

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: February 24, 2015
Public Hearing: March 17, 2015

CONTACT PERSON/PHONE: Harrison Plourde, 212-1584, PlourdeHT@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of Lots 15 and 16, Block 21, Highland Park Subdivision, City of El Paso, El Paso County, Texas from R-5 (Residential) to R-MU (Residential Mixed-Use) and approving a Master Zoning Plan, such land uses allowed as being reflected in the Master Zoning Plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **PZRZ14-00057 (District 2)**

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

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

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DIRECTOR: _____
Mathew S. McElroy, City Development Director

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 15 AND 16, BLOCK 21, HIGHLAND PARK SUBDIVISION, 2101 MURCHISON DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO R-MU (RESIDENTIAL-MIXED USE) 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 Lots 15 and 16, Block 21, Highland Park Subdivision, 2101 Murchison Drive, City of El Paso, El Paso County, Texas*, be changed from **R-5 (RESIDENTIAL) to R-MU (RESIDENTIAL- MIXED USE) AND APROVING 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 "A" and the Master Zoning Report attached as Exhibit "B" 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 _____, 2015.


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
Planning and Inspections Department

ORDINANCE NO. _____

PZRZ14-00057

MEMORANDUM

DATE: February 24, 2015

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

FROM: Harrison Plourde, Planner

SUBJECT: PZRZ14-00057

The City Plan Commission (CPC) on February 12, 2015, voted **7-0** to recommend **APPROVAL** of rezoning the subject property from R-5 (Residential) to R-MU (Residential-Mixed Use).

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

No opposition.

Property Owner: Architectural Solutions By Design PLLC
Representative: Lorenzo Molina

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

REVISED 02-10-2015

Case No: PZRZ14-00057
Application Type: Rezoning
CPC Hearing Date: February 12, 2015
Staff Planner: Harrison Plourde, 212-1584 plourdeht@elpasotexas.gov

Location: 2101 Murchison Drive
Legal Description: Lots 15 and 16, Block 21, Highland Park Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.14 acres
Rep District: 2
Existing Zoning: R-5 (Residential)
Existing Use: Vacant
Request: From R-5 (Residential) to RMU (Residential Mixed Use)
Proposed Use: Mixed Use Development
Property Owner: Architectural Solutions By Design PLLC
Representative: Lorenzo Molina

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Single-family Residential
South: A-O/SC (Apartment-Office/Special Contract) / Professional Office
East: R-5 (Residential) / Apartments
West: A-O/SP (Apartment-Office/Special Permit) / Hospital

PLAN EL PASO DESIGNATION: G2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Tom Lea Park (5,040 feet)

NEAREST SCHOOL: Cordova Middle School (1,032 feet)

NEIGHBORHOOD ASSOCIATIONS

Notice of the request was sent to the El Paso Central Business Association, the only association in whose boundaries the subject property falls, as verified by Community Development association registration

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 28, 2015. The Planning Division has not received any letters or phone calls in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-5 (Residential) to RMU (Residential Mixed Use) to accommodate a new mixed use development featuring 8 one-bedroom apartment units, each 800 square feet, and one 1,600 square foot office unit. The Master Zoning Plan Report (Attachment 4) details the mix of uses, and proposed setbacks and dimensional standards. The project requires 15 parking spaces and the applicant proposes to provide 8 off-street spaces, accessible from Cotton Street, resulting in a 47 percent parking reduction. The applicant proposes 1,500 square feet of landscaped open space, for a total of 25 percent of the site area. This property is located in the Hillside Development Area; at their February 4, 2015 meeting, the Open Space Advisory Board recommended approval of the rezoning request by a 6-1 vote.

As the property is less than the required one acre for a RMU district, the applicant will request that City

Council waive the minimum district area as part of the rezoning request.

ANALYSIS

20.10.360(G) Residential, General and Industrial Mixed Use (RMU, GMU and IMU). Uses permitted in a mixed-use development area as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve a guideline only, and compliance with any guideline within a mixed-use development shall be determined on 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.
 - a. Development Perspective.
 - i. 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.
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - iv. 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).
 - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns
 - vii. 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.
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
 - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
 - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
 - xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
 - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
 - b. Building Perspective.
 - i. That buildings and landscaping contribute to the physical definition of streets as civic places.
 - ii. That the design of streets and buildings reinforce safe environments.

- iii. That the architecture and landscape design grow from local climate, topography, history and building practice.
- iv. That public gathering spaces be provided in locations that reinforce community identity.
- v. That the preservation and renewal of historic buildings be facilitated.
- vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The applicant complies with 20.10.360(G)(1)

2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on 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 elements.

- a. Neighborhoods limited in size and oriented toward pedestrian activity.
- b. A variety of housing types, jobs, shopping, services, and public facilities.
- c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
- d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
- e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
- f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
- g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
- h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
- i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
- j. 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.

The applicant complies with 20.10.360(G)(2)

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:

- a. Architectural compatibility;
- b. Human scale design;
- c. Integration of uses;
- d. Encouragement of pedestrian activity;
- e. Buildings that relate to and are oriented toward the street and surrounding buildings;
- f. Residential scale buildings in any mixed residential area;
- g. Buildings that contain special architecture features to signify entrances to the mixed-use development; and
- h. Buildings that focus activity on a neighborhood open space, square or plaza.

The applicant complies with 20.10.360(G)(3)

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

20.10.360(G)(4) is not applicable to the proposed development.

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

A 47 percent parking reduction is requested as part of the Master Zoning Plan. A parking study was conducted (Attachment 5)

6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the City Council as part of the review of the Master Zoning Plan.

The applicant complies with 20.10.360(G)(6)

7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

This project's landscaping is not required to conform to the requirements of Title 18.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to RMU (Residential Mixed Use).

The area proposed for rezoning is in close proximity to A-O (Apartment-Office) zoned properties, which are zoned in a manner that is compatible with the proposed project. The rezoning request is compatible with adjacent properties and is compliant with the *Plan El Paso* Land Use Designation G-2 in the Central Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for a rezoning shall demonstrate compliance with the following criteria:

G-2, Traditional Neighborhood (Walkable): 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 face 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 the Comprehensive Plan.

The purpose of the RMU (Residential Mixed Use) district is to provide neighborhood-serving residential and commercial land uses, provide service to a neighborhood with uses compatible with the residential areas that the uses serve, and to allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

Planning Division – Transportation

No objections.

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.

Planning & Inspections Department – Building Development & Permitting

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

Planning & Inspections Department – Landscape Review

No comments provided.

Planning & Inspections Department – Land Development

No objections.

El Paso Fire Department

Recommend approval.

El Paso Police Department

1. The El Paso Police Department has issues with the parking, i.e. limited onsite parking and no disabled parking designated based on the plan which may take two spaces from the front of the apartments to meet ADA compliance.

- The Building Development & Permitting section is responsible for determining the requirements for ADA compliant parking.

2. This is an established neighborhood and therefore parking is already limited and at a premium. With both businesses and apartment construction this will have an impact on the neighborhood.

- The applicant has performed a parking study showing that there is adequate on-street parking available at peak hours within a 300 foot radius of the proposed development.

3. The area should be checked based on their parking analysis a few times and not just on one day the weekend was a perfect day.

- The applicant has met the requirements of the parking study as determined by El Paso Department of Transportation to conduct a one-day hourly parking count for the peak 12 hours of the day. The applicant has submitted a second parking study conducted on a Monday showing similar results to the initial study.

4. The study should also be for a 24 hour period and not just the 12 hour period to get a total view of the parking issues impact on the neighborhood.

- The applicant has met the requirements of the parking study as determined by El Paso Department of Transportation to conduct a one-day hourly parking count for the peak 12 hours of the day.

El Paso Water Utilities

We have reviewed the rezoning referenced above and provide the following comments:

EPWU does not object to this request.

Water

1. There is an existing 8-inch diameter water main that extends along Cotton Street located approximately 17

feet east of the right-of-way centerline. This main is available for service.

2. There is an existing 6-inch diameter water main that extends along Murchison Drive located approximately 17.5 feet north of the street centerline. This main is available for service.

3. There is an existing 4-inch diameter water main that extends along the alley between Murchison Drive and Tremont. The main is located approximately 3 feet north of the alley's centerline. This main is available for service.

4. There is an existing 24-inch diameter water main that extends along Cotton Street located approximately 12 feet east of the right-of-way centerline. No direct service connections are allowed to this main as per the El Paso Water Utilities-Public Service Board (EPWU-PSB) Rules and Regulations.

5. Previous water pressure tests from fire hydrant #629 located at the northeast corner of Cotton Street and Murchison Drive have yielded a static pressure of 160 (psi) pounds per square inch, a residual pressure of 120 (psi) pounds per square inch, and a discharge of 1233 (gpm) gallons per minute.

6. 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, if connecting to the water main on Cotton Street.

Sanitary Sewer

1. There is an existing 8-inch diameter sanitary sewer main that extends along Cotton Street located approximately 15 feet west of the right-of-way centerline. This main is available for service.

2. There is an existing 8-inch diameter sanitary sewer main. This main is located approximately 10 feet south of the right-of-way centerline. This main is available for service.

General

EPWU-PSB requires a new service application to serve the property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; (6) a certificate of compliance. Service will be provided in accordance with the El Paso Water Utilities-Public Service Board (EPWU-PSB) Rules and Regulations. The owner 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. Route 36 provides service to two nearby bus stops. One is approximately 200 feet southwest of the subject site, while the second is approximately 430 feet east of the subject site. Sun Metro recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities.

Texas Department of Transportation

No objection – not on a state roadway.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan Map

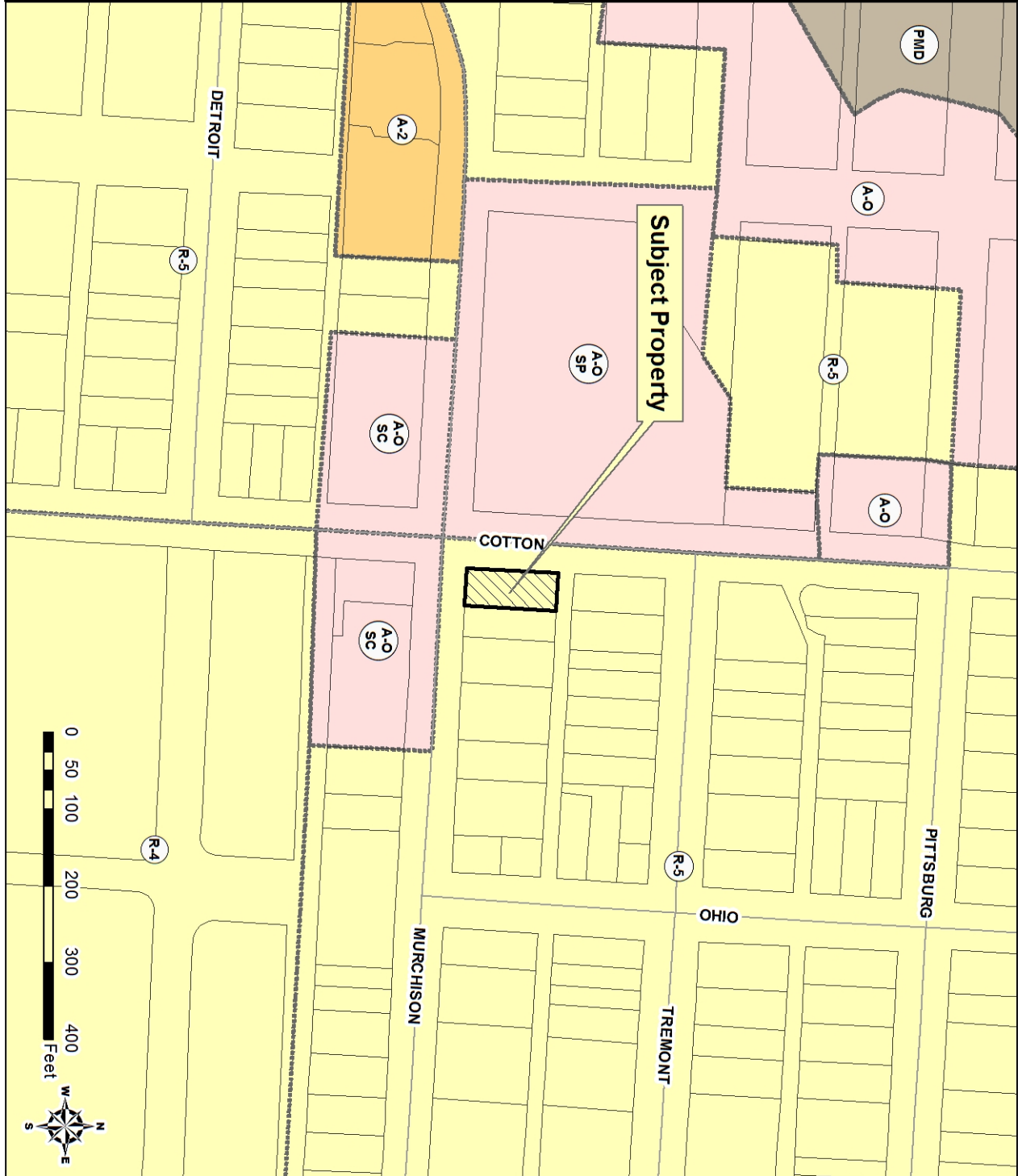
Attachment 4: Master Zoning Plan Report

Attachment 5: January 17, 2015 Parking Study

Attachment 6: February 9, 2015 Parking Study

ATTACHMENT 1: ZONING MAP

PZRZ14-00057

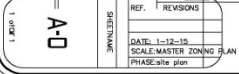


ATTACHMENT 2: AERIAL MAP

PZRZ14-00057



MASTER ZONING PLAN



ATTACHMENT 4: MASTER ZONING PLAN REPORT

ASBD Office and Residential Units at HIGHLAND

RESIDENTIAL MIXED USE DEVELOPMENT

2101 Murchison Dr.
El Paso TX 79930

Report
Prepared by:

Lorenzo Molina R.A.
14709 Cactus Ridge
El Paso TX 79928

Lorenzo.Molina.NCARB@gmail.com

ATTACHMENT 4: MASTER ZONING PLAN REPORT

ASBD Office and Residential Units at HIGHLAND

ABSTRACT: This study was done according to the City requirements for re-zoning application of the proposed tract. The report will address the requirements as set in the City of El Paso Municipal Code Title 20, Section 20.10.360G.

Owner: Architectural Solutions By Design PLLC – Lorenzo Molina RA

INTRODUCTION: The 6,000 sf property at 2101 Murchison Dr. is a vacant property currently zoned as R-5. Architectural Solutions By Design PLLC, owner and developer, is applying for a Residential Mixed Use zoning to accommodate, encourage and promote an innovatively designed mix of contextually suitable one-bedroom apartment units, with office space and on-site tandem parking at the ground level.

EXECUTIVE SUMMARY : The proposed development will be in compliance with all the General Design Principals, Architectural Guidelines, Roadway Design, Parking requirements, Setbacks limitations, Landscape principals and requirements listed under Chapter 20.10.360G Supplemental Use regulations as reflected in the proposed solution and observing the Residential Mixed Use Development requirements.

The proposed development is in compliance with Land Use and City Goals and Policies:

LAND USE CITY FORMS (Urban Fabric):

The Proposed Residential Mix Use development offers a balanced community with a small office area in support and compliment to the surrounding residential and professional community. This development will provide the much needed transition between uses at this juncture while transitioning the scale of surrounding building and urban fabric as well as the surrounding zoned uses. The mix of residential and office use will promote work/live opportunities as well as economic development in the area.

RESIDENTIAL (apartment component):

This development will promote fair market rate rental housing in accordance with Federal, State and Local regulations. The target population will be single professionals, seniors, college students, and healthcare providers living in the area. This development, in addition to improving property values for the area, will have a positive financial impact on the surrounding community.

NEIGHBORHOOD:

The proposed development will provide safe and efficient vehicular and pedestrian access. The neighborhood office use will be compatible with the neighborhood residential character.

OFFICE:

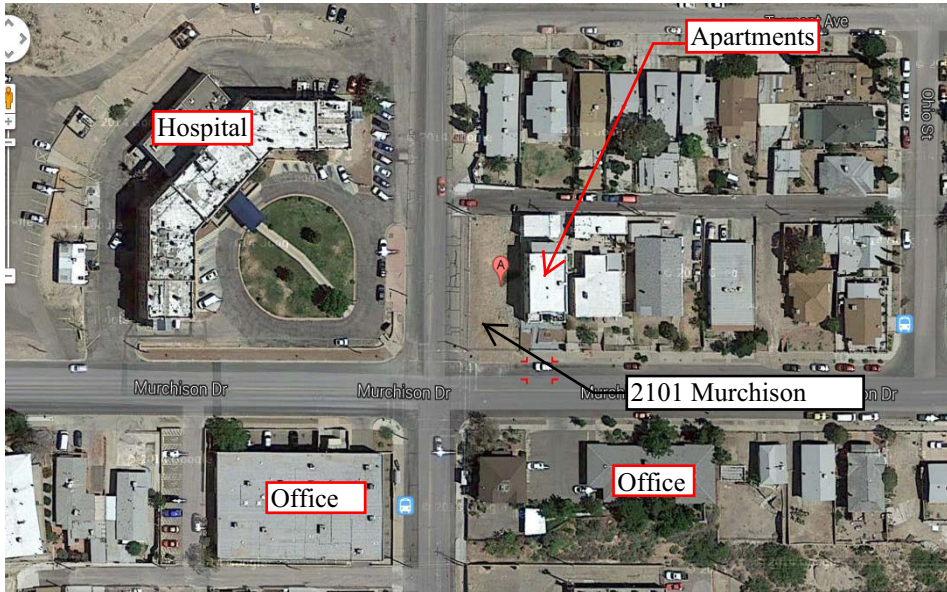
This development will accommodate office use compatible with that in the area.

Uses compatible with the area include, Administrative and business offices, medical office, professional services, financial services, personal services, internet lounge, and construction sales and services. These type services are found within walking distance from the site and complement the economic development of the area.

ATTACHMENT 4: MASTER ZONING PLAN REPORT

SITE LOCATION:

The site consisting of all lots 15 & 16, Block 21, Third Amended of Highland Park Addition City of El Paso, El Paso County, Texas.



AERIAL LOCATION MAP:

The site has frontage on Cotton and Murchison Drives. The only viable vehicular access is from Cotton, due to the site topography.

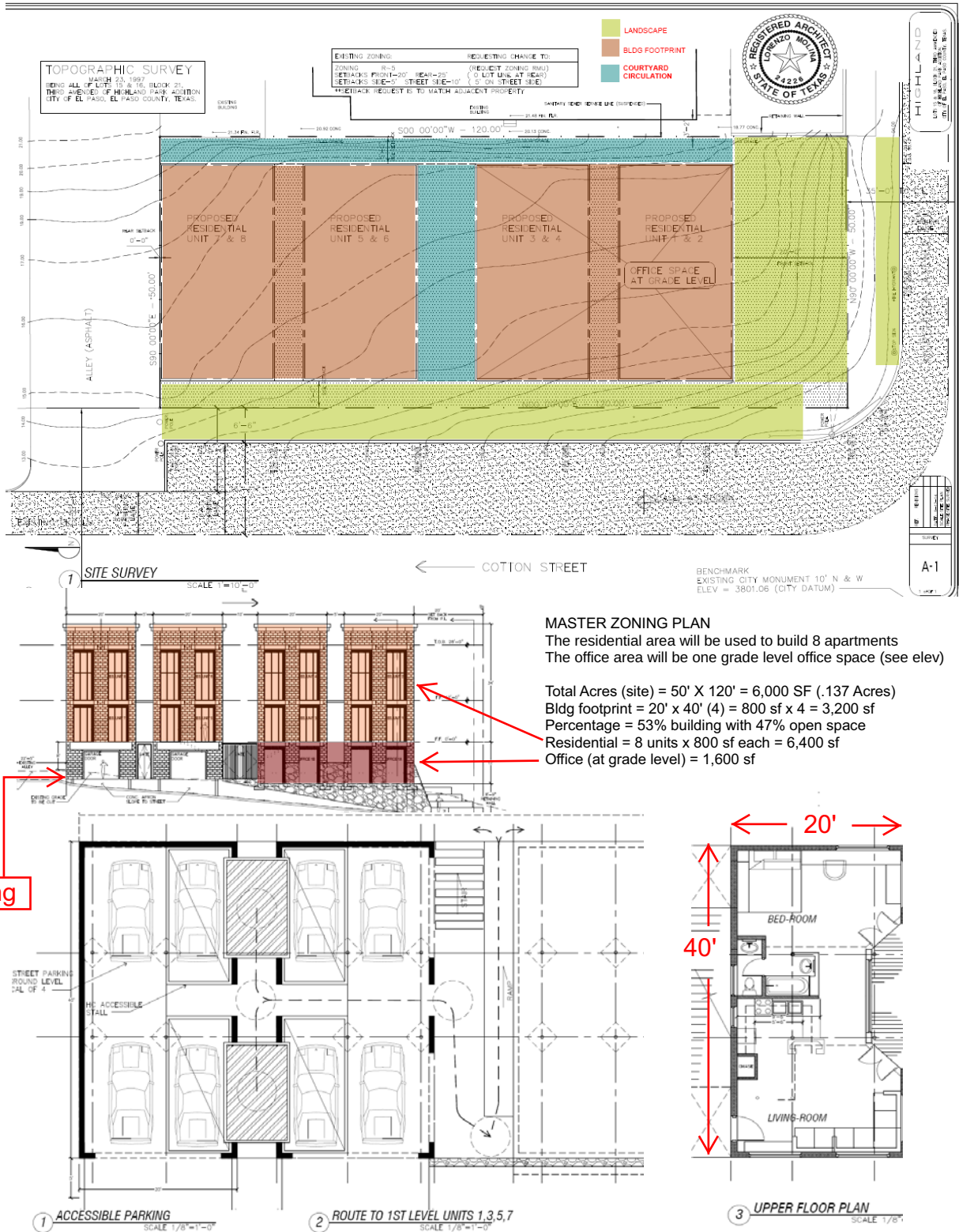


STREET VIEW:

ATTACHMENT 4: MASTER ZONING PLAN REPORT

ZONING AND PROPOSED USES:

The site is to consists of 2 zoning designations: -Residential & Office.
The site will be rezoned to RMU (Residential Mixed Use)



ATTACHMENT 4: MASTER ZONING PLAN REPORT

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 PRESPECTIVE:

- i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmental sensitive areas.
This is an existing site. Topography will not change drastically. The design supports the surrounding architectural and urban fabric. Landscape along both building frontage areas will enhance urban setting
- ii. The development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
The development can be considered infill as the site has some obstacles to development which can be addressed through flexibility found in the R-MU rezoning. The proposed plan addresses topography concerns, while maintaining the architectural character of the area. The Mix-use will be compatible with the existing adjacent apartments, office across and hospital to the west. The office area will front both Murchison and Cotton Roads.
- iii. Proposed development contiguous to urban areas be organized as town center and neighborhoods, and be integrated with the existing urban pattern.
The new development reinforces the urban character of the area, providing a transition to office and apartments in the immediate vicinity.
- iv. Proposed development non-contiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
This item does not apply.
- v. A mixture of housing types and densities be distributed throughout the mixed-use development.
The new development is proposed with the greatest efficiency, to provide the most affordable housing options for students, and young professionals working in the vicinity.
- vi. Transportation corridors be planned and reserved in coordination with land use patterns.
The new development is immediately in front of bus stops, with routes connecting to the university, downtown, and area hospitals. Proximity promotes use of alternate forms of transportation.
- vii. 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.
The proposed development provides for street landscaping in character with the surrounding urban fabric and architectural style. Courtyards are created for not only circulation, but also natural ventilation, vegetation to include vines, etc.. will promote micro-climates and habitation transition.
- viii. The development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
In addition to the bus-stop in front of the property, this project is within walking distance to healthcare facilities, good and services, encouraging use of alternatives other than the automobile.

ATTACHMENT 4: MASTER ZONING PLAN REPORT

- ix. Neighborhoods with town centers be the preferred pattern of development.
This item is not applicable.
- x. Neighborhoods be compact, pedestrian-friendly, and mixed use.
The proposed development is as compact and efficient as possible, to ensure street scape improvements are achieved and accessibility is maintained.
- xi. Ordinary activity of daily living occurs within walking distance of most dwellings.
There is office space to promote a work/live opportunity. The existing Sun Metro Bus Stop is directly in front of the development. There are parks, schools and other recreation areas within walking distance.
- xii. Interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
The development is in a central area where all goods and services are readily available within walking distance. This is ideal for students, elder and/or young professionals.
- xiii. Within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
Unit design and lay-out was focused to target occupants with emphasis on architectural character, value and construction feasibility.
- xiv. Appropriate building densities and land use be provided within walking distance of transit stops.
A bus stop is immediately in front of the site. Proposed Office use is to promote live/work opportunities.
- xv. Civic, institutional and commercial activity be embedded, and not isolated, in the development.
Parks, schools and services are within walking distance of the proposed residential.
- xvi. The range of open space including parks, squares and playgrounds be distributed within the development.
The proposed development is small. Courtyard and street frontage landscaping provides the necessary transition, repose and urban frontage needed to improve pedestrian experience.
- xvii. Development has sufficient size to accommodate the mixed-use concentration of uses.
The development will have 8 (1 bedroom) residential units, and one office space. These units will have balconies, high ceilings and large windows.

BUILDING PERSPECTIVE.

- i. Buildings and landscaping contribute to the physical definition of streets as civic places.
Street frontage landscaping is focused to maintain the architectural character of the area, along both cotton and Murchison drives. This is a prominent corner, and site improvements are a key to this success. The proposed density is required to ensure project viability.
- ii. The design of streets and buildings reinforce safe environments.
The best way to provide a safe environment is to place eyes on the street. This development will enhance the area, developing a vacant lot and contribute to improved property values in the vicinity.
- iii. Architecture and landscape design grow from local climate, topography, history and building practice.
The project is designed to reinforce architectural character of the area, maintaining an urban fabric and providing a transition between different zoned uses.
- iv. The preservation and renewal of historic buildings be facilitated.
Not applicable

ATTACHMENT 4: MASTER ZONING PLAN REPORT

- v. Principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

This development is designed to compliment to the greatest extent possible the adjacent apartment building, offices across the street and hospital to the west. The street scapes will tie together with the surrounding landscapes.

GENERAL DESIGN ELEMENTS

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

1. Neighborhoods limited in size and oriented toward pedestrian activity.
The new development front two streets with windows and balconies.
2. A variety of housing types, jobs, shopping, services, and public facilities.
The development includes office for opportunity for live/work use.
3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, within close proximity.
The new development is within walking distance to good and services and ties into the existing urban fabric.
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
The new development sidewalks connect to the surrounding developed network.
5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
All new development is conforming to the existing topography for constructability and access purposes.
6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
Sidewalks lead to good and services down the street. A bus stop in front of the property provides transportation to near-by downtown, university, and other areas.
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.
Courtyards, balconies and circulation within the development provide for transition and repose.
8. Buildings, spaces, and other features that act as landmarks, symbols, focal points for community identity.
This is a prominent corner for the urban fabric. The proposed development enforces the urban geometry and provides the transition to the more suburban areas.
9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
The proposed development supports the architectural character and building typology in the area. Building forms, bulk and alignment are intended to compliment the surrounding architecture, and enhance the pedestrian environment appropriately.

ATTACHMENT 4: MASTER ZONING PLAN REPORT

PARKING :

	Required	Provided on site	Provided on street *	
Residential	1.5 x unit =12	7	5	See Pkg Study *
Office	3	1	2	See Plan & page 4

The on site parking provided is tandem parking for seven vehicles and one handicap stall for the office. The parking study provided demonstrates there is sufficient available street parking throughout the day to accommodate the required seven spaces, as proposed by the master plan.

SETBACKS :

According to the General Design Principles as per Title 20.10.360G "Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by city council as part of the review of the master zoning plan: Therefore, this development will have a minimum of 20'-0" front setback, 0'-0" rear setback, and 5'-0" setbacks on the east and west sides. A full height privacy wall is to be provided to the east along the property line.

LANDSCAPE :

According to the General Design Principles as per Title 20.10.360G "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code"

The proposed landscaping, amenities and other green areas proposed within this development are to be as shown and considered as part of the master zoning plan and mixed-use development plan approval process.

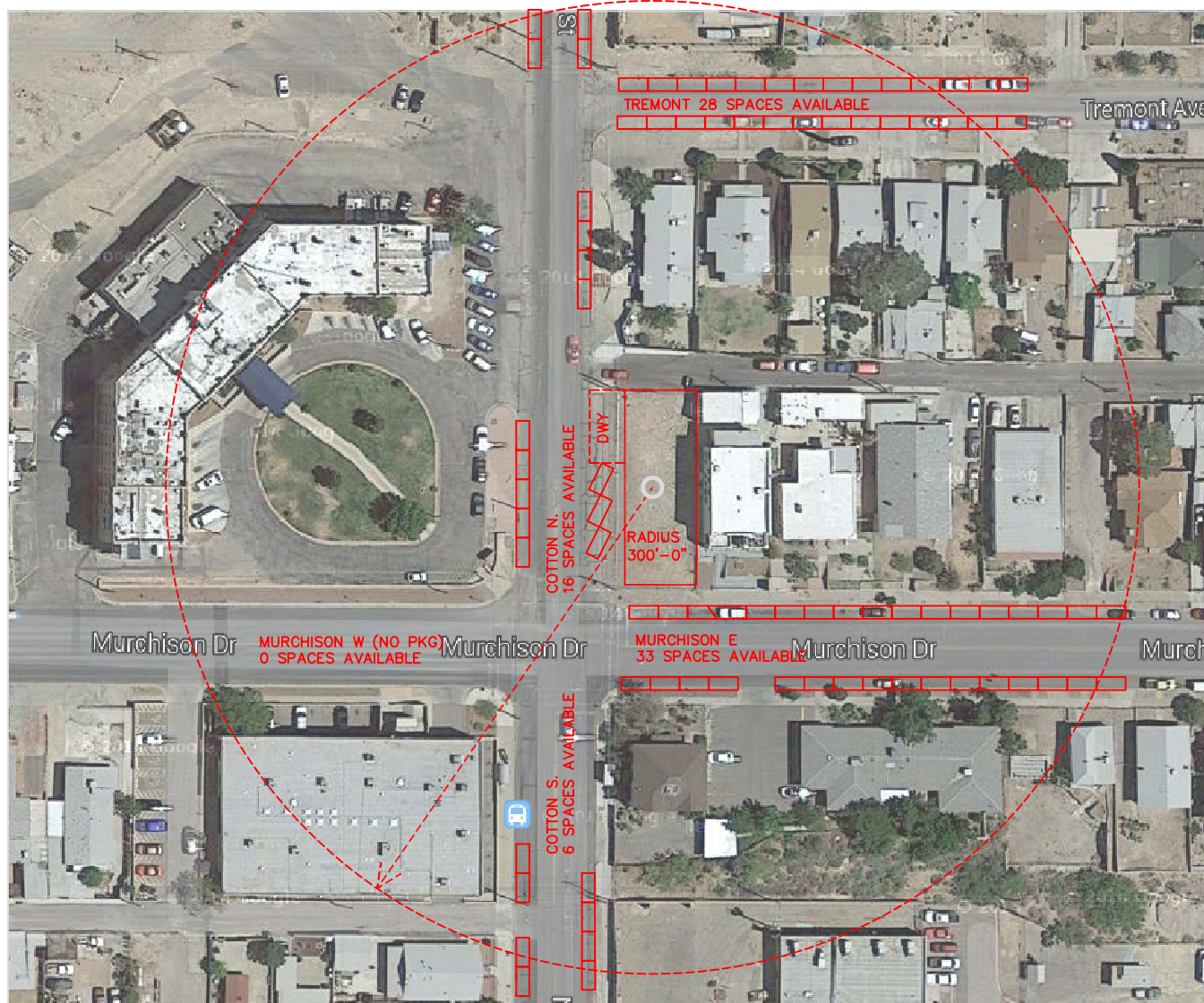
PHASING :

Highland development will be constructed in 3 phases

Phase 1: Infrastructure and site improvements (retaining wall, etc..).

Phase 2: Office plus Units 1 thru 4

Phase 3: Units 5 thru 8

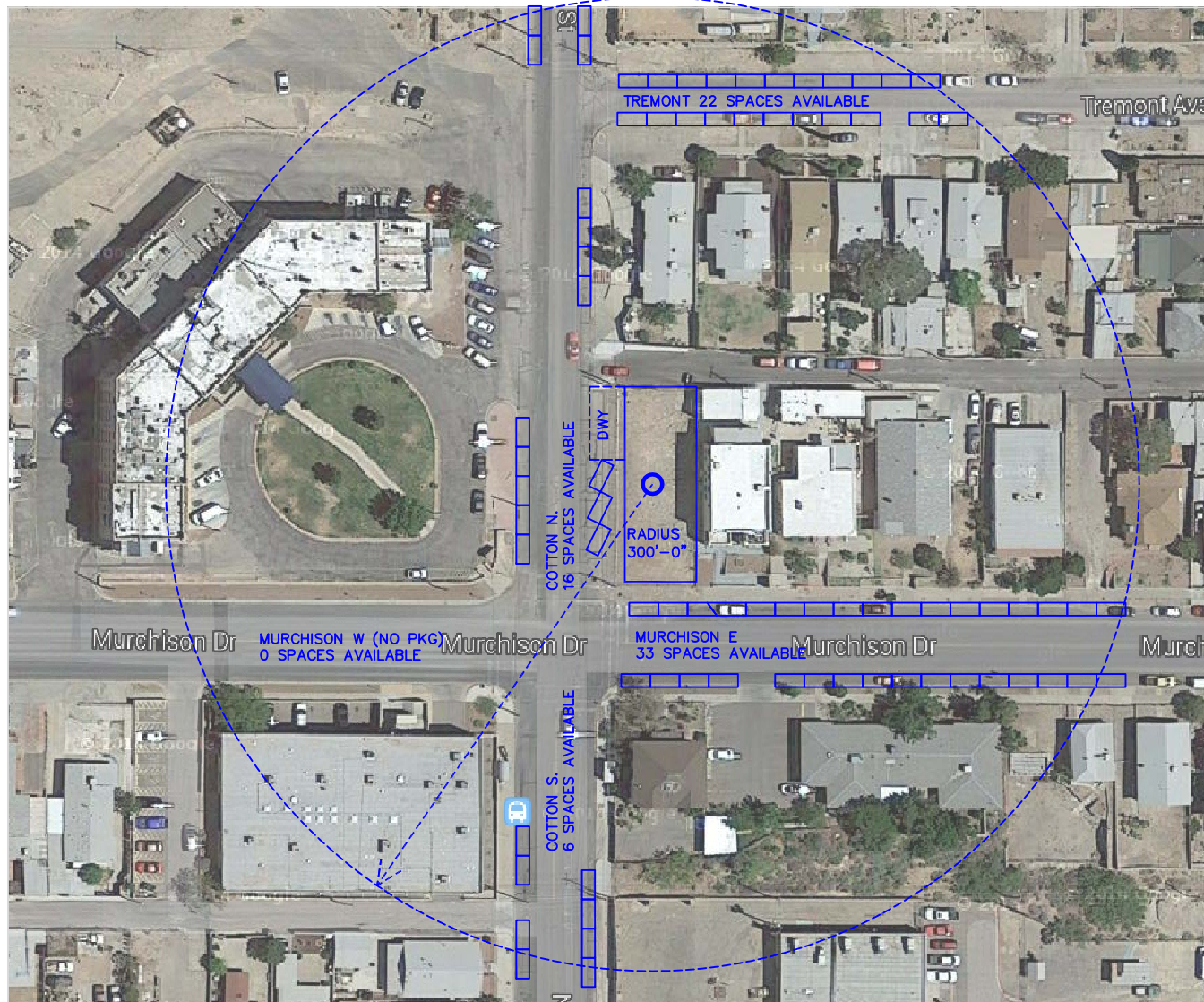


LEGAL DESCRIPTION	TIME	MURCHISON W (NO PKG) 0 SPACES AVAILABLE	MURCHISON E 33 SPACES AVAILABLE	COTTON S 8 SPACES AVAILABLE	COTTON N 16 SPACES AVAILABLE	TREMONT 28 SPACES AVAILABLE
LOTS 15 & 16, BLOCK 21, THIRD AMENDED OF HIGHLAND PARK ADDITION. CITY OF EL PASO, EL PASO COUNTY TEXAS.	08:00 AM		3 OCUPIED	2 OCUPIED	0 OCUPIED	12 OCUPIED
	09:00 AM		3 OCUPIED	1 OCUPIED	0 OCUPIED	10 OCUPIED
	10:00 AM		4 OCUPIED	1 OCUPIED	0 OCUPIED	9 OCUPIED
	11:00 AM		3 OCUPIED	1 OCUPIED	0 OCUPIED	8 OCUPIED
	12:00 PM		2 OCUPIED	1 OCUPIED	0 OCUPIED	7 OCUPIED
	01:00 PM		2 OCUPIED	1 OCUPIED	0 OCUPIED	7 OCUPIED
	02:00 PM		2 OCUPIED	2 OCUPIED	0 OCUPIED	8 OCUPIED
	03:00 PM		2 OCUPIED	2 OCUPIED	0 OCUPIED	7 OCUPIED
	04:00 PM		2 OCUPIED	2 OCUPIED	0 OCUPIED	8 OCUPIED
	05:00 PM		2 OCUPIED	1 OCUPIED	0 OCUPIED	8 OCUPIED
	06:00 PM		2 OCUPIED	1 OCUPIED	0 OCUPIED	7 OCUPIED
	07:00 PM		3 OCUPIED	1 OCUPIED	0 OCUPIED	7 OCUPIED
	08:00 PM		3 OCUPIED	1 OCUPIED	0 OCUPIED	7 OCUPIED

PARKING COUNT ON
JAN 17, 2015

REZONING APPLICATION
CASE NO. PZRZ14-00057

**SURVEY PHOTOGRAPHS AVAILABLE
UPON REQUEST



PARKING COUNT ON
FEB 09, 2015

REZONING APPLICATION
CASE NO. PZRZ14-00057

**SURVEY PHOTOGRAPHS AVAILABLE
UPON REQUEST

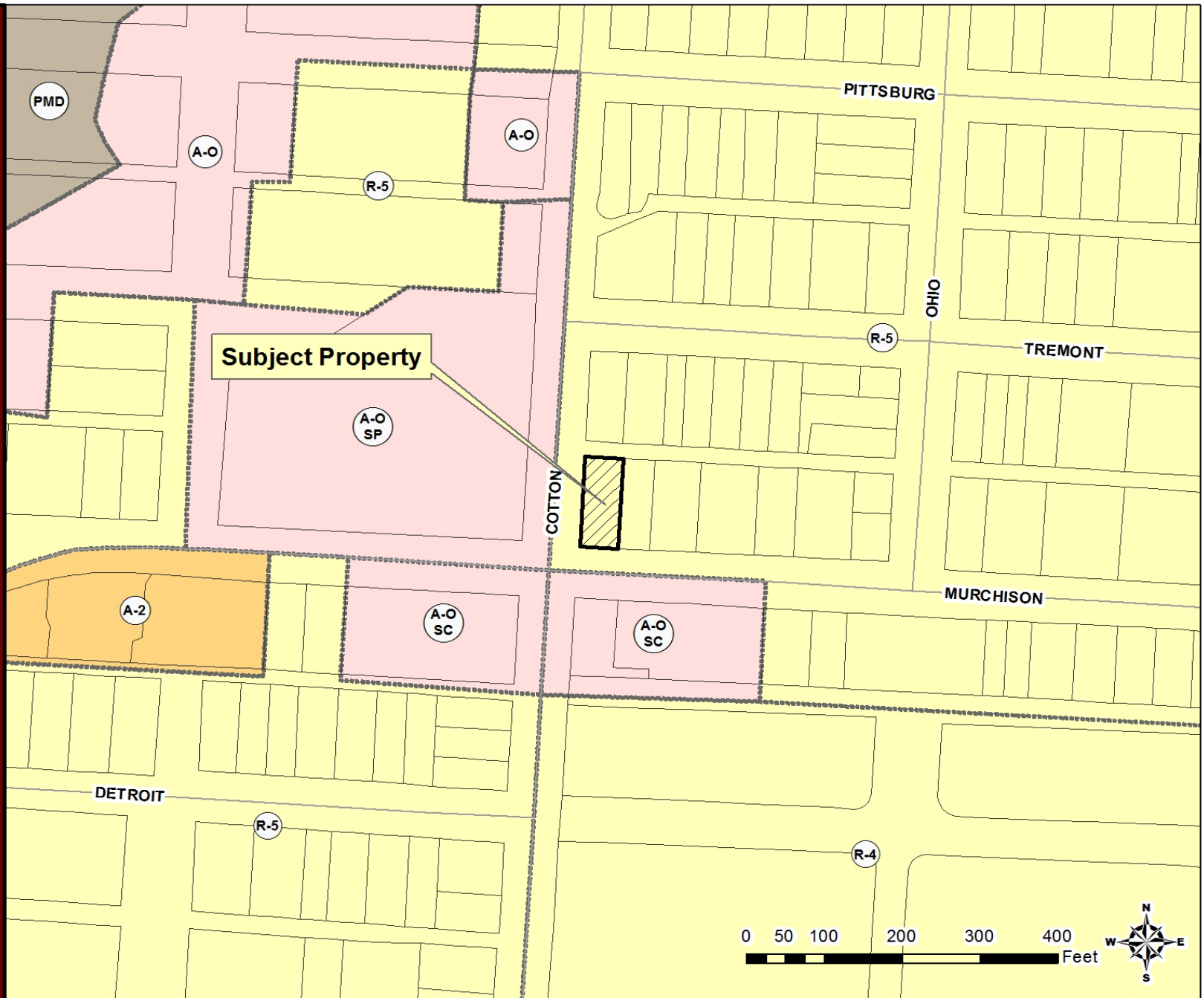
LEGAL DESCRIPTION	TIME	MURCHISON W (NO PKG) 0 SPACES AVAILABLE	MURCHISON E 33 SPACES AVAILABLE	COTTON S 8 SPACES AVAILABLE	COTTON N 16 SPACES AVAILABLE	TREMONT 22 SPACES AVAILABLE
LOTS 15 & 16, BLOCK 21, THIRD AMENDED OF HIGHLAND PARK ADDITION, CITY OF EL PASO, EL PASO COUNTY TEXAS.	08:00 AM		3 OCUPIED	1 OCUPIED	0 OCUPIED	4 OCUPIED
	09:00 AM		4 OCUPIED	1 OCUPIED	0 OCUPIED	5 OCUPIED
	10:00 AM		3 OCUPIED	1 OCUPIED	0 OCUPIED	6 OCUPIED
	11:00 AM		3 OCUPIED	2 OCUPIED	0 OCUPIED	6 OCUPIED
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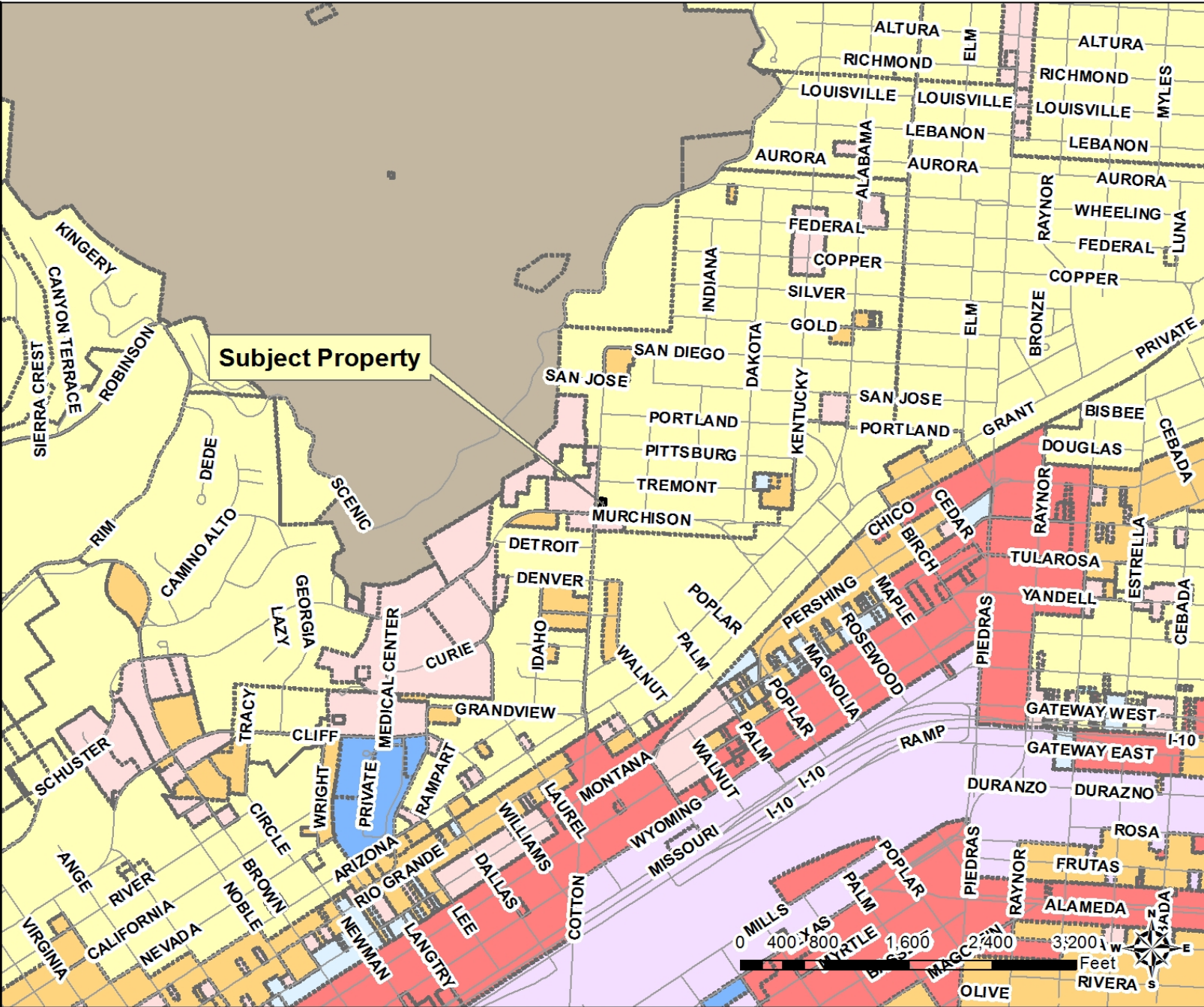
Recommendation/Public Input

- **Planning Division recommendation:**
- **CPC Vote: Approval (7-0)**
- **Public Input:** No communication received from the public in support or opposition to the rezoning request.
- **Strategic Goal 3:**
 - 3.1 – Provide business-friendly permitting and inspection processes
 - 3-2 – Improve the visual impression of the community

PZRZ14-00057



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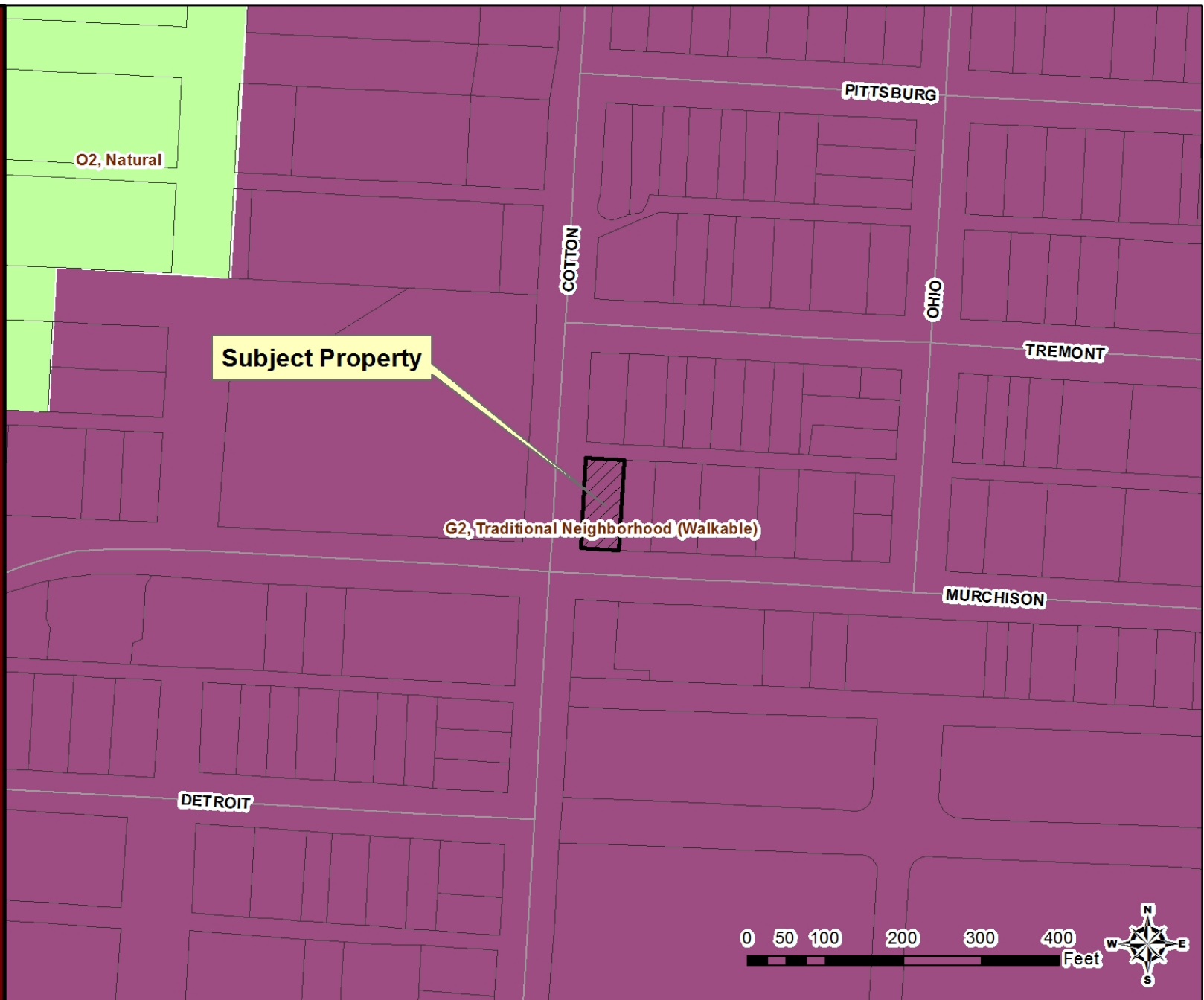
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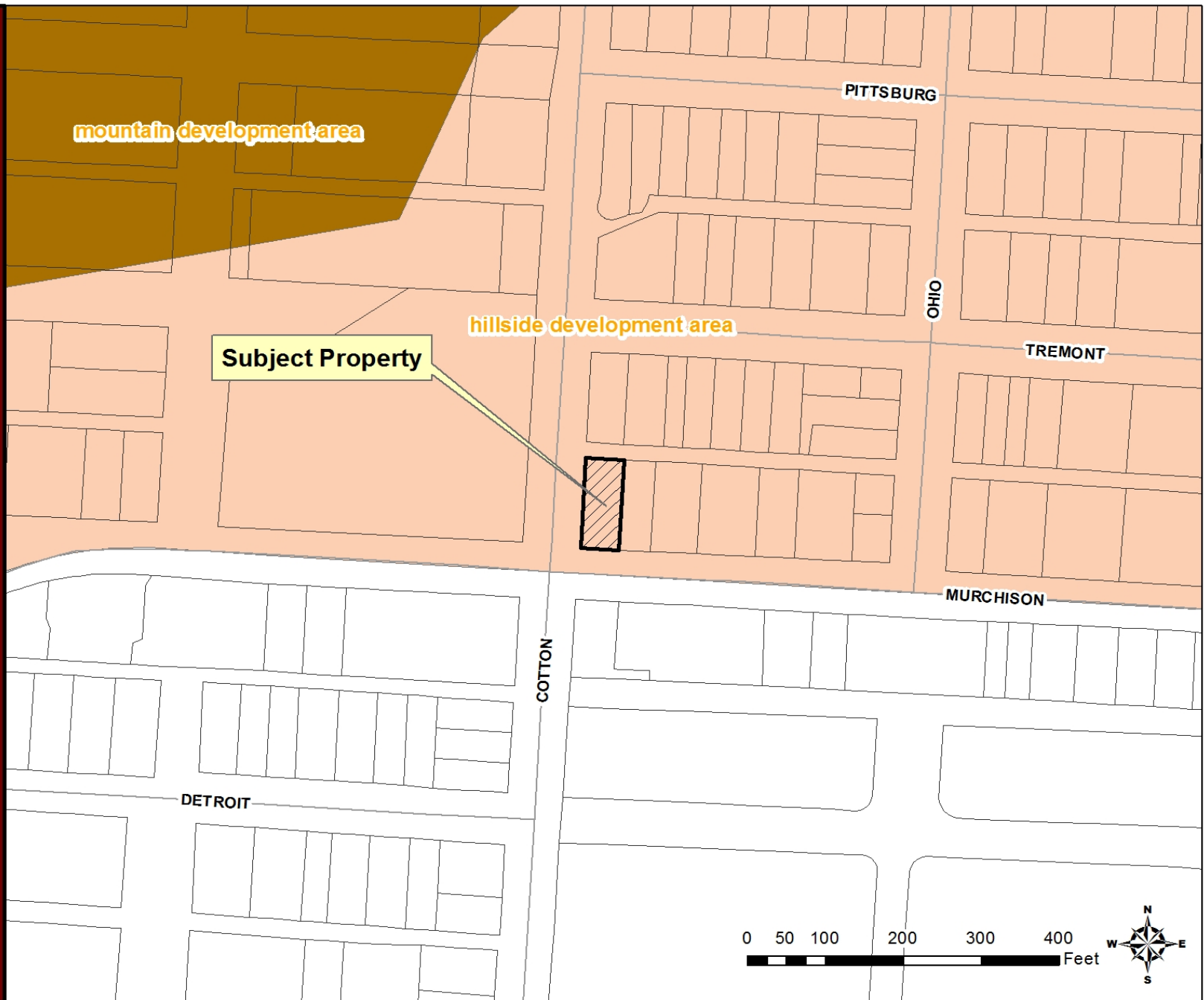
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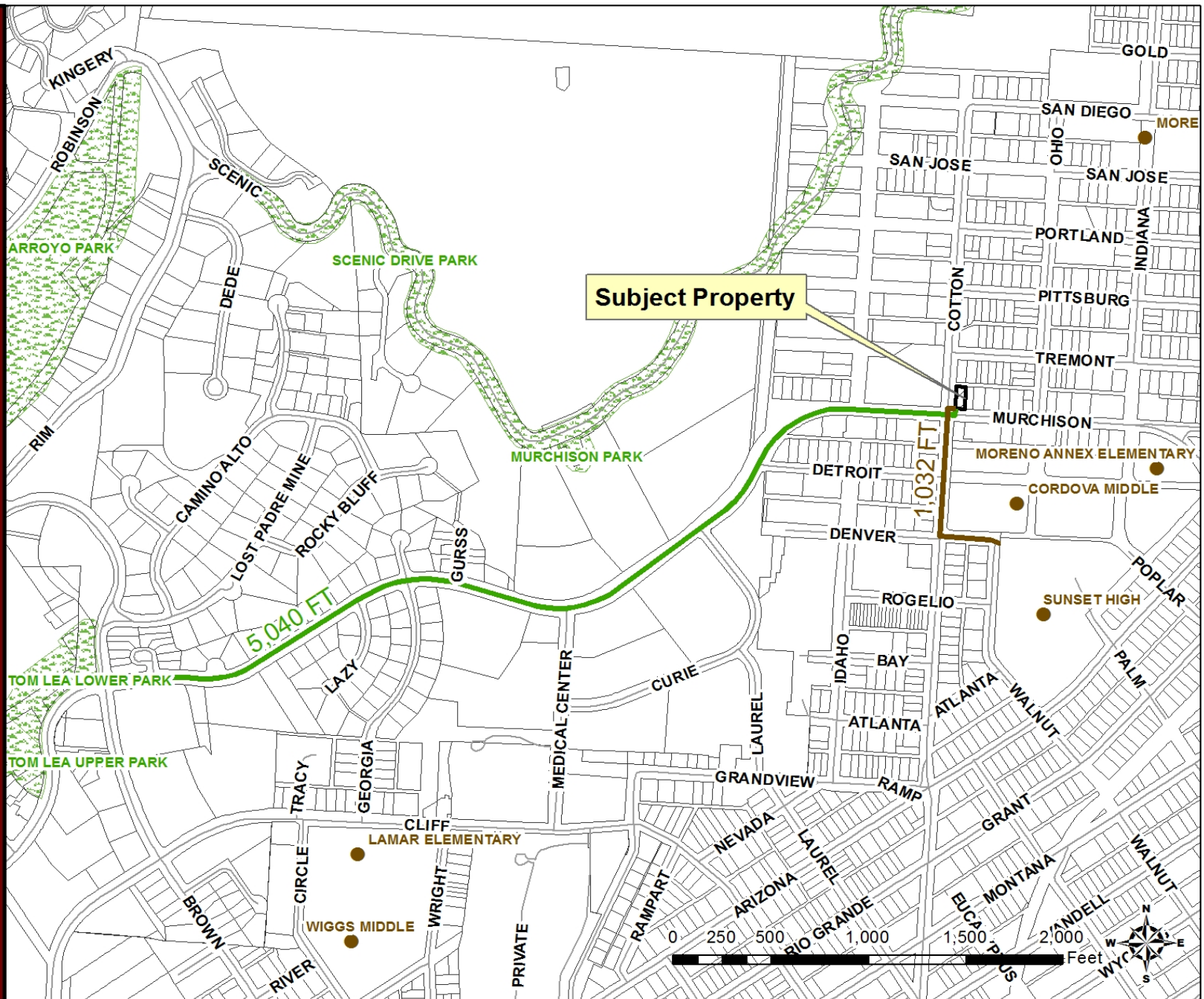
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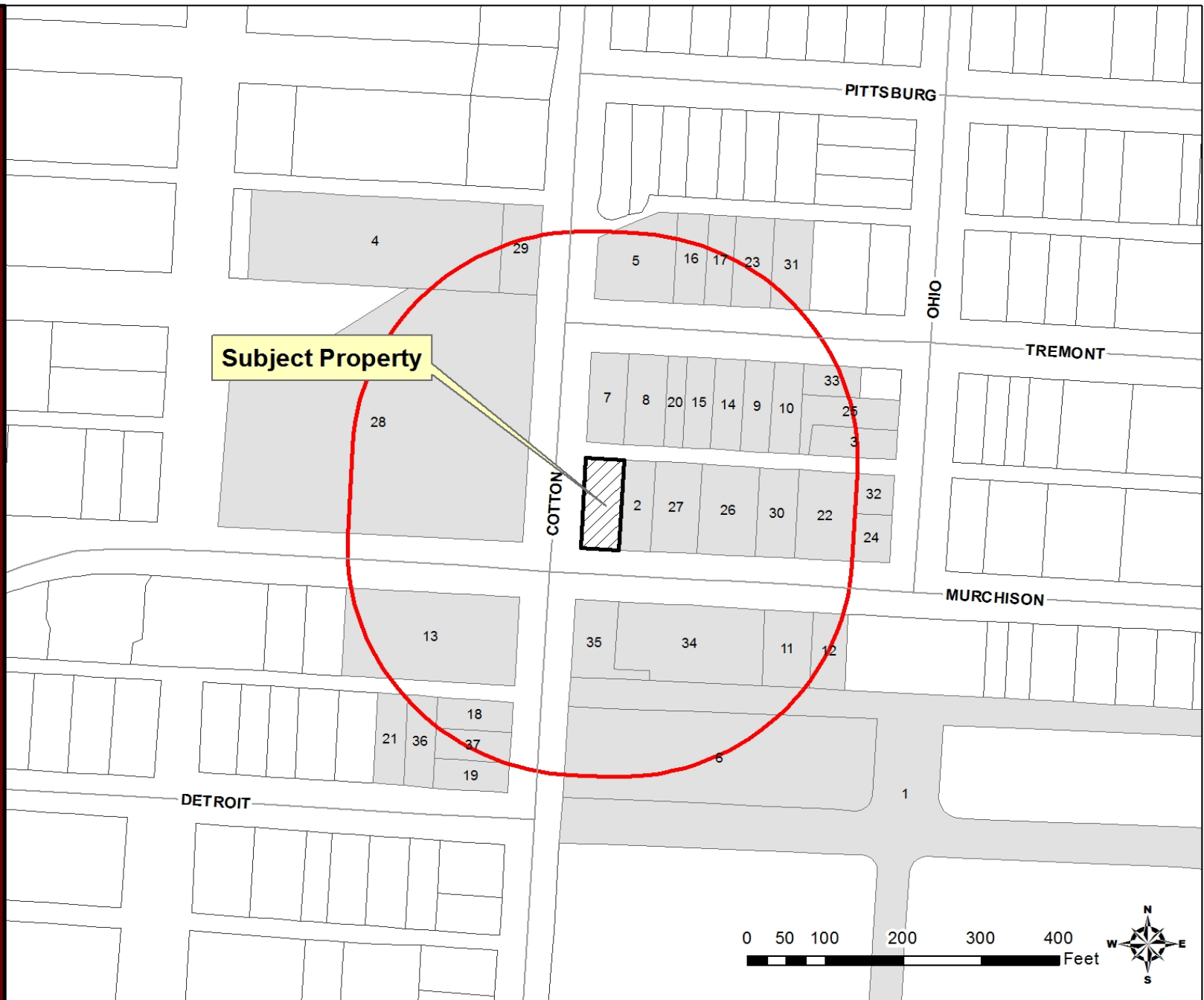
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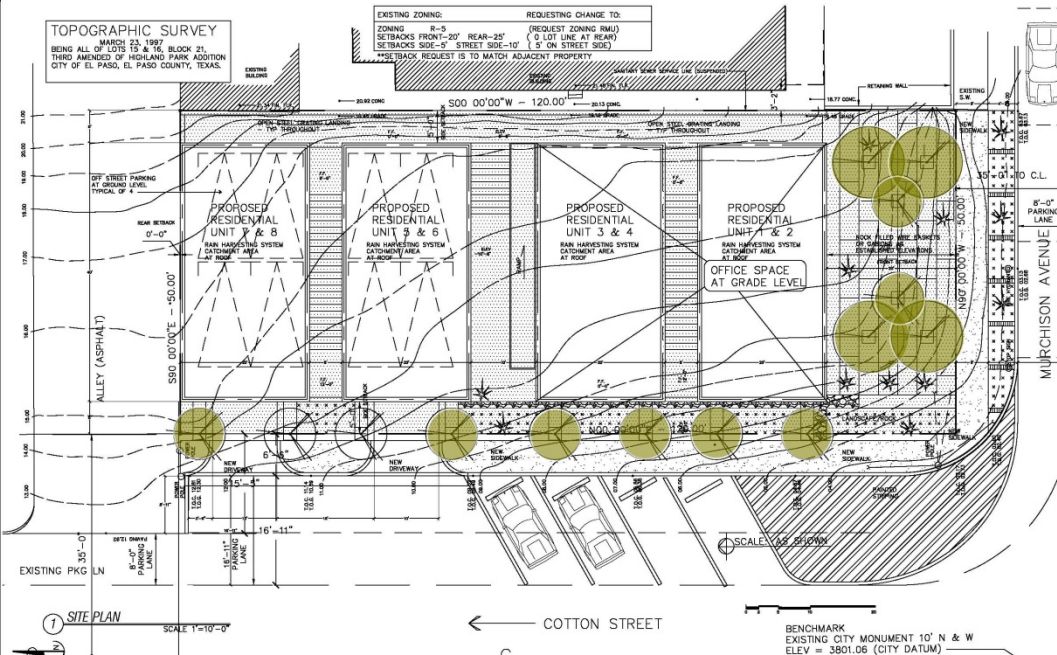


PZRZ14-00057



TOPOGRAPHIC SURVEY
MARCH 23, 1997
BEING ALL OF LOTS 15 & 16, BLOCK 21,
THIRD AMENDED OF HIGHLAND PARK ADDITION
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

EXISTING ZONING:	REQUESTING CHANGE TO:
ZONING R-5	(REQUEST ZONING RMU)
SETBACKS FRONT-20' REAR-25'	(0 LOT LINE AT REAR)
SETBACKS SIDE-5' STREET SIDE-10'	(5' ON STREET SIDE)
**SETBACK REQUEST IS TO MATCH ADJACENT PROPERTY	

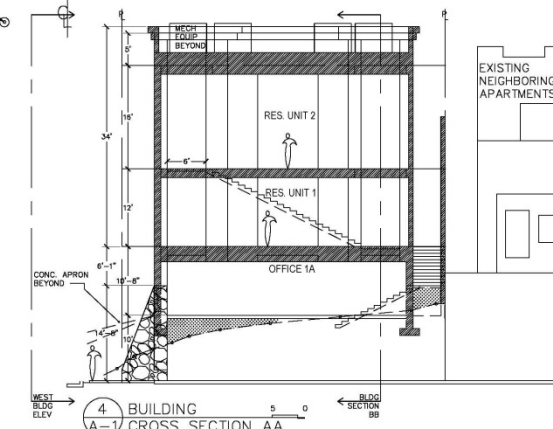
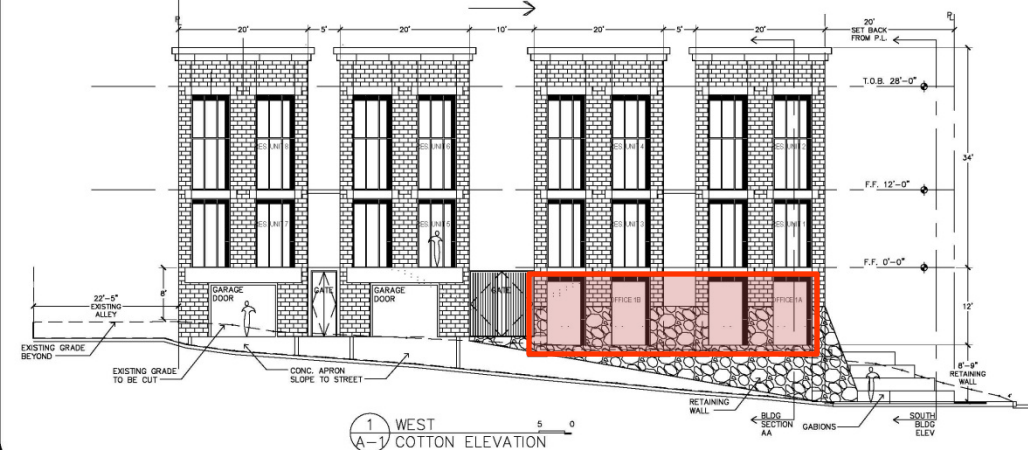
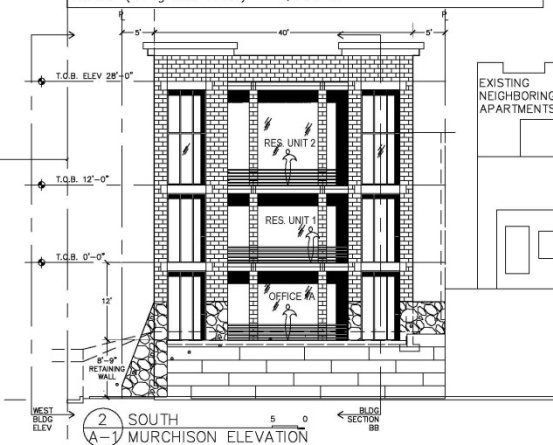


The residential area consists of 8 apartment units
The office area consists of one grade level office space

Total Acres (site) = 50' X 120' = 6,000 SF(0.137 Acres)
Bldg footprint = 20' x 40' = 800 sf x 4 = 3,200 sf

Percentage = 53% building footprint and 47% open space

Residential = 8 units x 800 sf each = 6,400 sf
Office (at grade level) = 1,600 sf



HIGHLAND

MASTER ZONING PLAN

REF.	REVISIONS
	DATE: 1-12-15
	SCALE: MASTER ZONING PLAN
	BASE: site plan

$$= A \cdot \square$$

Total Site Acreage: 6,000² ft.
Building Footprint: 3,200² ft. (53%)

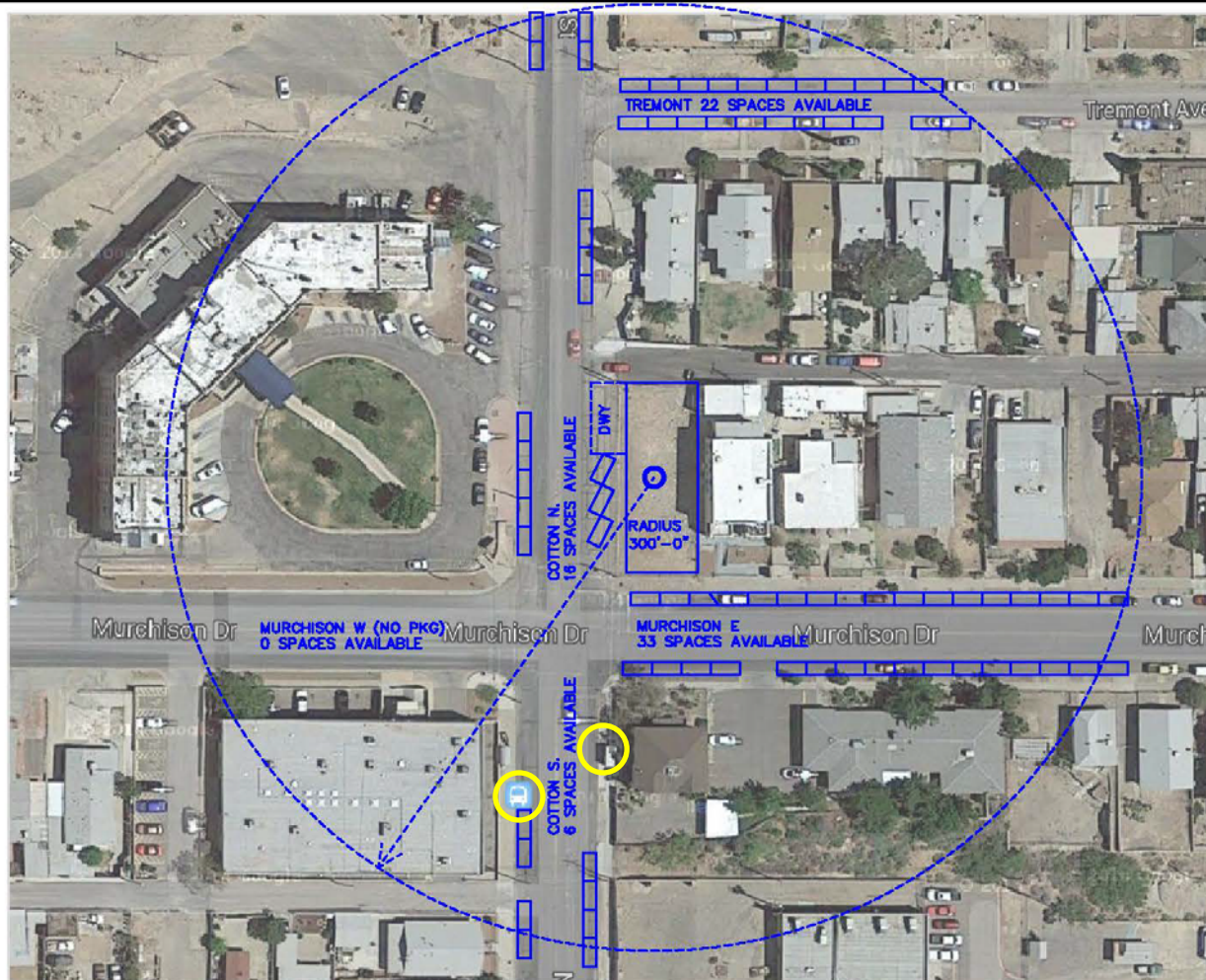
Residential Units: 8 (1 bedroom) 6,400² ft. total area
Office Units: 1 1,600² ft. total area

Proposed Setbacks

Front Setback: 20 feet
Rear Setback: 0 feet
Front-Rear Cumulative: 20 feet
Side Interior: 5 feet
Side Street: 5 feet
Side Cumulative: 10 feet

Proposed Building Height: 54 feet from Murchison Drive

Proposed Off-Street Parking: 8 spaces (1 ADA Accessible)



LEGAL DESCRIPTION

LOTS 15 & 16,
BLOCK 21, THIRD
AMENDED OF HIGHLAND
PARK ADDITION. CITY OF
EL PASO, EL PASO COUNTY
TEXAS.

PARKING COUNT ON
FEB 09, 2015

REZONING APPLICATION
CASE NO. PZRZ14-00057

**SURVEY PHOTOGRAPHS AVAILABLE
UPON REQUEST

TIME	MURCHISON W (NO PKG) 0 SPACES AVAILABLE	MURCHISON E 33 SPACES AVAILABLE	COTTON S 8 SPACES AVAILABLE	COTTON N 16 SPACES AVAILABLE	TREMONT 22 SPACES AVAILABLE
08:00 AM		3 OCCUPIED	1 OCCUPIED	0 OCCUPIED	4 OCCUPIED
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07:00 PM		1 OCCUPIED	2 OCCUPIED	0 OCCUPIED	4 OCCUPIED
08:00 PM		0 OCCUPIED	2 OCCUPIED	0 OCCUPIED	4 OCCUPIED

North







North



South



South

2022

CENTRAL
MEDICAL
PLAZA

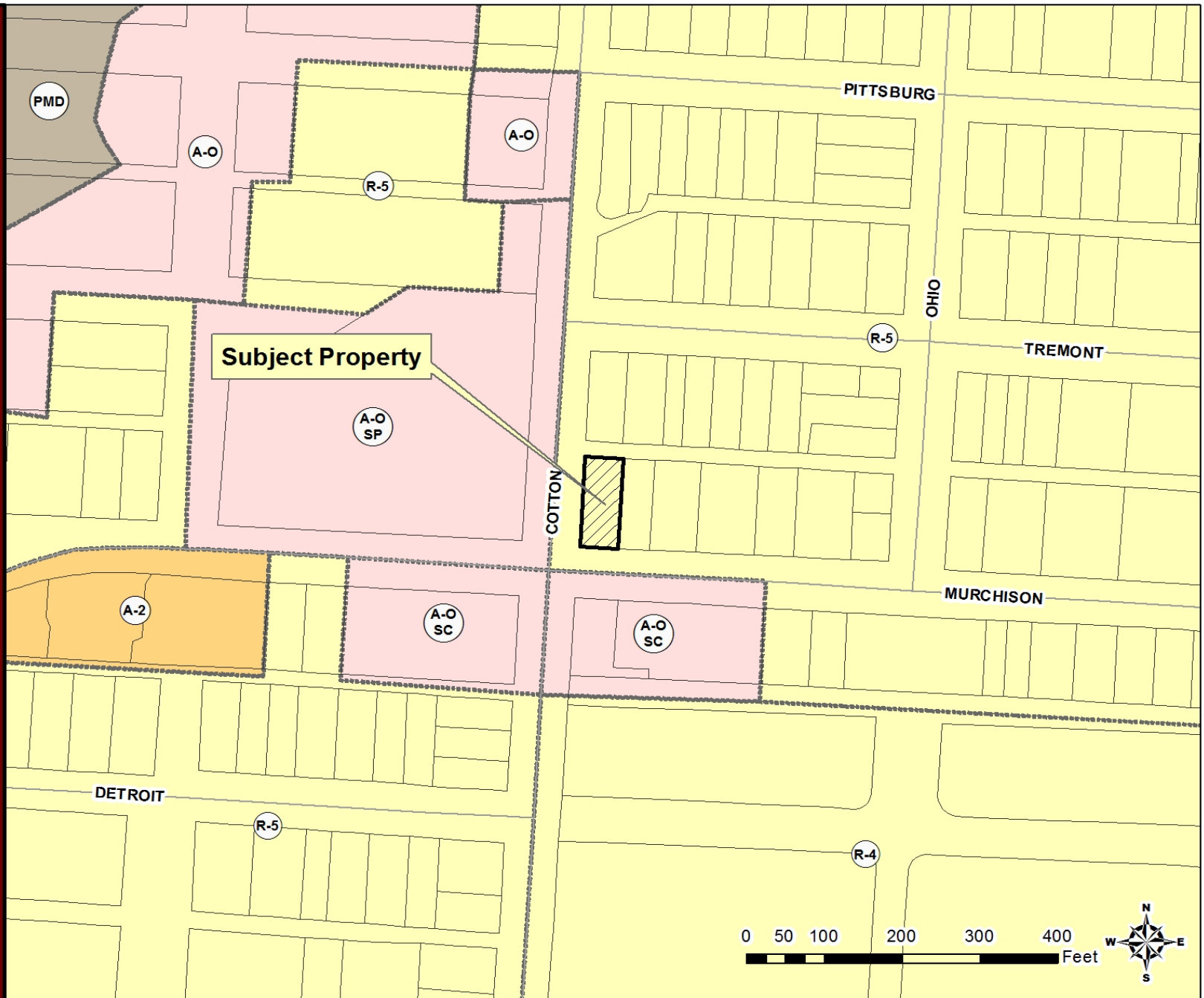
CLEARANCE 8'10"

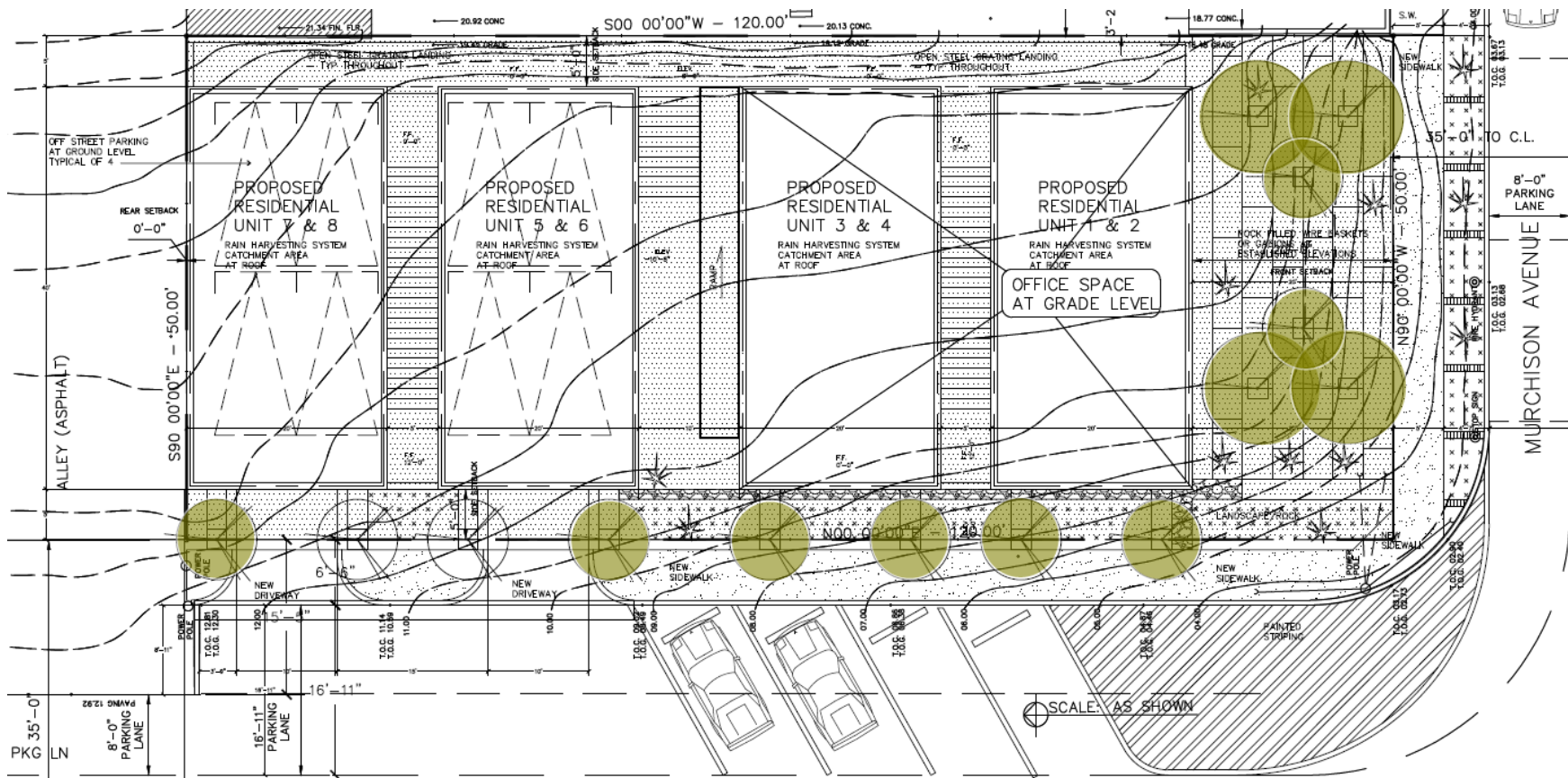
2022

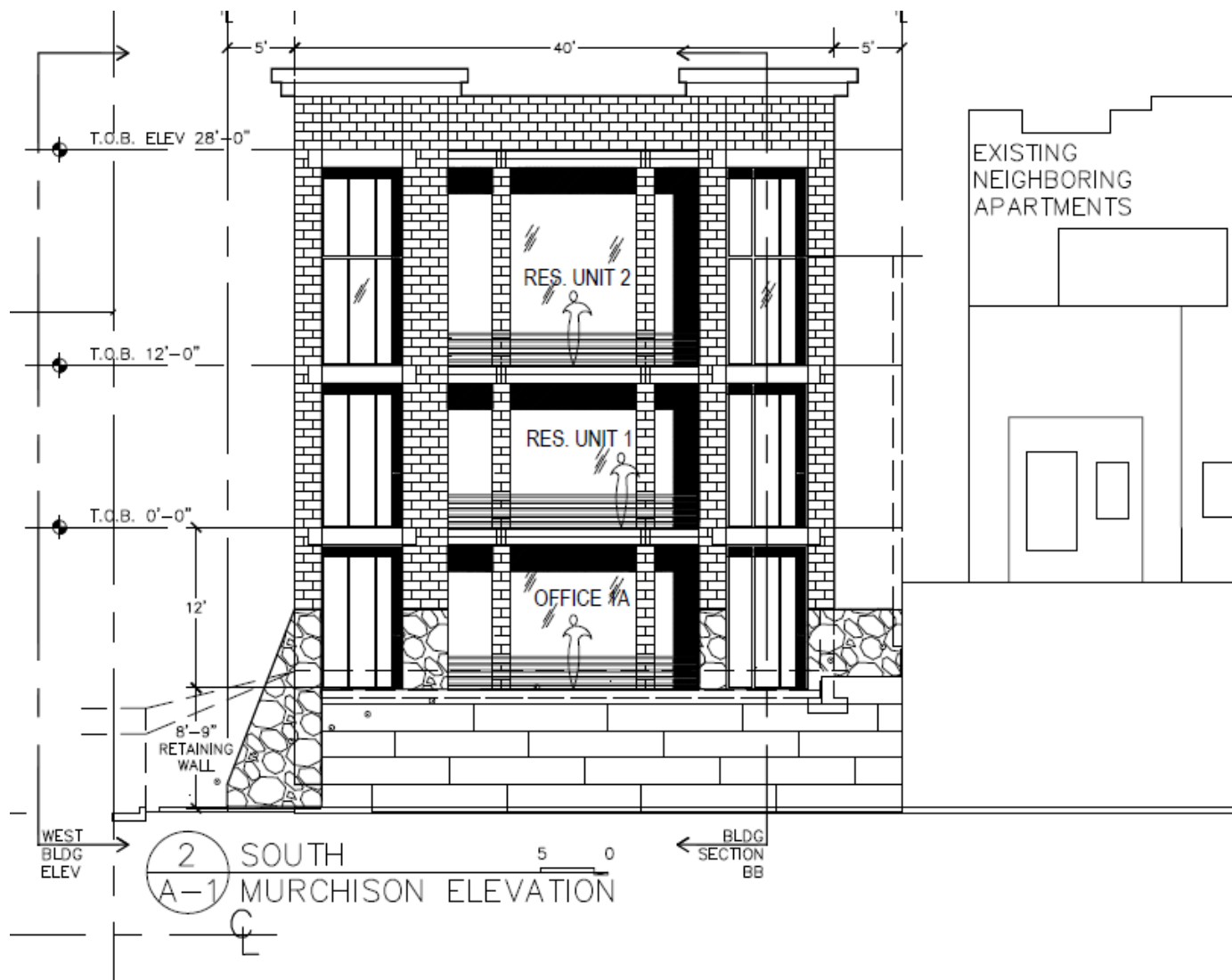




PZRZ14-00057









MARCH 23, 1987
SEND ALL OF LOTS 15 & 16, BLOCK 21,
THRD AMENDED OF HIGHLAND PARK ADDITION
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

ALLEY (ASPHALT)

SCALE 1 = 10² - 0⁰

EXISTING ZONING	REQUESTING CHANGE TO
ZONING R-5	(REQUEST ZONING RMU)
SETBACKS FRONT-20' REAR-25'	(0 LOT LINE AT REAR)
SETBACKS SIDE-5' STREET SIDE-10' (5' ON STREET SIDE)	
*SETBACK REQUEST IS TO MATCH ADJACENT PROPERTY	

LANDSCAPE
BLDG FOOTPRINT
COURTYARD
CIRCULATION



HIGHLAND
JUN 13 12 00 PM '80
HIGHLAND

A-1