

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

**DEPARTMENT:** City Development Department, Planning Division

**AGENDA DATE:** Introduction: March 4, 2014  
Public Hearing: April 1, 2014

**CONTACT PERSON/PHONE:** Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance changing the zoning of the westerly half of Block 31, Lots 17-20, and portion of lot 16, of Alexander Addition, 401 and 405 River Avenue, City of El Paso, El Paso County, Texas from A-2 (Apartment) to G-MU (General Mixed Use) and approving a Master Zoning Plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 401 & 405 River Avenue. Property Owner: Eduardo & Josephina Soto. PZRZ14-00009 (**District 8**)

**BACKGROUND / DISCUSSION:**

Staff report attached.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Pending City Plan Commission (CPC) hearing March 13, 2014

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

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department

\_\_\_\_\_

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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

**AN ORDINANCE CHANGING THE ZONING OF THE WESTERLY HALF OF BLOCK 31, LOTS 17-20, AND PORTION OF LOT 16, OF ALEXANDER ADDITION, 401 AND 405 RIVER AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2 (APARTMENT) TO G-MU (GENERAL MIXED USE) AND APROVING 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 the *westerly half of Block 31, Lots 17-20, and portion of Lot 16, of Alexander Addition, 401 and 405 River Avenue, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference, be changed from **A-2 (APARTMENT)** to **G-MU (GENERAL MIXED USE)**, as defined in Section 20.06.020, **AND APROVING A MASTER ZONING PLAN**, as required by 20.04.200, 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.

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.**

**THE CITY OF EL PASO**

**ATTEST:**

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

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

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

Zoning Case No. PZRZ14-00009

**APPROVED AS TO FORM:**

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Karla M. Nieman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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Mathew S. McElroy, Director  
City Development Department

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

Zoning Case No. PZRZ14-00009

#260442/14-1007-983/401 & 405 River Avenue-Rezoning Ordinance  
KMN

**MEMORANDUM**

**DATE:** February 24, 2014

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Michael McElroy, Planner

**SUBJECT: PZRZ14-00009**

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This application is pending a City Plan Commission (CPC) hearing scheduled for March 13, 2014.

**Attachment:**  
Staff Report



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ14-00009  
**Application Type:** Rezoning  
**CPC Hearing Date:** March 13, 2014  
**Staff Planner:** Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov  
**Location:** 401 & 405 E. River  
**Legal Description:** Westerly half of Block 31, Lots 17-20, and portion of lot 16, of Alexander Addition, An Addition to the City of El Paso, El Paso County, Texas  
**Acreage:** 0.3417 acres  
**Rep District:** 8  
**Current Zoning:** A-2 (Apartment)  
**Existing Use:** Duplex & Single Family Home  
**C/SC/SP/ZBA/LNC:** No  
**Request:** A-2 (Apartment) to GMU (General Mixed-Use)  
**Proposed Use:** Apartments / Retail  
**Property Owner:** Eduardo & Josephina Soto  
**Representative:** Eugenio Mesta

### **SURROUNDING ZONING AND LAND USE**

**North:** A-2 (Apartments) / Apartments  
**South:** A-2 (Apartments) / Single Family Homes  
**East:** A-2 (Apartments) / Single Family Homes  
**West:** A-2 (Apartments) / Single Family Homes

**PLAN EL PASO DESIGNATION:** G-2 Traditional Neighborhood (Walkable) (Central Planning Area)

**NEAREST PARK:** Dunn Park (1,567 feet)

**NEAREST SCHOOL:** El Paso High School (2,211 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 20, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from A-2 (Apartment) to GMU (General Mixed-Use). This proposed development will replace two existing duplexes and a single family home with three modern three-story buildings that will house 1,066 square feet of retail space and 5,043 square feet of common open space. Twelve apartment units inclusive of 2 three-bedroom and 10 two-bedroom units of varying square footage are further proposed. The mix of uses proposed is detailed in the Master Zoning Plan (MZIP) Report (attachment 4). Setbacks are proposed at the zero-foot lot line except along the northerly property line, where vehicle ingress/egress and landscaping are proposed.

Driveway access is proposed on all four sides of the property. Pedestrian access will also exist from Kansas and River Streets. Retail frontage is proposed along Kansas and River Streets. Utilities, services and trash collection will be provided through the alley.

Twenty-two parking spaces are proposed at the ground floor within the internal garages. A 20% parking

reduction is requested for both the retail and residential uses (for a reduction of six spaces total). A parking study shows the existence of 79 available on-street parking spaces within 300' of the property. The study shows a maximum of 63 and a minimum of 39 unoccupied spaces during a 12 hour period between 8 AM and 8 PM. Three of these spaces exist immediately adjacent to the property (see attachment 5).

As the property is less than the required 3 acres for a GMU district, City Council will be required to approve a reduction in minimum district area as part of the rezoning request.

## **ANALYSIS**

20.10.360(G)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are 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 as guidelines 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 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 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 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 architectural 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 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 20% parking reduction is requested. Current on-street parking is sufficient to accommodate the parking reduction request (see parking study, 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 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.

*The applicant complies 20.10.360(G)(7).*

#### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from A-2 (Apartment) to GMU (General Mixed-Use) and acceptance of the Master Zoning Plan. The approval recommendation is based on the compatibility with existing commercial and apartment zoning in the area and the Future Land Use Map.

#### **Plan El Paso- Future Land Use Map Designation**

All applications for 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 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.



The purpose of the GMU (General Mixed-Use) district is to provide large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.

**COMMENTS:**

**Planning Division - Transportation**

Recommend approval.

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

**City Development Department – Plan Review**

Recommend approval. BP & I: The project will be required to comply with all applicable municipal code and 2009 building code. Landscape Review: No landscape calculations provided. Project will be required to meet all applicable landscape requirements at the time of permit submittal.

**City Development Department - Land Development**

No objections.

**Fire Department**

Recommendation: APPROVAL

Through coordination with the Fire Marshal, please note the following per the requirements of the IFC, Sections 903.3.1 through 903.3.7, 903.4, D105.1

1. Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.7. This due to the buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus.
2. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised. All sprinkler/alarm systems shall be hard wired and monitored.
3. IFC section, D105.1: Where required. one of the required access routes meeting this condition that shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.
4. The requirement for the installation of Class III standpipe systems (IFC section, 905.3.1 Building height). shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access in buildings where more than one Class III standpipe is provided, the standpipes shall be interconnected at the bottom.

(The Class III standpipe locations shall be coordinated through the Fire Department Fire Plan Review Division.)

**El Paso Water Utilities**

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

1. EPWU does not object to this request.

## **EPWU-PSB Comments**

### **Water:**

1. There is an existing 6-inch diameter water main that extends along River St. located approximately 14.5 feet west of the street centerline. This main is available for service.
2. There is an existing 6-inch diameter water main that extends along Kansas St. located approximately 15 feet east of the street centerline. This main is available for service.
3. EPWU records indicate four (4) -3/4-inch active water meters serving 401 E. River St. and one (1) - 3/4-inch vacant water meter serving 405 E. River St

### **Sewer:**

1. There is an existing 8-inch diameter sanitary sewer main along the alley between Campbell St. and Kansas St. located along the centerline of the alley. This main is available for service.
2. There is an existing 8-inch diameters sanitary sewer main located approximately 12 feet east of street centerline. This main is available for service.

### **General**

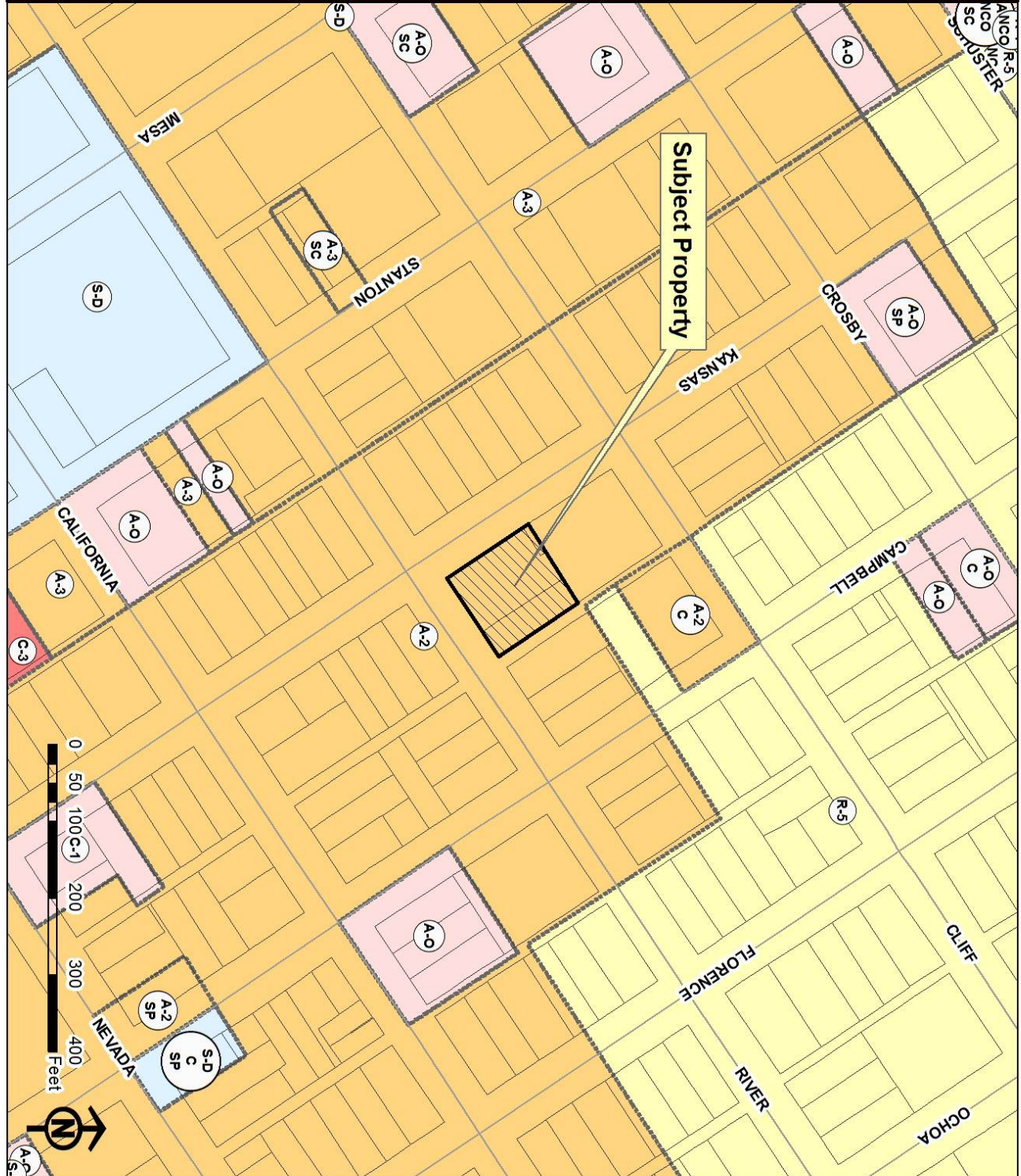
1. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

### **Attachments:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Master Zoning Plan (MZP)
- Attachment 4: Master Zoning Plan (MZP) Report
- Attachment 5: Parking Study

ATTACHMENT 1: ZONING MAP

PZRZ14-00009





ATTACHMENT 2: AERIAL MAP

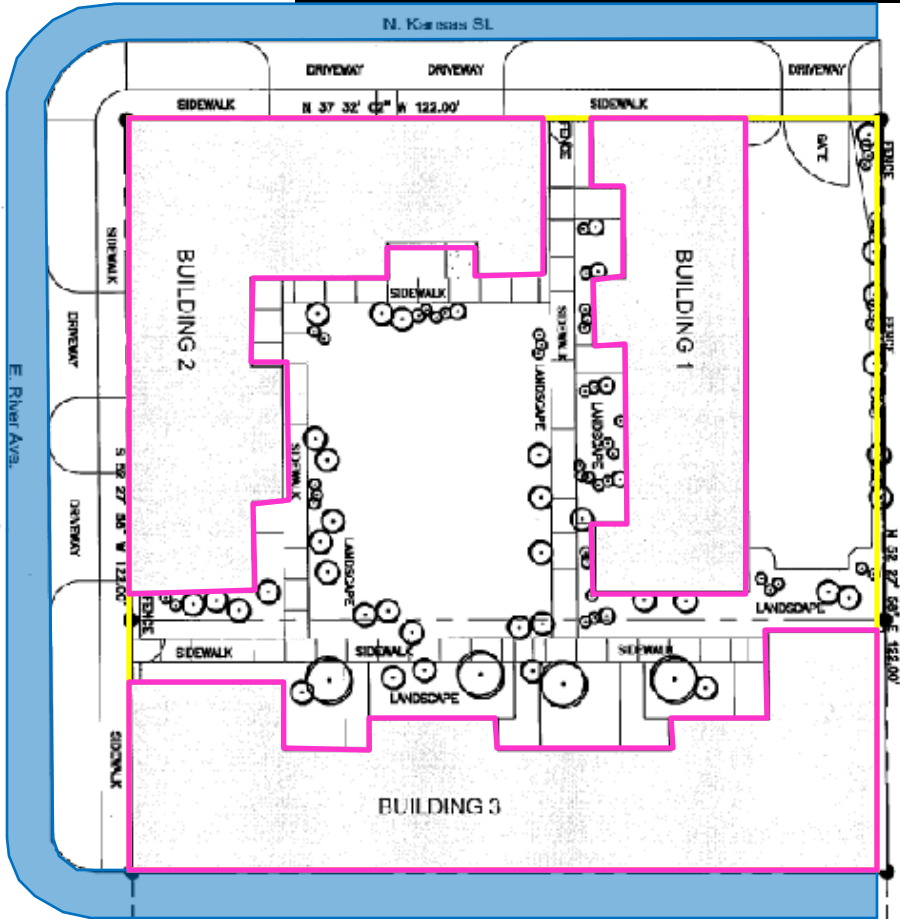
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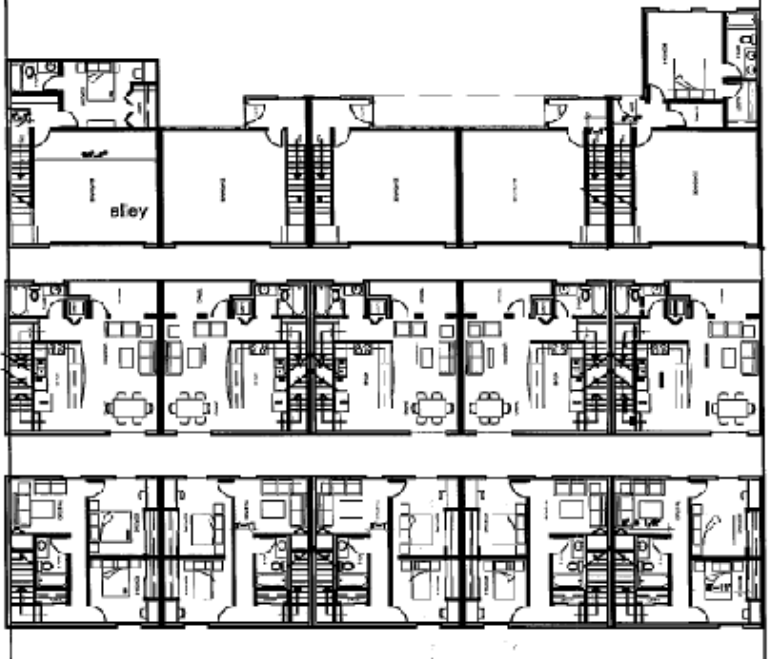


# ATTACHMENT 3: MASTER ZONING PLAN (MZIP)

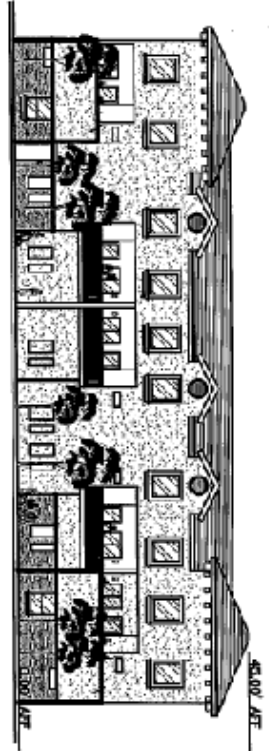
1 SITE/FIRST FLOOR PLAN / REVISED



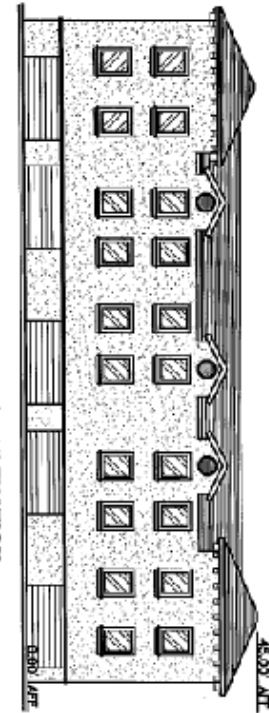
2 2nd, 3rd, 4th FLOOR PLAN



3 TYPICAL INTERIOR ELEVATION



4 TYPICAL INTERIOR ELEVATION



## Required Documentation List

1. Legal Description:
  - a. Acreage: 10.00 Acres, Block 31, Lot 17-20, and 1/4 section 18 1/4, 10 of Alexander Addition City of El Paso, El Paso County, Texas.
  - b. Location: West of El Paso, Texas.
  - c. Size and use of the property.
2. Survey: A survey of the property showing the location of the buildings and the surrounding streets and sidewalks.
3. Floor Plans: A set of floor plans showing the layout of the buildings and the surrounding streets and sidewalks.
4. Elevation Drawings: A set of elevation drawings showing the exterior of the buildings and the surrounding streets and sidewalks.
5. Other: Any other information required by the zoning ordinance.



## **ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT**

### **Master Zoning Plan for a General Mixed Use District Kansas and River Courtyard Living**

#### **I. Purpose and Intent:**

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses including general retail, restaurants, schools, churches, and apartments, single family attached units, walk-ups, duplexes and row housing. Being located close to the Medical Center, UTEP and the Cincinnati District is also a plus. This new district will enhance the neighborhood, promote walkable communities and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the City.

These Objectives will be followed with these outlined initiatives:

- Accommodate an innovative designed project that promotes multifamily housing and retail uses in Central El Paso;
- Provide a complex that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of Downtown, the Medical Center, Mid-Town and the Cincinnati District;
- Continue with the redevelopment patterns that the City of El Paso is promoting in Downtown;
- Demonstrate that these trends are economically and socially feasible in Mid-Town El Paso..

#### **II. Objective:**

This District will accommodate an innovative Multifamily Living with a combination with retail and interior open spaces, while providing individual parking.

#### **III. Characteristics:**

**Description:** This District will replace two existing duplexes and a single family home, with a modern Building that will house 1,066 square feet of retail spaces, 5,043 square feet of common open space and 12 Apartment units inclusive of 2- three bedroom, 10 two bedroom on three-three story buildings. A more detailed description of the design elements are as follows:

**Access:** This building complex will have retail access along Kansas and River Streets. Each individual unit will be three story with its own parking garage on the ground floor except one unit which will have parking on a parking lot on the north side. Access the parking garages will be from the alley, a parking area to the north, Kansas and River streets.

There will pedestrian access through the Kansas and River Streets. Utilities, services and trash collection will be provided through the adjoining Alley.

**Setbacks:** The building will be built with zero setback along Kansas, River Streets and the adjoining alley. This will provide a closer relationship with the neighborhood promoting pedestrian life.

**Density:** The District Density will be 35 Units to the Acre as it will have 12 apartment units on .34 Acres. This is also compatible with some of the structures built around the neighborhood.

**Landscaping:** Landscaping will be provided in the interior courtyard.

## **ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT**

**Parking:** There will be 22 Parking spaces provided in the ground floor, mostly into each unit parking garage. A 6 parking reduction is requested for the retail area and one unit. However there is plenty of on-street parking available immediately adjacent to the property along Kansas and River Streets.

**Sub Districts:** There will be no Sub Districts in the Plan.

**Phasing:** The project will be built in one phase in its entirety.

**Floor Area Ratio:** The total construction area for this project is 24,062 S.F. for a total Floor Area Ratio of 1.65

**Special Privilege:** The applicant will be submitting a special-privilege request for the retail awnings to the City prior to submitting for building permit.

### **IV. Relationship with Plan El Paso:**

This District will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's Goals to revitalize Downtown and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings has a tight walkable community with schools, churches and retail within walking distance. This District will strengthen it by providing a modern and additional retail space that will enhance the neighborhood.

## ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Kansas and River Courtyard Apartments Mixed Use Table					
Use	Minimum Area	Set backs			Maximum Building Height
		Front	Back	Side	
<b>Commercial Uses</b>					
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, medical	400 S.F.	0 Ft.	0 Ft.		15 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
School, Arts and Crafts	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Dance and Music	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Clinic	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Drug Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pharmacy	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Household goods repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Cafeteria	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Other retail establishment (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pet Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Produce stand	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Restaurant (sit down)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shopping center, community	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
<b>Residential Uses</b>					
Apartments (5 or more units)	450 S.F.	0 Ft.	0 Ft.	0 Ft.	56 Ft.



# ATTACHMENT 5: PARKING STUDY

## 1 PARKING COUNT STUDY



Kansas and River Apartments	River Street	35		Cross Ave.	44	
	Occupied	Total Street Parking Spaces	Unoccupied	Occupied	Total Street Parking Spaces	Unoccupied
8:00 AM	22	35	13	18	44	26
9:00 PM	23	35	12	14	44	30
10:00 PM	22	35	13	12	44	32
11:00 PM	22	35	13	12	44	32
12:00 PM	21	35	14	14	44	30
1:00 PM	22	35	13	14	44	30
2:00 PM	17	35	18	12	44	32
3:00 PM	12	35	23	10	44	34
4:00 PM	10	35	25	6	44	38
5:00 PM	9	35	26	6	44	38
6:00 PM	8	35	27	12	44	32
7:00 PM	7	35	28	11	44	33
8:00 PM	7	35	28	10	44	34

**ATTACHMENT 5: PARKING STUDY (CONTINUED)**

Kansas and River Apartments	River Street	35		Kansas Ave.	44	
	Occupied	Total Street Parking Spaces	Unoccupied	Occupied	Total Street Parking Spaces	Unoccupied
8:00 AM	22	35	13	18	44	26
9:00 PM	23	35	12	14	44	30
10:00 PM	22	35	13	12	44	32
11:00 PM	22	35	13	12	44	32
12:00 PM	21	35	14	14	44	30
1:00 PM	22	35	13	14	44	30
2:00 PM	17	35	18	12	44	32
3:00 PM	12	35	23	10	44	34
4:00 PM	10	35	25	6	44	38
5:00 PM	9	35	26	8	44	36
6:00 PM	8	35	27	12	44	32
7:00 PM	7	35	28	11	44	33
8:00 PM	7	35	28	10	44	34

# Exhibit "A"

## METES & BOUNDS DESCRIPTION KANSAS STREET & RIVER AVENUE

A parcel of land being the westerly half of Block 31, Lots 17-20, and portion of lot 16, of Alexander Addition, an Addition to the City of El Paso, El Paso County, Texas according to the map on file in the office of the County Clerk of El Paso County, Texas together with an easement for ingress and egress over the northerly 8 feet of lot 16.

Commencing at a City Monument located 10' North and 10' East of the centerline intersection of Kansas and Cliff; Thence, South 37° 30' 00" East, a distance of 45.00 feet to a point; Thence, North 52° 30' 00" East, a distance of 25.00 feet to the northeasterly right-of-way of Kansas Street; Thence, South 37° 30' 00" East, with said right-of-way, a distance of 260.00 feet to a point; Thence, North 52° 30' 00" East, a distance of 44.00 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, North 52° 30' 00" East, a distance of 78.00 feet to a point on the westerly boundary line of a 16.00 feet alley;

THENCE, South 37° 30' 00" East, with said boundary line, a distance of 130.00 feet to a point on the northerly right-of-way line of River Avenue;

THENCE, South 52° 30' 00" West, with said right-of-way line, a distance of 122.00 feet to a point lying on the northeasterly right-of-way line of Kansas Street;

THENCE, North 37° 30' 00" West, along said right-of-way line of Kansas Street, a distance of 122.00 feet to a point for a corner;

THENCE, North 52° 30' 00" East, a distance of 44.00 feet to a point for a corner;

THENCE, North 37° 30' 00" West, a distance of 8.00 feet back to the TRUE POINT OF BEGINNING of the parcel herein described containing 15,506 square feet or 0.3560 acres of land MORE OR LESS.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

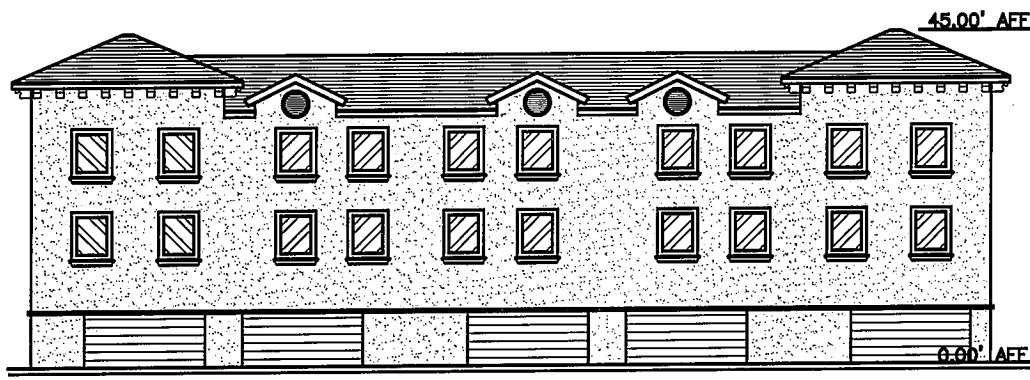
SLI ENGINEERING, INC.  
Consulting Engineers—Land Surveyors

Guillermo Licon  
Registered Professional Land Surveyor  
Texas License No. 2998

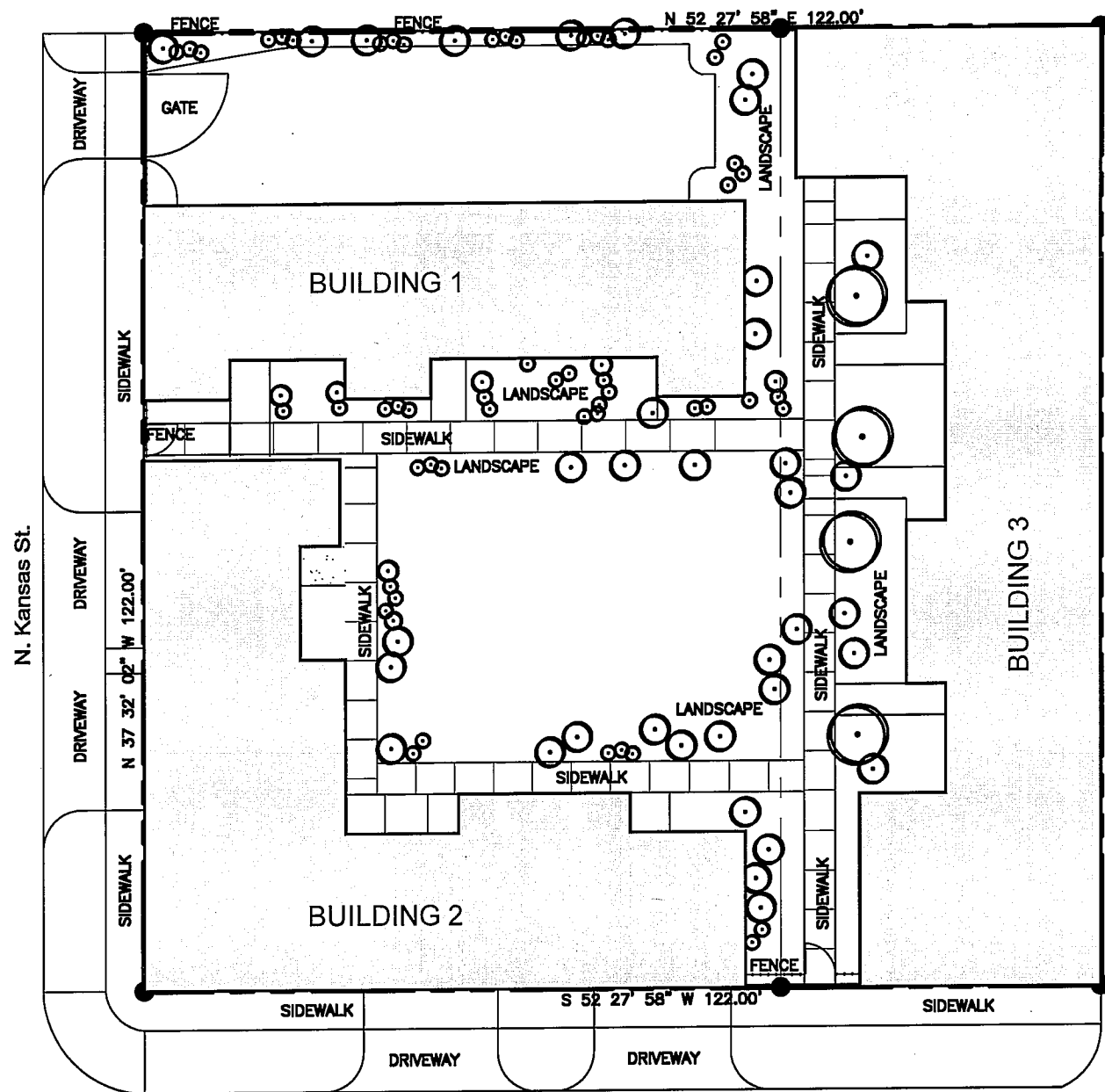
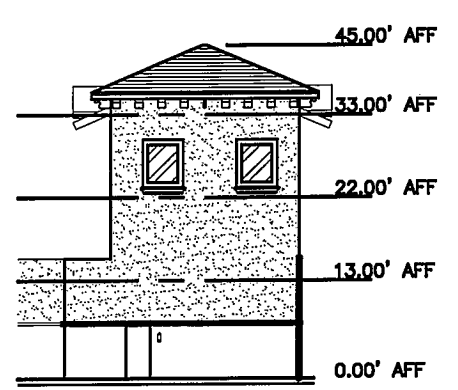




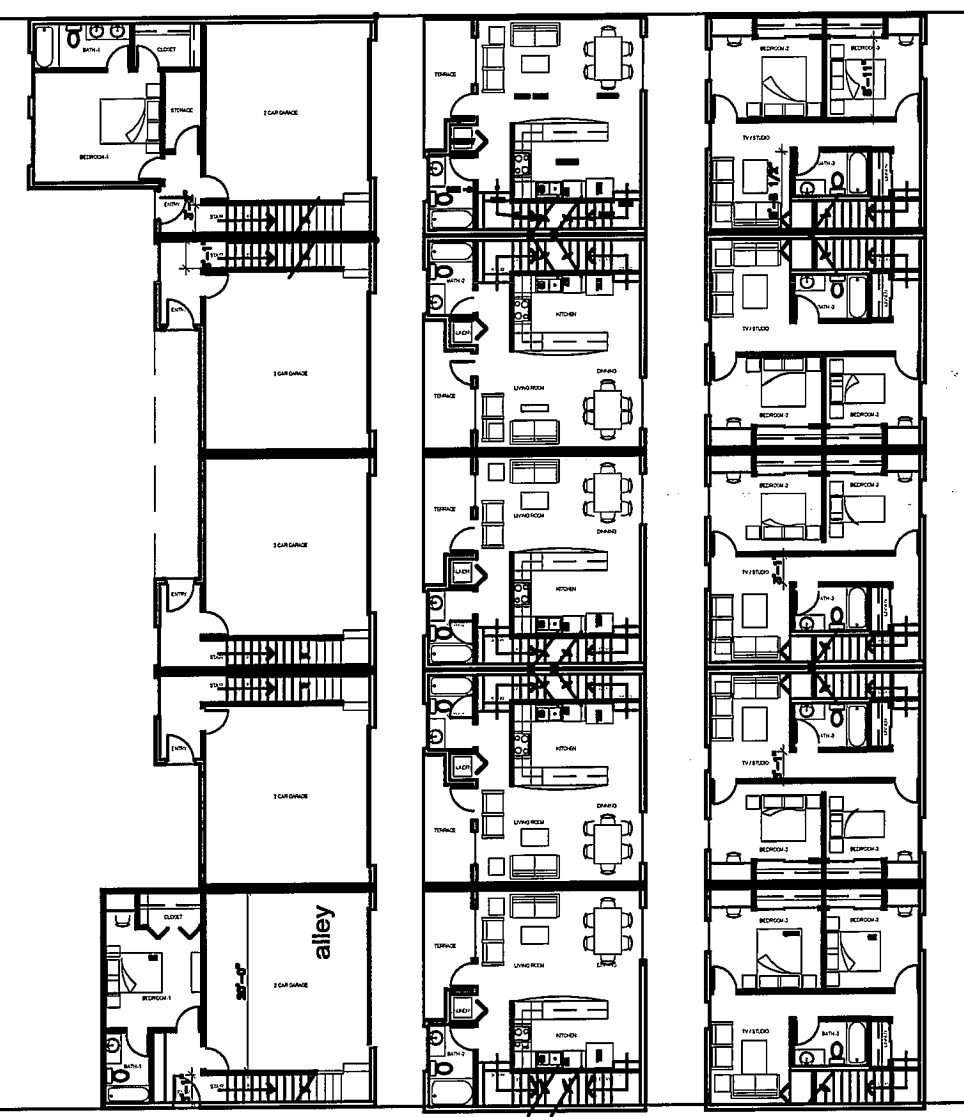
3 TYPICAL INTERIOR ELEVATION



4 TYPICAL INTERIOR ELEVATION



1 SITE/FIRST FLOOR PLAN / REVISED



2 2nd., 3rd. FLOOR PLAN

**Required Documentation List**

- a. Legal Description:  
Westerly Half of Block 31, Lots 17-20, and the south 18' lot 16 of Alexander Addition City Of El Paso, El Paso County.
- b. Location and arrangement of structures  
As shown on plan.
- c. Size and use of Structures:  

SIZE AND USE OF STRUCTURES		
3 FLOOR APARTMENTS, (approx. sizes)		
Unit No.	Sq. Ft.	All units 3 levels
1	1,559	
2, 3, 4	1,142	
5	1,428	
6, 7	1,142	
8	1,559	
9, 10, 11, 12	1,142	
- d. Lot lines with dimensions of areas:  
122' x 120': 14,884 sq. ft.
- e. Required setbacks: None.
- f. Landscape: As shown on plan.
- g. Open spaces: As shown on plan.
- h. Curb cuts and driveways: As shown.
- i. Pedestrian ways and sidewalks: As shown on plan.
- j. Architect seal: As shown on plan.
- D. On-Site Parking: 24 total
- k. Storm water drainage: None
- m. Retaining Walls: None
- n. Screening Walls, Fences as shown.
- o. Utility rights-of-way, easements: None
- p. Architectural design of buildings:  
Exterior elevations as shown on plan.



01/22/14

# Exhibit "C"

## Master Zoning Plan for a General Mixed Use District

### Kansas and River Courtyard Living

#### I. Purpose and Intent:

The purpose of this project and new Master Zoning Plan is to strengthen the existing neighboring community where there is an existing mixture of uses including general retail, restaurants, schools, churches, and apartments, single family attached units, walk-ups, duplexes and row housing. Being located close to the Medical Center, UTEP and the Cincinnati District is also a plus. This new district will enhance the neighborhood, promote walkable communities and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the City.

These Objectives will be followed with these outlined initiatives:

- Accommodate an innovative designed project that promotes multifamily housing and retail uses in Central El Paso;
- Provide a complex that promotes compatible uses, retail and multifamily housing, to have a relationship with the existing neighborhood promoting Public Transportation and pedestrian linkages with the rest of Downtown, the Medical Center, Mid-Town and the Cincinnati District;
- Continue with the redevelopment patterns that the City of El Paso is promoting in Downtown;
- Demonstrate that these trends are economically and socially feasible in Mid-Town El Paso..

#### II. Objective:

This District will accommodate an innovative Multifamily Living with a combination with retail and interior open spaces, while providing individual parking.

#### III. Characteristics:

**Description:** This District will replace two existing duplexes and a single family home, with a modern Building that will house 1,066 square feet of retail spaces, 5,043 square feet of common open space and 12 Apartment units inclusive of 2- three bedroom, 10 two bedroom on three-three story buildings. A more detailed description of the design elements are as follows:

**Access:** This building complex will have retail access along Kansas and River Streets. Each individual unit will be three story with its own parking garage on the ground floor except one unit which will have parking on a parking lot on the north side. Access the parking garages will be from the alley, a parking area to the north, Kansas and River streets.

There will pedestrian access through the Kansas and River Streets. Utilities, services and trash collection will be provided through the adjoining Alley.

# Exhibit "C"

**Setbacks:** The building will be built with zero setback along Kansas, River Streets and the adjoining alley. This will provide a closer relationship with the neighborhood promoting pedestrian life.

**Density:** The District Density will be 35 Units to the Acre as it will have 12 apartment units on .34 Acres. This is also compatible with some of the structures built around the neighborhood.

**Landscaping:** Landscaping will be provided in the interior courtyard.

**Parking:** There will be 22 Parking spaces provided in the ground floor, mostly into each unit parking garage. A 6 parking reduction is requested for the retail area and one unit. However there is plenty of on-street parking available immediately adjacent to the property along Kansas and River Streets.

**Sub Districts:** There will be no Sub Districts in the Plan.

**Phasing:** The project will be built in one phase in its entirety.

**Floor Area Ratio:** The total construction area for this project is 24,062 S.F. for a total Floor Area Ratio of 1.65

**Special Privilege:** The applicant will be submitting a special-privilege request for the retail awnings to the City prior to submitting for building permit.

## **IV. Relationship with Plan for El Paso:**

This District will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's Goals to revitalize Downtown and promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings has a tight walkable community with schools, churches and retail within walking distance. This District will strengthen it by providing a modern and additional retail space that will enhance the neighborhood.

# Exhibit "C"

Kansas and River Courtyard Apartments Mix Use Table					
		Set backs			Maximum Building Height
Use	Minimum Area	Front	Back	Side	
<b>Commercial Uses</b>					
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, medical	400 S.F.	0 Ft.	0 Ft.		15 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
School, Arts and Crafts	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Dance and Music	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Clinic	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Drug Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pharmacy	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Household goods repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Cafeteria	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Other retail establishment (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pet Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Produce stand	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Restaurant (sit down)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shopping center, community	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
<b>Residential Uses</b>					
Apartments (5 or more units)	450 S.F.	0 Ft.	0 Ft.	0 Ft.	56 Ft.



# Exhibit "C"

Kansas and River Courtyard Apartments Mix Use Table					
		Set backs			Maximum Building Height
Use	Minimum Area	Front	Back	Side	
<b>Commercial Uses</b>					
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Office, medical	400 S.F.	0 Ft.	0 Ft.		15 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
School, Arts and Crafts	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Dance and Music	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Clinic	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Drug Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Pharmacy	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Household goods repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Cafeteria	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
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Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
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Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	15 Ft.
<b>Residential Uses</b>					
Apartments (5 or more units)	450 S.F.	0 Ft.	0 Ft.	0 Ft.	56 Ft.