

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

DEPARTMENT: PLANNING & INSPECTIONS, PLANNING DIVISION

AGENDA DATE: March 31, 2020

PUBLIC HEARING DATE: April 28, 2020

**CONTACT PERSON NAME AND PHONE NUMBER: Philip Etiwe, 915-212-1553,
EtiwePF@elpasotexas.gov; Karina Brasgalla, 915-212-1604, BrasgallaKX@elpasotexas.gov**

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: 3 – PROMOTE THE VISUAL IMAGE OF EL PASO

SUBGOAL: 3.2 – IMPROVE THE VISUAL IMPRESSION OF THE COMMUNITY

SUBJECT:

An Ordinance changing the zoning of a Portion of Lot 5 and All of Lots 6 to 10, Block 66, Hart Addition, City of El Paso, El Paso County, Texas, from A-O (Apartment/Office) and S-D (Special Development) to GMU (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. The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: 1007-1011 N. Mesa St.; Owners: ABANE Properties, Ltd.; PZRZ19-00036; (District 8).

BACKGROUND / DISCUSSION:

On March 5, 2020, the CPC reviewed and recommended approval of the proposed rezoning.

PRIOR COUNCIL ACTION:

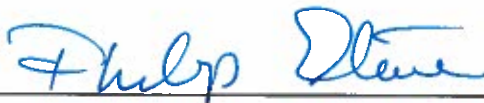
There is no prior City Council action on this proposed amendment.

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 5 AND ALL OF LOTS 6 TO 10, BLOCK 66, HART ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM A-O (APARTMENT/OFFICE) AND S-D (SPECIAL DEVELOPMENT) TO GMU (GENERAL MIXED USE), 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, the zoning of Lot 5 and all of Lots 6 to 10, Block 66, Hart Addition City of El Paso, El Paso County, Texas, as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from A-O (Apartment/Office) and S-D (Special Development) to GMU (General Mixed Use) and 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 Section 20.24 of the El Paso City Code.



ADOPTED this _____ day of _____, 2020.

THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

<p>APPROVED AS TO FORM:</p>  <p>Russell T. Abeln Assistant City Attorney</p>	<p>APPROVED AS TO CONTENT:</p>  <p>Philip Etiwe, Director Planning & Inspections Department</p>
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ORDINANCE NO. _____

PZRZ19-00013

EXHIBIT "A"

Lots 8 through 10 and the North
22 Feet of Lot 7, Block 66,
Hart's Survey No. 9
City of El Paso, El Paso County, Texas
December 17, 2019

METES AND BOUNDS DESCRIPTION

1011 N. Mesa Street
Exhibit "A"

FIELD NOTE DESCRIPTION of Lots 8 through 10 and the North 22 feet of Lot 7, Block 66, Hart's Survey No. 9, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a chiseled "X" at the most northerly corner of Lot 10, same being the right-of-way intersections of Arizona Avenue (70' R.O.W.) and N. Mesa Street (70' R.O.W.) and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said the most northerly corner of Lot 10 same being the right-of-way intersections of Arizona Avenue and N. Mesa Street and along westerly right-of-way line of N. Mesa Street, South 37°37'00" East, a distance of 100.00 feet to a set nail for corner;

THENCE, leaving said westerly right-of-way line of N. Mesa Street, South 52°23'00" West, a distance of 120.00 feet to a found nail at the easterly right-of-way line of a 20' Alley;

THENCE, along the easterly right-of-way line of a 20' Alley, North 37°37'00" West, a distance of 100.00 feet to a found 5/8 rebar for corner at the southerly right-of-way line of Arizona Street;

THENCE, leaving said southerly right-of-way line of a 20' Alley, along the southerly right-of-way line of Arizona Street, North 52°23'00" East, a distance of 120.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 12,000.00 square feet or 0.2800 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 503
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2019\19-2682_1011 N. Mesa



EXHIBIT "A"

Lot 6, The North 20 Feet of
Lot 5 and The South 4 Feet
Of Lot 7, Block 66,
Hart's Survey No. 9,
City of El Paso, El Paso County, Texas
December 17, 2019

METES AND BOUNDS DESCRIPTION

1007 N. Mesa Street
Exhibit "A"

FIELD NOTE DESCRIPTION of Lot 6, the North 20 feet of Lot 5 and the South 4 feet of Lot 7, Block 66, Hart's Survey No. 9, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the centerline intersection of Arizona Avenue (70' R.O.W.) and N. Mesa Street (70' R.O.W.); **THENCE**, leaving said centerline intersection and along the centerline of N. Mesa Street, South 33°47'58" East, a distance of 145.00 feet to a point; **THENCE**, leaving said centerline of N. Mesa Street, South 56°12'02" West, a distance of 35.00 feet to a found nail at the westerly right-of-way line of N. Mesa Street and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, along the westerly right-of-way line of N. Mesa Street, South 33°47'58" East, a distance of 50.00 feet to a point;

THENCE, leaving said westerly right-of-way line of N. Mesa Street, South 56°12'02" West, a distance of 120.00 feet to a point at the easterly right-of-way line of a 20' Alley;

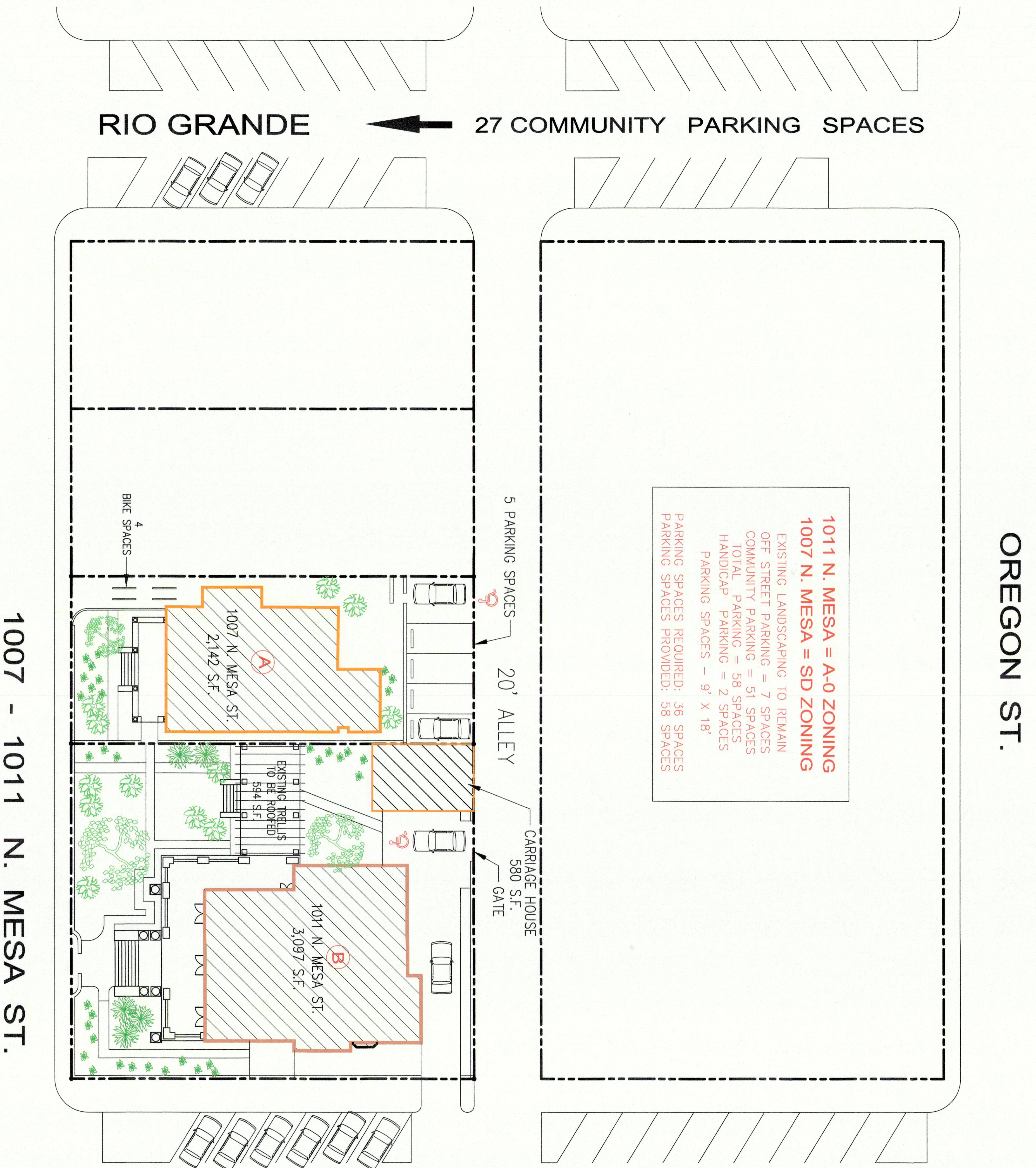
THENCE, along the easterly right-of-way line of a 20' Alley, North 33°47'58" West, a distance of 50.00 feet to a found nail for corner;

THENCE, leaving said easterly right-of-way line of a 20' Alley, North 56°12'02" East, a distance of 120.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 6,000.00 square feet or 0.1400 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 503
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2019\19-2682_1007 N. Mesa



EXHIBIT "B"



1011 N. MESA = A-0 ZONING
1007 N. MESA = SD ZONING

EXISTING LANDSCAPING TO REMAIN
 OFF STREET PARKING = 7 SPACES
 COMMUNITY PARKING = 51 SPACES
 TOTAL PARKING = 58 SPACES
 HANDICAP PARKING = 2 SPACES
 PARKING SPACES - 9' X 18'

PARKING SPACES REQUIRED: 36 SPACES
 PARKING SPACES PROVIDED: 58 SPACES

OREGON ST.

RIO GRANDE ← 27 COMMUNITY PARKING SPACES

ARIZONA AVE → 24 COMMUNITY PARKING SPACES

1007 - 1011 N. MESA ST.

1007 N. MESA

LEGAL DESCRIPTION
 LOT 6, THE NORTH 20 FEET OF
 LOT 5 AND THE SOUTH 4 FEET OF LOT 7
 BLOCK 66,
 HART'S SURVEY NO. 9
 AN ADDITION TO THE
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 AREA 0.14 ACRES +/-

1011 N. MESA

LEGAL DESCRIPTION
 LOT 6, THE NORTH 20 FEET OF
 LOT 5 AND THE SOUTH 4 FEET OF LOT 7
 BLOCK 66,
 HART'S SURVEY NO. 9
 AN ADDITION TO THE
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 AREA 0.14 ACRES +/-

1 SITE PLAN

SCALE= 1/8" = 1'-0"
 REVISED FEB. 11, 2020

DRAWING: EXISTING SITE PLAN
DATE: AUGUST 2019
DRAWN BY: JC FILE NAME: 190012 A-1
REVISED:
A-1.1

PROJECT NAME:
**RE-ZONING OF
 1007 & 1011 N. MESA STREET**
 EL PASO, TEXAS



OWNER:
 A.B.A.N.E. PROPERTIES, LTD
 1011 N. MESA
 EL PASO, TX 79902
 PH. (915)351-9696

CARRERA
 GROUP, INC.
 5037 CHARL ANN ST. El Paso Texas 79932
 1.915.845.1800 1.915.845.1805

1007 N. MESA

LEGAL DESCRIPTION

LOT 6, THE NORTH 20 FEET OF
 BLOCK 66,
 HART'S SURVEY NO 9
 AN ADDITION TO THE
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 AREA 0.14 ACRES +/-

PARKING REQUIREMENTS

BLDG. "A" BLDG. PARKING REQUIREMENTS			
AREA	USE	S.F. CALCS.	TOTAL PARKING REQ.
ENTIRE BUILDING	BUSINESS	2,887/576 = 5 SPACES	5 SPACES
			5 TOTAL SPACES REQ.

BLDG. "A" BLDG. SETBACKS - SD ZONING		
SETBACKS NEEDED	PROPOSED	MAX BUILDING HEIGHT
FRONT YARD	DETERMINED BY MZP 18'	41'
REAR YARD	DETERMINED BY MZP 0'	
SIDE YARD	DETERMINED BY MZP 0'	

BLDG. "A" BLDG. LANDSCAPING
 NO NEW LANDSCAPING REQUIRED



BLDG. "A" FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

TOTAL BUILDINGS PARKING REQ.

BUILDING	TOTAL PARKING REQ.
BLDG. A	31 PARKING SPACES
BLDG. B	5 PARKING SPACES
CARRIAGE HOUSE	1 PARKING SPACES
TOTAL REQ.	37 TOTAL SPACES REQ.
TOTAL PROVIDED	51 TOTAL PROVIDED

1011 N. MESA

LEGAL DESCRIPTION

LOT 8 THROUGH 10, AND
 THE NORTH 22 FEET OF LOT 7
 BLOCK 66,
 HART'S ADDITION
 AN ADDITION TO THE
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 AREA 0.28 ACRES +/-

PARKING REQUIREMENTS

BLDG. "B" BLDG. PARKING REQUIREMENTS			
AREA	USE	S.F. CALCS.	TOTAL PARKING REQ.
1ST FLOOR	BUSINESS	3,320/576 = 6 SPACES	6 SPACES
2ND FLOOR	BANQUET HALL	3,097/144 = 22 SPACES	22 SPACES
3RD FLOOR	BUSINESS	2,142/576 = 3 SPACES	3 SPACES
			31 TOTAL SPACES REQ.

BLDG. "B" BLDG. SETBACKS - SD ZONING		
SETBACKS NEEDED	PROPOSED	MAX BUILDING HEIGHT
FRONT YARD	DETERMINED BY MZP 18'	41'
REAR YARD	DETERMINED BY MZP 0'	
SIDE YARD	DETERMINED BY MZP 0'	

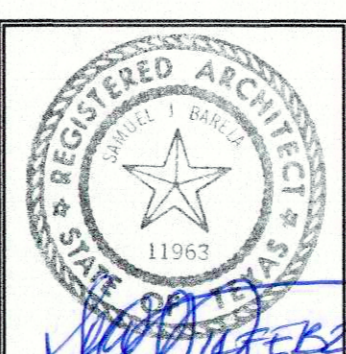
BLDG. "B" BLDG. LANDSCAPING
 NO NEW LANDSCAPING REQUIRED



BLDG. "B" FRONT ELEVATION
 SCALE: 3/16" = 1'-0"

DRAWING: MASTER ZONING PLAN INFORMATION
 DATE: APRIL 2019
 SHEET: A-1.2

PROJECT NAME:
 RE-ZONING OF
 1007 & 1011 N. MESA STREET
 EL PASO, TEXAS



OWNER:

CARRERA GROUP, INC.
 132 W. Redd Road El Paso Texas 79932
 t.915.845.1800 f.915.845.1805

EXHIBIT "C"

MASTER ZONING PLAN 1007 AND 1011 N MESA ST. EL PASO TEXAS GENERAL MIXED USE ZONING

I. PURPOSE & INTENT

- A.B.A.N.E. Properties, LTD., is proposing to rezone their existing and adjoining buildings to a G-MU (General Mixed Use) Zoning. Building "A" is located at 1007 N. Mesa and is currently zoned S-D, with legal description as Lot 6, the North 20 feet of Lot 5, and the South 4 feet of Lot 7, Block 66, Harts Survey NO. 9, with 6,000 square feet. Building "B" is located at 1110 N. Mesa and is currently zoned A-O, with legal description being Lots 8 through 10, and the North 22 feet of Lot 7, Block 66, Harts Addition, an addition to the City of El Paso, Texas with 12,000 square feet. The lots are contiguous and adjoining with a total of 18,000 square feet.
- The properties are located within the El Paso Central Business Association, within the Transportation Corridor Empowerment Zone, and Streetcar Corridor in District 8.
- The existing building to be rezoned to GMU (General Mix Use) to include the following:
 - Ballroom
 - Banquet Hall
 - Business Offices
 - Residential
- The proposed development will be in compliance with all General Design Principles, General Design Elements, Architectural Guidelines, & Parking Requirements.
- The proposed development is in compliance with Land Use and City Goals and policies:

II. Objective

The district will be an innovative Office building as well as a Ballroom, Banquet Hall and Residential use to encourage work/living area.

III. Characteristics

- Description: The site will consist of 9 offices, and a Ballroom/ Banquet Hall as well as Residential use and bathrooms to serve proposed Ballroom space.

- **Access:** site is directly accessed by Rio Grande Ave., Mesa Street, and Arizona St., services and trash collection will be collected on site. Pedestrian access will be through same streets mentioned.
- **Landscaping:** Existing Landscaping to remain as no new additions are being done.
- **Total Parking Required :** 37 spaces.
- **Total Parking Provided :** 51 spaces
- **Parking:** Off Street Parking = 8 spaces, Community Parking = 51 spaces
 - Total Parking Provided = 51 Parking spaces, which includes 4 Handicap Spaces.
 - 4 Bike spaces at 1007 N. Mesa (existing driveway)

IV. 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".

V. 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.
 - N/A
- That proposed development contiguous to urban areas be organized as collaborative neighborhood use, and be integrated with existing urban pattern.
- Site to take advantage of existing Transportation Corridor
 - On existing Streetcar route
 - On existing Bike Lane Routes

- That the development includes a framework transit, pedestrian and bicycle systems that provide alternatives to an automobile.
- The development resides in an existing framework of transit through the Sun Metro bus system. Bicycle racks will be present on the property.
 - The development will be used for residential and commercial purposes.
- That neighborhoods be compact, pedestrian-friendly, and mixed use.
- That ordinary activity of daily living occurs within walking distance.
 - Restaurants, grocery stores, public transit are all in walking distance of the property.
- That interconnected networks of existing streets disperse and reduce the length of vehicle trips.
 - The project does not include new streets
- That appropriate building densities and land use be provided within walking distance of transit stops.
 - The building are within walking distance of public transportation
- That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - N/A
- That a development has sufficient size to accommodate the mixed-use concentration of uses.
 - The development will accommodate 9 offices, 1 Ballroom/Banquet Hall & Residential Live Work Space.

VII. Building Perspective:

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

- 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 existing frontage line reflects facades of two époques.

VIII. 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.
- 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

END OF REPORT

MEMORANDUM

DATE: March 24, 2020

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

FROM: Karina Brascalla, Senior Planner - Planning & Inspections

SUBJECT: PZRZ19-00036

The City Plan Commission unanimously recommended **approval** (7-0) of the proposed rezoning at its March 5, 2020 meeting.

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 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 March 24, 2020, Planning staff has not received any communication in support of or opposition to the rezoning.

Property Owner: ABANE Properties, Ltd.
Representative: Richard Dayoub, Thunderbird Management Consulting LLC

Attachments: Staff Report

1007-1011 N. Mesa

City Plan Commission — March 5, 2020

REZONING

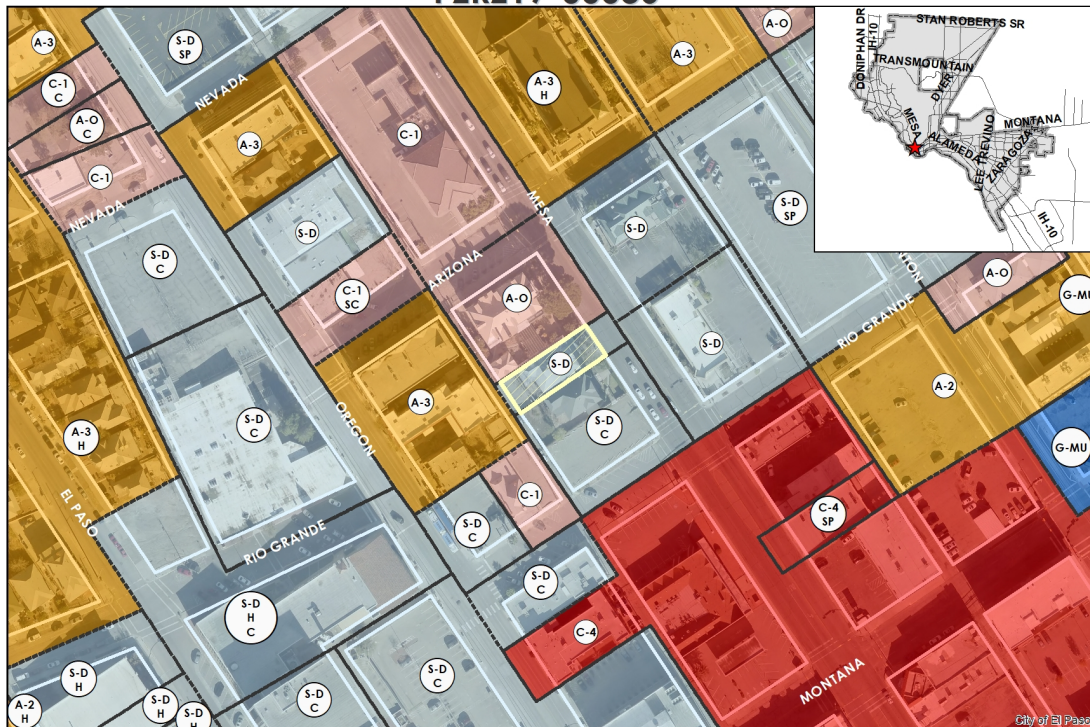


CASE NUMBER:	PZRZ19-00036
CASE MANAGER:	Karina Brasgalla, 915-212-1604, BrasgallaKX@elpasotexas.gov
PROPERTY OWNER:	ABANE Properties, Ltd.
REPRESENTATIVE:	Richard Dayoub
LOCATION:	1007-1011 N. Mesa Street (District 8)
PROPERTY AREA:	0.42 acres
REQUEST:	Rezone from A-O (Apartment/Office) and S-D (Special Development) to G-MU (General Mixed Use)
PUBLIC INPUT:	No communication received

SUMMARY OF REQUEST: The applicant requests to rezone the subject property from A-O (Apartment/Office) and S-D (Special Development) to G-MU (General Mixed Use) to allow for a mixed use project consisting of office, residential, and ballroom uses. The existing zoning would not allow for the ballroom use.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the request to rezone the property from A-O (Apartment Office) and S-D (Special Development) to G-MU (General Mixed Use) and acceptance of the Master Zoning Plan and Master Zoning Plan Report. The proposed zoning district is consistent with the surrounding neighborhood. Further, the proposed development meets the intent of the G-2, Traditional Neighborhood land use designation of Plan El Paso, the City's Comprehensive Plan in the Central Plan area.

PZRZ19-00036



This map is designed for illustrative purposes only. The features depicted here are approximate and more in-depth studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than 1:8,000 can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant has submitted a Rezoning application for the property at the southwest corner of Mesa Street and Arizona Avenue. The property owner is requesting a rezoning from A-O (Apartment Office) and S-D (Special Development) to G-MU (General Mixed Use) to accommodate a mixed use development consisting of office, residential, and ballroom uses. The subject property is currently occupied by two buildings, which will remain, that are currently in use as offices. The Master Zoning Plan shows an existing 2,142 square foot, two-story building with existing offices on the ground floor and two dwelling units to be added on the second floor; and an existing 3,097 square foot, three story building with a proposed banquet hall on the ground floor and existing offices on the upper levels. Vehicular access to the subject property is proposed from the rear alley between Rio Grande and Arizona. The development is providing seven parking spaces on-site. The development requires a minimum of 36 parking spaces. However, the Supplemental Use Regulations for Mixed Use Development allow for Community Parking facilities to count towards the parking requirements (Section 20.10.360.G.5). On-street parking spaces are considered Community Parking Facilities and there are 51 on-street parking spaces provided in the surrounding block.

The proposed development meets all applicable code provisions, to include the supplemental regulations of El Paso City Code 20.10.360 required for mixed use development. As required, a Master Zoning Plan depicting the proposed development and a Master Zoning Plan Report describing the permitted uses, character, and setbacks of the proposed development have been provided by the applicant. They are included in this staff report as Attachments 1 and 2.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The subject property is located within an established neighborhood in the interior of the City. The surrounding area features a variety of uses. Offices, banks, and institutional uses are located in the immediate vicinity, with commercial, apartments and single-family residential beyond. This neighborhood is well served by public transit and is highly walkable. The existing buildings were built at the same time as most of the surrounding development and blend in well to the urban fabric. While there are vacant or underutilized parcels in the area, the proposed redevelopment will reuse existing building stock and is in keeping with best planning practices and the recommendations of Plan El Paso.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2, Traditional Neighborhood: 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.</p>	<p>The proposed development contributes additional housing to the area and integrates offices and the event space at a neighborhood appropriate scale. The G-MU district allows for mixed use development with reduced setbacks and parking, similar to SmartCode.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: G-MU (General Mixed Use): The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.</p>	<p>All proposed uses are permitted by right within the G-MU (General Mixed Use) District. The proposed rezoning meets the intent of the district by providing a mixed use development containing living, working, and recreational components to its established neighborhood. The proposed redevelopment maintains the pedestrian-oriented, accessible, mixed use character of the neighborhood.</p>
<p>Preferred Development Locations: Is the property in a “Compact Urban” area?</p>	<p>The subject property is in a preferred location for higher density redevelopment. It is designated G-2 and located at the intersection of a minor and major arterial. The proposed rezoning to G-MU would allow for an increase in residential units, as there are no density maximums for the G-MU district. However, the applicant is proposing only two dwelling units.</p>
<p>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>N/A</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>There are no adverse effects predicted from the proposed rezoning.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>No effect on the natural environment anticipated as the buildings already exist and are located in a developed area.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is in transition to allow denser development. The majority of the surrounding area is zoned S-D (Special Development), several of which were rezoned in 2018 from Apartment and Commercial Districts.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The existing zoning would not allow for the ballroom use (banquet hall) and the variety of uses. The existing buildings are configured so that very little parking will fit on-site, making it most appropriate to rezone to a mixed use district.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Vehicular access is proposed from the rear alley. The subject property abuts North Mesa Street, a major arterial, and Arizona Avenue, a minor

arterial. These higher classifications are appropriate to serve the office and ballroom uses. Surrounding streets feature on-street parking spaces, which are available to serve the proposed development.

PUBLIC COMMENT: The subject property is within the boundaries of the El Paso Central Business Association. Notice was sent to all property owners within 300 feet of subject property on February 19, 2020. No communication in support of or opposition to the request was received.

CITY PLAN COMMISSION OPTIONS:

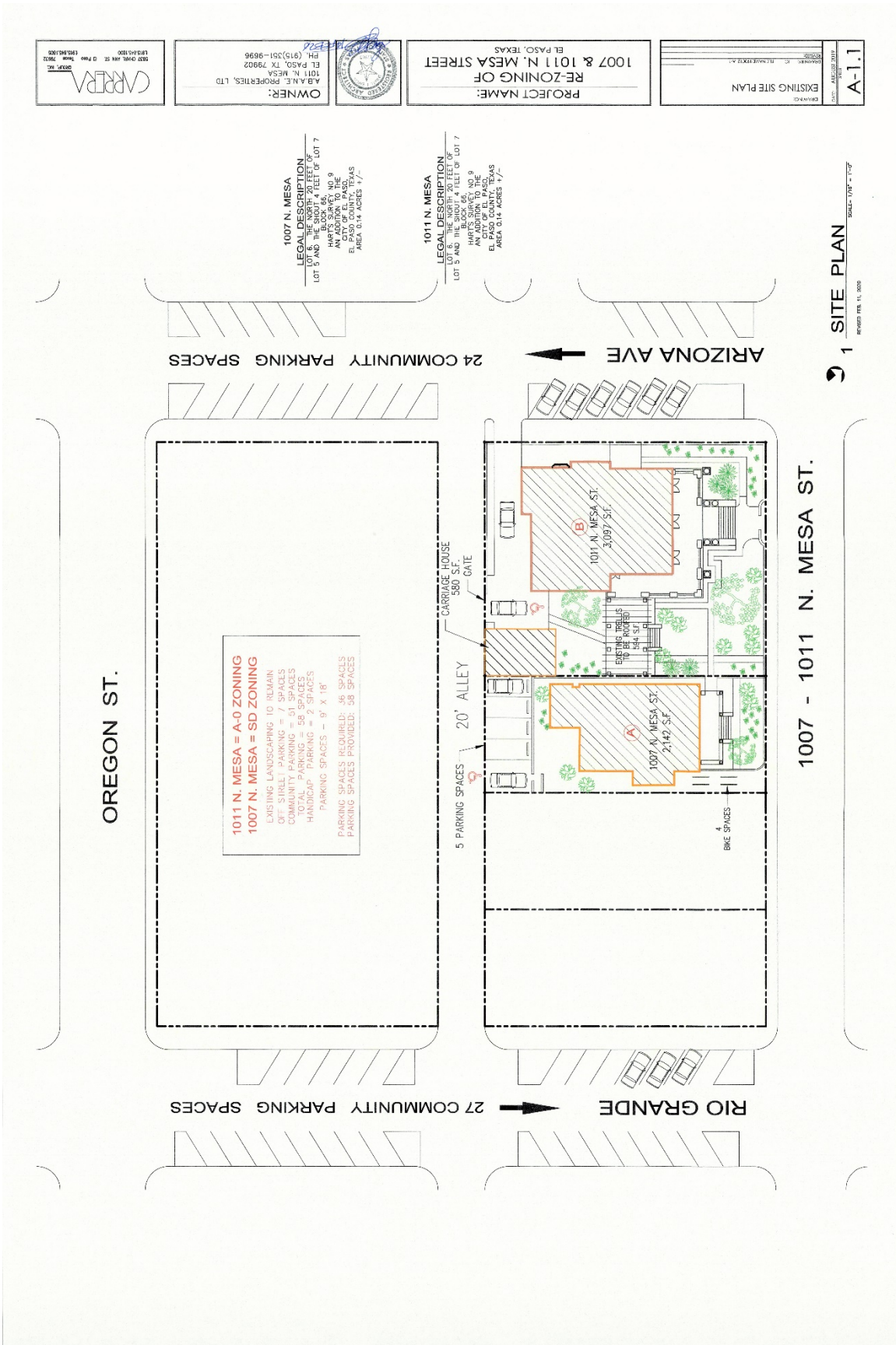
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

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

ATTACHMENT 1



CARRERA
 7810 LINDEN
 EL PASO, TEXAS 79915
 (972) 424-1500
 FAX: (972) 424-1503

OWNER:
 A.B.A.L.E. ROBERTS, LTD.
 1011 N. MESA
 EL PASO, TX 79902
 PH: (972) 351-8696



PROJECT NAME:
**RE-ZONING OF
 1007 & 1011 N. MESA STREET**
 EL PASO, TEXAS

DATE: AUGUST 2019
 SHEET: A-1.1
 EXISTING SITE PLAN

1007 N. MESA
LEGAL DESCRIPTION
 LOT 6, THE NORTH 20 FEET OF
 LOT 5 AND THE SOUTH 4 FEET OF LOT 7
 OF THE SOUTH 1/4 SECTION 36,
 HART'S SURVEY NO 9
 AN ADDITION TO THE
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 AREA 0.14 ACRES +/-

PARKING REQUIREMENTS

BLDG. "A" BLDG. PARKING REQUIREMENTS		TOTAL PARKING REQ.
AREA	USE	REQ.
ENTR. BUILDING	S.F. CALC.	3 SPACES
	2287/514 = 4.45 SPACES	5 TOTAL SPACES
		5 TOTAL SPACES

BLDG. "A" BLDG. SETBACKS - SD ZONING			
SETBACKS	NEEDED	PROPOSED	MAX BUILDING HEIGHT
FRONT YARD	DETERMINED BY MAP	15'	11'
REAR YARD	DETERMINED BY MAP	0'	
SIDE YARD	DETERMINED BY MAP	0'	

BLDG. "A" BLDG. LANDSCAPING
 NO NEW LANDSCAPING REQUIRED



TOTAL BUILDINGS PARKING REQ.

BUILDING	TOTAL PARKING REQ.
BLDG. A	5 SPACES
BLDG. B	22 SPACES
PARKING LOT/LOT	1 SPACES
TOTAL REQ.	28 TOTAL SPACES
TOTAL PROVIDED	51 TOTAL SPACES

1011 N. MESA
LEGAL DESCRIPTION
 LOT 1, THE SOUTHWEST 1/4 AND
 THE NORTH 1/4 OF LOT 7
 OF THE NORTH 1/4 SECTION 36,
 HART'S ADDITION
 AN ADDITION TO THE
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS
 AREA 0.28 ACRES +/-

PARKING REQUIREMENTS

BLDG. "B" BLDG. PARKING REQUIREMENTS		TOTAL PARKING REQ.
AREA	USE	REQ.
1ST FLOOR	S.F. CALC.	6 SPACES
2ND FLOOR	803/158 = 5.08 SPACES	22 SPACES
3RD FLOOR	1,067/144 = 7.41 SPACES	3 SPACES
	2,142/274 = 7.82 SPACES	31 TOTAL SPACES
		31 TOTAL SPACES

BLDG. "B" BLDG. SETBACKS - SD ZONING			
SETBACKS	NEEDED	PROPOSED	MAX BUILDING HEIGHT
FRONT YARD	DETERMINED BY MAP	15'	41'
REAR YARD	DETERMINED BY MAP	0'	
SIDE YARD	DETERMINED BY MAP	0'	

BLDG. "B" BLDG. LANDSCAPING
 NO NEW LANDSCAPING REQUIRED



DRAWING:
MASTER ZONING PLAN INFORMATION
 DATE: APRIL 2013
 DRAWN BY: JZ
 FILE NAME: 1007-1011
A-1.2

PROJECT NAME:
**RE-ZONING OF
 1007 & 1011 N. MESA STREET
 EL PASO, TEXAS**

OWNER:

CARRERA GROUP, INC.
 132 W. Rialto Road El Paso Texas 79902
 910.843.1900 910.843.1905

ATTACHMENT 3

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. Engagements of this map to scales greater than 1:10,000 can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

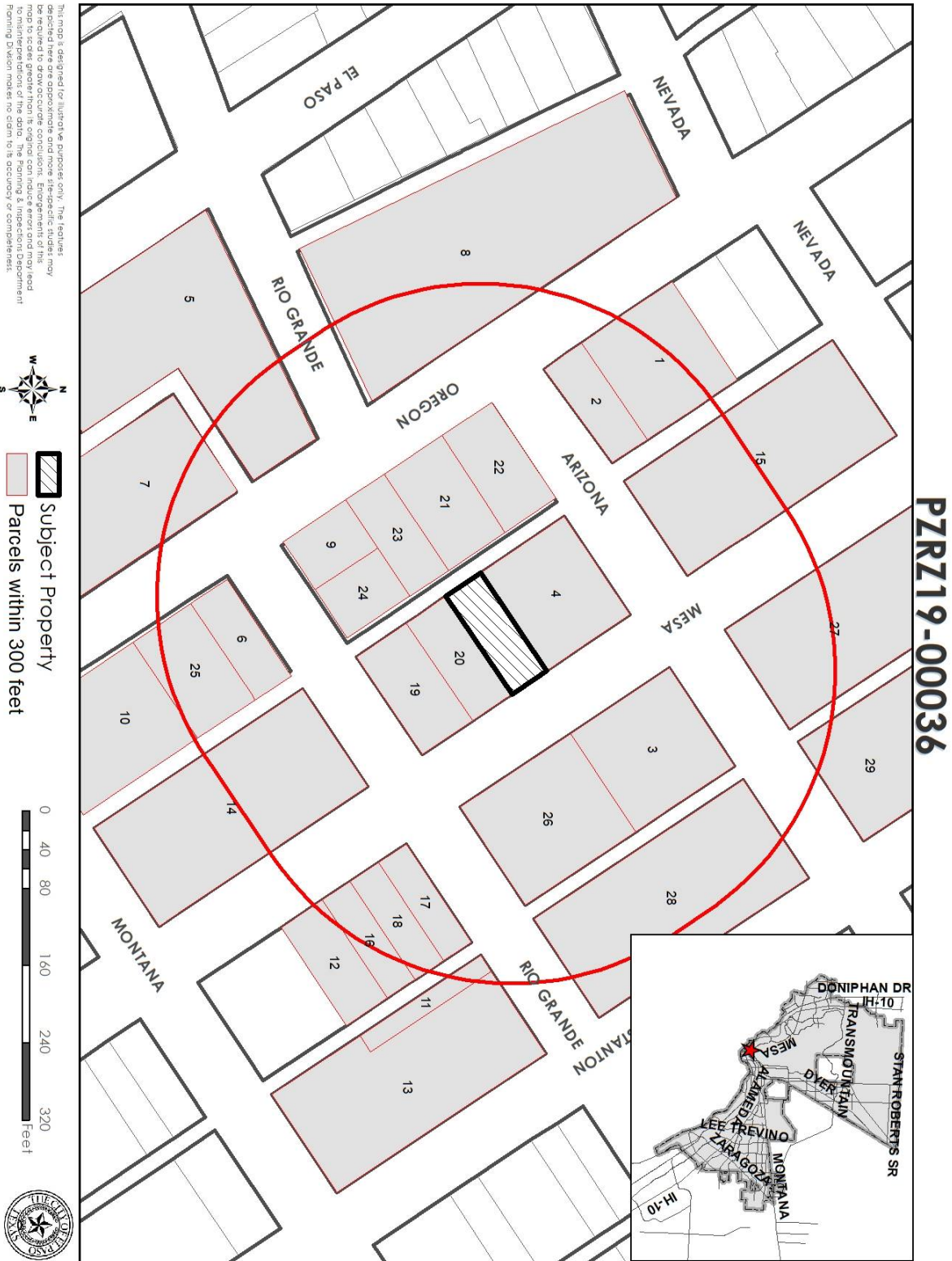


 Subject Property



PZR19-00036

ATTACHMENT 4



PZR19-00036

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Recommend approval.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval.

Planning and Inspections Department – Land Development

1. Recommend all other existing landscaped areas are to remain natural and undisturbed.
2. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Texas Department of Transportation

TxDOT has no objection to the rezoning. However, requestor must be notified that in the event they plan to reconstruct, or change the footprint of the existing buildings and plan to do any work on TxDOT right of way, he will need to contact TxDOT for review of grading plan and the proposed access, if applicable.

El Paso Water- Stormwater Engineering

We have reviewed the property described above and provide the following comments:

If there is any redevelopment, EPW - Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

El Paso Water- Engineering

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main along Mesa Street. This main is available for service.

EPWater records indicate two (2) active ¾-inch water meters serving the subject property. The service addresses for these meters are 1011 N. Mesa Street and 1007 N. Mesa Street.

Previous water pressure readings from fire hydrant #0177 located at the southeast corner of Arizona Avenue and Mesa Street has yielded a static pressure of 60 psi, a residual pressure of 58 psi, and a discharge flow of 581 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main along the alley between Oregon Street and Mesa Street. This main is available for service.

There is an existing 6-inch diameter sanitary sewer main along Arizona Avenue. This main is available for service.

General:

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current 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.

Fire Department

Recommend approval.

Sun Metro

No objections.

El Paso County Water Irrigation District No. 1

No comments. Not within the boundaries of EPCWID.