

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: June 11, 2013
Public Hearing: July 2, 2013

CONTACT PERSON/PHONE: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance Changing the zoning of Lot 9 and 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas from A-2/sp (Apartment/special permit) and R-4 (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. Property Owner: 125 Glenwood LLC, Location; 125-127 Glenwood Street. **PZRZ13-00021** (District 3)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Pending Review Scheduled for June 13, 2013

*****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 LOT 9 AND 10, BLOCK 3, ALAMEDA ACRES, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-2/SP (APARTMENT/SPECIAL PERMIT) AND R-4 (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 *Lot 9 and 10, Block 3, Alameda Acres, located in the City of El Paso, El Paso County, Texas*, be changed from A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (RESIDENTIAL-MIXED USE) as defined in Section 20.06.020 AND APPROVING A MASTER ZONING PLAN, these land uses are allowed as 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 Section 20.24 of the El Paso City Code.

PASSED AND APPROVED this _____ day of _____, 2013.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen, City Clerk

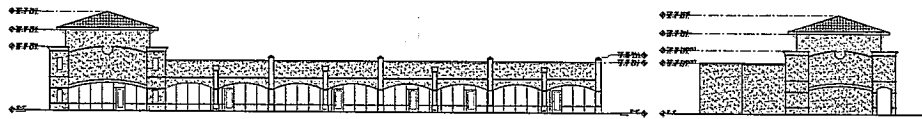
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Karla M. Nieman
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

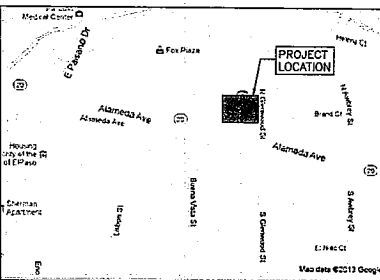
EXHIBIT "A"



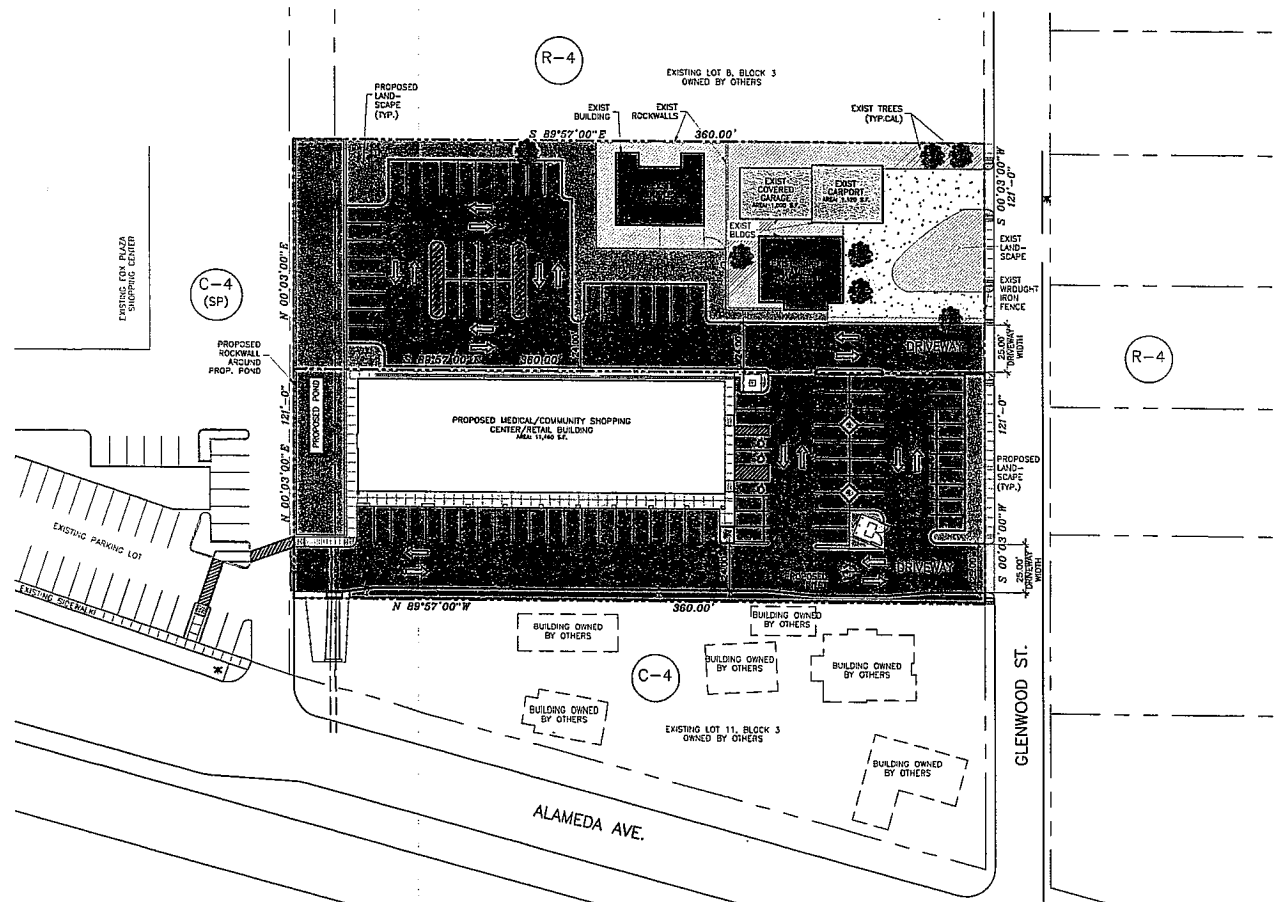
1 PROPOSED BUILDING ELEVATION
SCALE: 1"=20'-0"



2 EXIST BUILDING ELEVATIONS
SCALE: 1"=20'-0"



4 LOCATION MAP
SCALE: 1"=500'-0"



LEGEND:

PROPOSED CONDITIONS:	EXISTING CONDITIONS:
LANDSCAPE/Common Open Space	SINGLE FAMILY OR DUPLEX
MEDICAL/SHOPPING CENTER/RETAIL	CARPORT/GARAGE
ASPHALT	EXIST CONCRETE
CONCRETE	EXIST LANDSCAPE
PAVING AREA	EXIST TREE

AREA BREAKDOWN:

PROPOSED: MEDICAL/SHOPPING CENTER/RETAIL.....	375
PROPOSED: LANDSCAPE.....	245
EXIST: LANDSCAPE.....	222
EXIST: SINGLE FAMILY, DUPLEX.....	102
EXIST: GARAGE/CARPORT.....	76

LANDSCAPE CALCULATIONS

125 GLENWOOD (LOT 10, BLOCK 3):	
TOTAL AREA PROVIDED.....	2,697 SF
127 GLENWOOD (LOT 9, BLOCK 3):	
TOTAL AREA PROVIDED.....	4,540 SF
TOTAL AREA EXISTING.....	6,750 SF
CUMULATIVE TOTAL AREA PROVIDED.....	13,987 SF

PLANT QUANTITIES

PLANT QUANTITIES	PROVIDED
EXIST TREES.....	7
QTY. OF CANOPY TREES.....	4
QTY. OF FRONTAGE TREES (F).....	3
QTY. OF PROJECT TREES (P).....	4
QTY. OF 5 GAL SHRUBS.....	80
QTY. OF 1 GAL GROUND COVER.....	40

PROPOSED SETBACK LINES - RMU

SETBACKS.....	0 FEET
---------------	--------

LEGAL DESCRIPTION

125 & 127 GLENWOOD: LOT 10 AND LOT 9, BLOCK 3 ALAMEDA ACRES, CITY OF EL PASO, EL PASO COUNTY, TEXAS
AREA: +/- 2.00 ACRES

FLOOD ZONE DESIGNATION

ZONE X, PANEL 40B, COMMUNITY NO. 48321400, DATED SEPTEMBER 4, 1991.

VERTICAL REFERENCE BENCHMARK

BENCHMARK: CITY MONUMENT FOUND AT INTERSECTION OF MONTANA AND CHELSEA ELEVATION: 3808.88 (CITY DATUM)

3 MASTER ZONING PLAN
SCALE: 1"=30'-0"

SECTIONS

MASTER ZONING PLAN

125 & 127 Glenwood
El Paso, TX 79905

PROJECT NAME

5/16/13

SER Group, Llc

Available Engineering Technical Services, Llc

1901 E. 11TH AVE. SUITE 100 EL PASO, TEXAS 79902

www.sergrupp.com

ENGINEERING PLAN NO. F-0002

DATE

MASTER ZONING PLAN

DRAWN BY:

APPROVED BY:

DATE

SCALE

JOB NUMBER

GROUND ALIEN

ELP13-025

MZP1.0

MASTER ZONING PLAN

125 and 127 Glenwood Master Zoning Plan Report for a Residential Mixed Use District

INTRODUCTION

This Residential Mixed Use (RMU) development project will allow for existing and mixed residential housing types to integrate with a proposed medical office, retail, and community shopping center space. The lot where the residential housing types exist will be improved with landscape and new parking areas and the adjacent and currently vacant lot will be integrated with medical, retail and shopping center space that will enhance the character of the neighborhood.

PURPOSE AND OBJECTIVE

Per Title 20, Section 20.06.020.D.10: "The purpose of the RMU district is to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

This Master Zoning Plan meets the purpose of the RMU district. It will provide mixed residential uses in the form of duplex and single family housing that are compatible with the existing neighborhood and it will provide for commercial uses that are aesthetically pleasing and will beautify the neighborhood and serve the residents of the community and the surrounding neighborhood.

CHARACTERISTICS

This RMU development adheres to various uses and characteristics derived from Title 20.10.360.G.1-7. In terms of General Design Principles, this development will integrate a mix of existing housing types and densities with new commercial development in parity with existing neighborhoods, will provide for open space areas, will provide for a pedestrian-friendly neighborhood, and will be sufficient in size to accommodate the mixed-use concentration of uses.

The General Design Elements that this mixed-use development will incorporate include a variety of housing types such as single family and a duplex. In addition, it will create opportunities for shopping and services. The Architectural Objectives that this development achieves is that it will integrate the existing residential buildings with a new architecturally compatible commercial building and encourage pedestrian activity.

In terms of Roadway Design, this development will create for two new driveways fronting Glenwood St. for better accessibility. For parking, along with the existing garage and carport, this development will have sufficient on-site parking to serve the residential and planned commercial uses.

This development will have zero (0) setbacks. Moreover, although this type of development is not required to conform to the landscaping requirements for Title 18, the total landscapable area between

existing landscape and proposed landscape for this development meets and exceeds the 15% required landscapable area.

CONFORMANCE WITH THE PLAN FOR EL PASO

This development conforms to various goals for The Plan For El Paso. The first goal that this development achieves is to integrate the existing residential housing with a new commercial development in the form of medical, retail and community shopping center which will serve the mixed use community needs and will complement and serve the neighborhood in general. The second goal that this development achieves is to encourage a wide range of commercial services that are compatible with the neighborhood's residential character. As mentioned above, this development will contribute with different services that range from medical to retail. The third goal that this development achieves is that it provides a wide range of housing from single family to a duplex in response to the different needs of all economic segments of the community. The fourth goal that this development achieves is to preserve, protect and enhance the integrity, economic vitality and livability of the city's neighborhood by providing a more urban setting that is pedestrian friendly and that brings economic opportunities. This, in turn, will enhance the quality of life for the RMU development and neighborhood.

PHASING

The residential units are already built in Lot 9. The first phase of construction is anticipated to take 1 1/2 years to complete. This will include a new building with at least two different uses and corresponding parking area, landscape, sidewalks and ponding area that will be located in Lot 10. The second phase of construction is anticipated to take 6 months to complete. This will include construction of parking area, landscape, sidewalks and ponding area within Lot 9. The second phase will integrate the development of both lots.

PERMISSIBLE USES:

3.00 Educational, institutional & social uses

Art gallery

Child care facility

Community recreation facility

Library

Lodge

Museum

Orphanage, shelter

Union hall

Youth organization (with/without living facility)

4.00 Office & research services

Automated Teller Machine (ATM)

Bank

Courier and message service

Credit union

Data processing center

Employment agency
Financial Institution
Office, administrative & manager's
Office, business
Office, medical
Office, professional
School, arts & crafts
Studio, dance
Studio, music
Studio, photography
Telemarketing agency

6.00 Medical & related uses

Assisted living facility
Clinic
Convalescent home
Drug store
Hospital
Intermediate care facility
Medical lab
Medical treatment facility
Optical dispensary
Pharmacy
Rest Home
Sanitarium

9.00 Parking & Loading

Garage or lot, parking
On-site loading
On-site parking
Parking reduction
Parking spaces

10.00 Personal services

Barber shop
Beauty Salon
Dry cleaning shop
Household goods repair
Laundromat, laundry
Shoe repair shop

11.00 Recreation, amusement & entertainment

Athletic facility (indoor)
Community recreational facility
Exercise facility (indoor)
Golf course <75 acres (with/without restaurant & bar)
Open space- (common,public,private)
Park, playground
Racquetball club, indoor
Sauna, exercise room
Swimming pool (commercial)

Tennis club, indoor

13.00 Residential

Apartment (5 or more units)
Bed & Breakfast
Boarding House
Boarding Home
Domestic garden
Domestic storage
Duplex (two family dwelling)
Guest, Employee Quarters
Home occupation uses
Industrialized home
Laundry room
Lodging House
Quadruplex
Rooming house
Single-family attached dwelling (atrium, patio, townhouse, condominium)
Single-family detached dwelling
Swimming pool, game court
Triplex
Accessory dwelling unit

14.00 Sales, retail & wholesale

Bakery
Book store
Boutique
Coin-operated vending machines (inside a building)
Convenience store
Delicatessen
Drug store
Flower shop, florist
Grocery
Ice cream parlor
Music store
Nursery, greenhouse
Other retail establishment (low-volume)
Package liquor store
Shopping Center, Community

15.00 Signs

On-premise advertising

16.00 Temporary uses

Mobile office-storage unit (related to construction operations)
Mobile office/storage unit (related to sales or rental)
Model dwelling
Recycling collection facility (small)
Temporary events on public rights-of-way

Tents (special events)
Yard sale

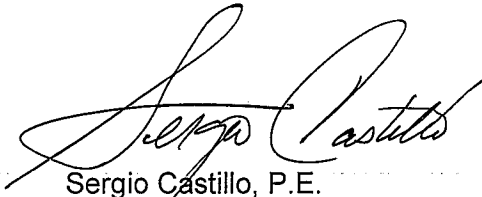
17.00 Towers & related structures

Amateur & CB radio stations
Personal Wireless Facility
PWSF, ground mounted
PWSF, roof mounted
Radio Broadcasting antenna
Radio receiving station (residential type)
Satellite receiving dish, antenna
Solar Conversion system
Television broadcasting antenna
Television receiving station (residential type)
Wind-driven electrical generator, pump

19.00 Utility & miscellaneous governmental facilities

Communication utility facility
Detention basin (public/private)
Governmental use, building
Minor utility facility
Public & private streets and ROW
Stormwater retention pond (public/private)
Utility storage yard
Water & wastewater facility

Prepared by:


Sergio Castillo, P.E.
SER Group, LLC



MEMORANDUM

DATE: May 28, 2013
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Arturo Rubio, Senior Planner
SUBJECT: PZRZ13-00021

This item is pending CPC (City Plan Commission) review scheduled for June 13, 2013.

Staff Report is attached



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00021
Application Type: Rezoning
CPC Hearing Date: June 3, 2013
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov
Location: 125-127 Glenwood Drive
Legal Description: Lot 9 and 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas
Acreage: 2 acres
Rep District: 3
Zoning: A-2/sp (Apartment/special permit) and R-4 (Residential)
Existing Use: Single-family and Two-family dwellings
Request: From A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (Residential-Mixed Use)
Proposed Use: Single-family, Two-family and Commercial
Property Owner: 125 Glenwood, LLC
Representative: Sergio Castillo, SER Group, LLC

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) Single-family/ A-2 (Apartments)/Multi-family dwellings
South: C-4 (Commercial)/Retail/Automotive Repair
East: R-4 (Residential)/Single-family dwellings/A-2/sc (Apartment/special contract)
West: C-4/sp (Commercial/special permit)/High volume Retail

Plan for El Paso Designation: G-2 Traditional Neighborhood (Walkable) (Central Planning Area)

Nearest Park: San Juan Placita Park (2873 Feet)

Nearest School: Cooley Elementary School (1,148 Feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Pride Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 21, 2013. The Planning Division has not received any phone calls or letters in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (Residential Mixed-Use). The Master Zoning Plan shows a mixed use development consisting 1two-family dwelling unit and 1 single-family dwelling unit, and a mix of office, restaurant and retail commercial use. A summary of the Master Zoning Plan is attached (attachment). The proposed access is from Glenwood Street. The proposed development incorporates smart growth principles and supports many of the R-MU (Residential Mixed Use) district guidelines.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose, principles and guidelines of the R-MU district, and furthers the City Council direction to promote smart growth.

Plan El Paso-Future Land Use Map Designation

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

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

The purpose of the R-1 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning Division –Transportation

No objections

City Development Department – Plan Review

No comments received.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

At this time the fire dept. has no objections to the re-zoning case as presented. FYI, Please bear in mind that once a detailed site plan is submitted that the applicant will need to meet all requirements set forth under the Subdivision Code as per the fire dept. generalized comments.

El Paso Water Utilities (EPWU)

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Woodgreen Drive that is available for service, the water main is located approximately 7-feet east from the center line of the right-of-way.

3. EPWU records indicate two vacant water service connections (inactive meters) serving the subject properties. The addresses for these services are 5524 and 5528 Woodgreen Drive.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Woodgreen Drive that is available for service, the sewer main is located approximately 7-feet west from the center line of the right-of-way.

General:

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

plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

Sun Metro does not oppose this request.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Master Zoning Plan
- Attachment 4: Master Zoning Plan Report

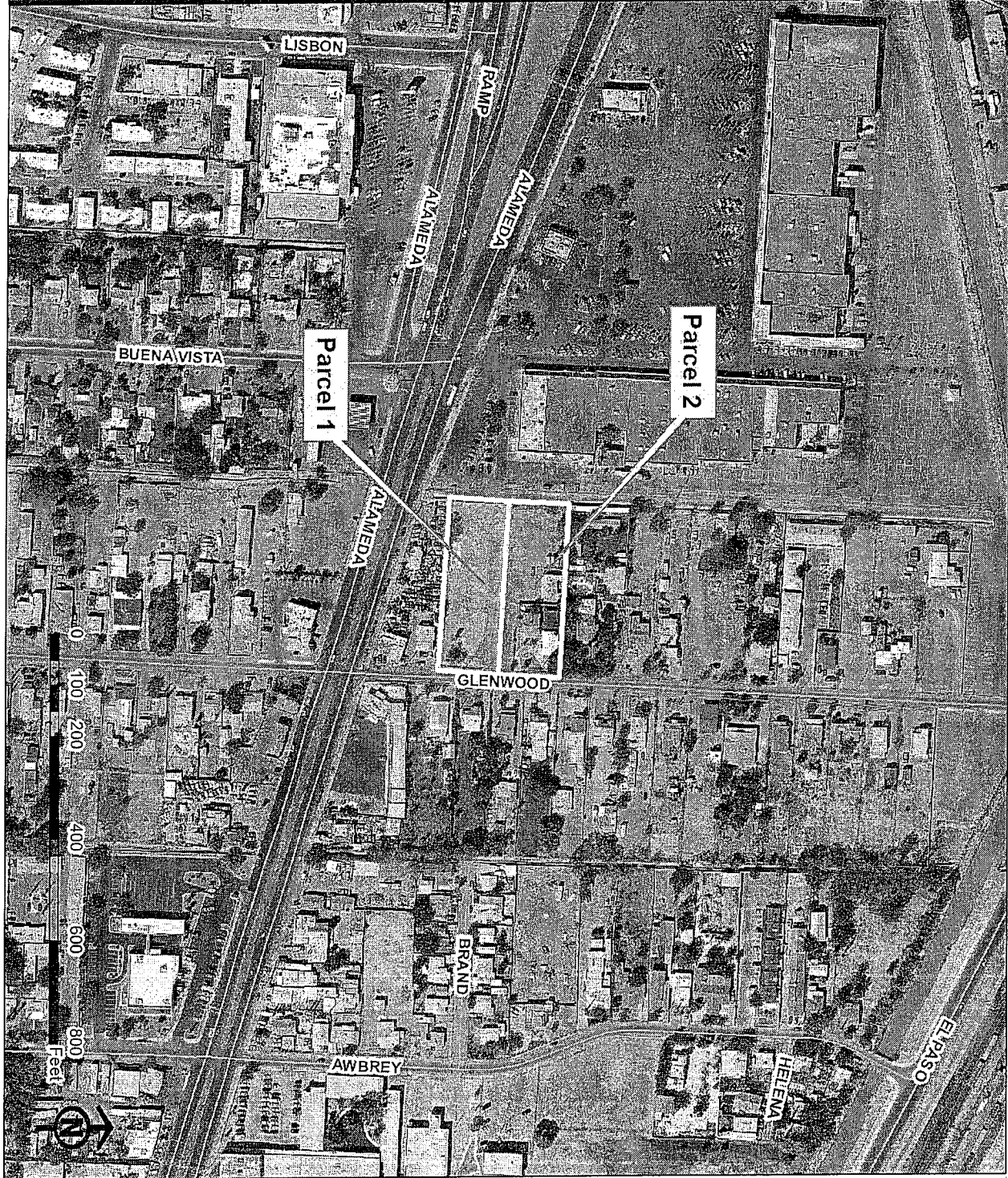
ATTACHMENT 1: ZONING MAP

PZRZ13-00021

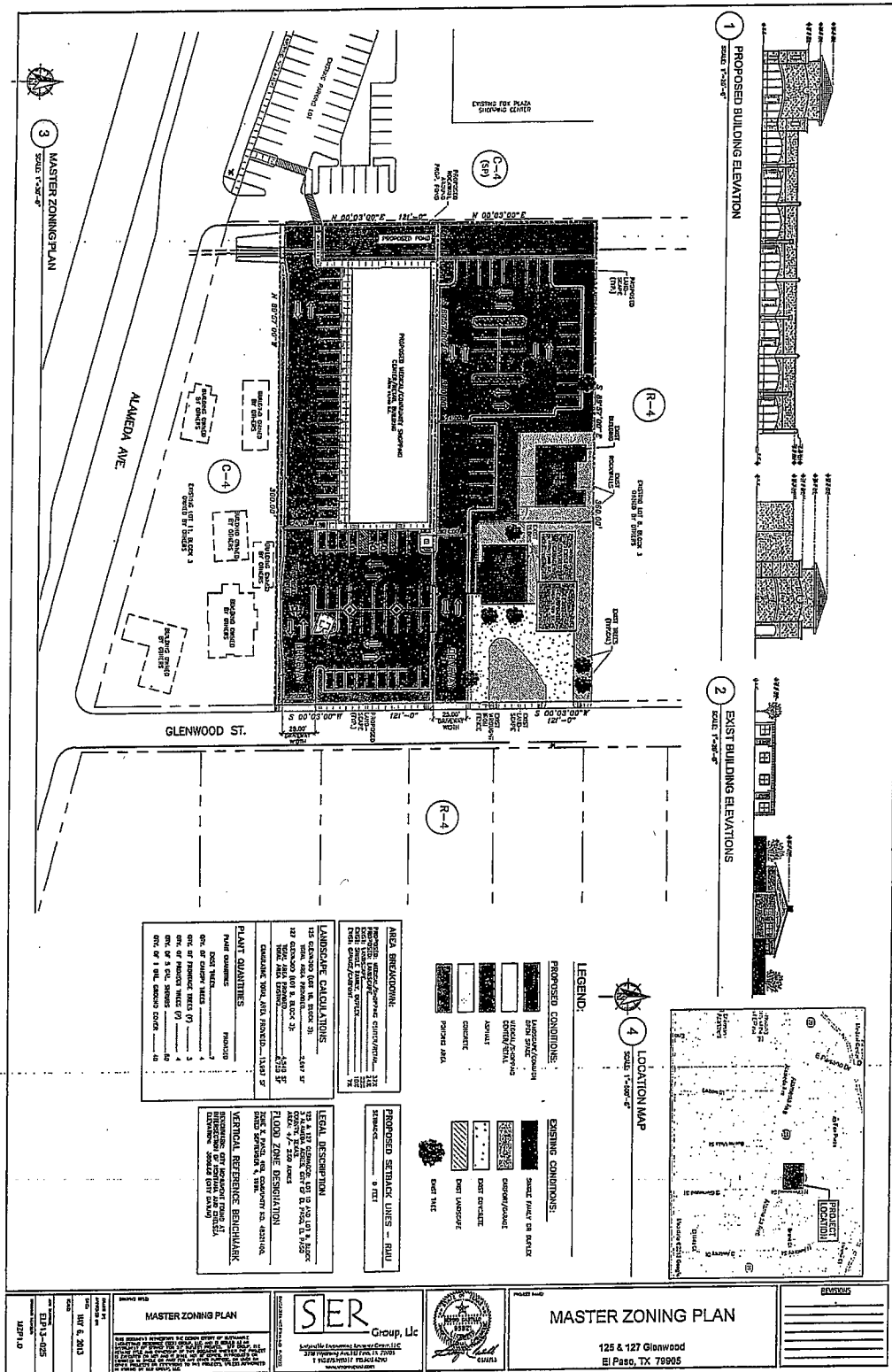


ATTACHMENT 2: AERIAL MAP

PZRZ13-00021



ATTACHMENT 3: MASTER ZONING PLAN



ATTACHMENT 4: MASTER ZONING PLAN REPORT



MASTER ZONING PLAN

125 and 127 Glenwood Master Zoning Plan Report for a Residential Mixed Use District

INTRODUCTION

This Residential Mixed Use (RMU) development project will allow for existing and mixed residential housing types to integrate with a proposed medical office, retail, and community shopping center space. The lot where the residential housing types exist will be improved with landscape and new parking areas and the adjacent and currently vacant lot will be integrated with medical, retail and shopping center space that will enhance the character of the neighborhood.

PURPOSE AND OBJECTIVE

Per Title 20, Section 20.06.020.D.10: "The purpose of the RMU district is to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

This Master Zoning Plan meets the purpose of the RMU district. It will provide mixed residential uses in the form of duplex and single family housing that are compatible with the existing neighborhood and it will provide for commercial uses that are aesthetically pleasing and will beautify the neighborhood and serve the residents of the community and the surrounding neighborhood.

CHARACTERISTICS

This RMU development adheres to various uses and characteristics derived from Title 20.10.360.G.1-7. In terms of General Design Principles, this development will integrate a mix of existing housing types and densities with new commercial development in parity with existing neighborhoods, will provide for open space areas, will provide for a pedestrian-friendly neighborhood, and will be sufficient in size to accommodate the mixed-use concentration of uses.

The General Design Elements that this mixed-use development will incorporate include a variety of housing types such as single family and a duplex. In addition, it will create opportunities for shopping and services. The Architectural Objectives that this development achieves is that it will integrate the existing residential buildings with a new architecturally compatible commercial building and encourage pedestrian activity.

In terms of Roadway Design, this development will create for two new driveways fronting Glenwood St. for better accessibility. For parking, along with the existing garage and carport, this development will have sufficient on-site parking to serve the residential and planned commercial uses.

This development will have zero (0) setbacks. Moreover, although this type of development is not required to conform to the landscaping requirements for Title 18, the total landscapable area between

2718 Wyoming Ave. • El Paso, TX 79903
T 915.875.1990 • F 1.915.603.4290
www.sergroupusa.com

existing landscape and proposed landscape for this development meets and exceeds the 15% required landscapable area.

CONFORMANCE WITH THE PLAN FOR EL PASO

This development conforms to various goals for The Plan For El Paso. The first goal that this development achieves is to integrate the existing residential housing with a new commercial development in the form of medical, retail and community shopping center which will serve the mixed use community needs and will complement and serve the neighborhood in general. The second goal that this development achieves is to encourage a wide range of commercial services that are compatible with the neighborhood's residential character. As mentioned above, this development will contribute with different services that range from medical to retail. The third goal that this development achieves is that it provides a wide range of housing from single family to a duplex in response to the different needs of all economic segments of the community. The fourth goal that this development achieves is to preserve, protect and enhance the integrity, economic vitality and livability of the city's neighborhood by providing a more urban setting that is pedestrian friendly and that brings economic opportunities. This, in turn, will enhance the quality of life for the RMU development and neighborhood.

PHASING

The residential units are already built in Lot 9. The first phase of construction is anticipated to take 1 1/2 years to complete. This will include a new building with at least two different uses and corresponding parking area, landscape, sidewalks and ponding area that will be located in Lot 10. The second phase of construction is anticipated to take 6 months to complete. This will include construction of parking area, landscape, sidewalks and ponding area within Lot 9. The second phase will integrate the development of both lots.

PERMISSIBLE USES:

3.00 Educational, institutional & social uses

Art gallery
Child care facility
Community recreation facility
Library
Lodge
Museum
Orphanage, shelter
Union hall
Youth organization (with/without living facility)

4.00 Office & research services

Automated Teller Machine (ATM)
Bank
Courier and message service
Credit union
Data processing center

- 2 -

2718 Wyoming Ave. | El Paso, TX 79903
T 915.875.1990 • F 1.915.603.4290
www.sergroupusa.com

Employment agency
Financial Institution
Office, administrative & manager's
Office, business
Office, medical
Office, professional
School, arts & crafts
Studio, dance
Studio, music
Studio, photography
Telemarketing agency

6.00 Medical & related uses

Assisted living facility
Clinic
Convalescent home
Drug store
Hospital
Intermediate care facility
Medical lab
Medical treatment facility
Optical dispensary
Pharmacy
Rest Home
Sanitarium

9.00 Parking & Loading

Garage or lot, parking
On-site loading
On-site parking
Parking reduction
Parking spaces

10.00 Personal services

Barber shop
Beauty Salon
Dry cleaning shop
Household goods repair
Laundromat, laundry
Shoe repair shop

11.00 Recreation, amusement & entertainment

Athletic facility (indoor)
Community recreational facility
Exercise facility (indoor)
Golf course <75 acres (with/without restaurant & bar)
Open space- (common,public,private)
Park, playground
Racquetball club, indoor
Sauna, exercise room
Swimming pool (commercial)

- 3 -

2718 Wyoming Ave. | El Paso, TX 79903
T 915.875.1990 • F 1.915.603.4290
www.sergroupusa.com

Tennis club, indoor

13.00 Residential

Apartment (5 or more units)
Bed & Breakfast
Boarding House
Boarding Home
Domestic garden
Domestic storage
Duplex (two family dwelling)
Guest, Employee Quarters
Home occupation uses
Industrialized home
Laundry room
Lodging House
Quadrplex
Rooming house
Single-family attached dwelling (atrium, patio, townhouse, condominium)
Single-family detached dwelling
Swimming pool, game court
Triplex
Accessory dwelling unit

14.00 Sales, retail & wholesale

Bakery
Book store
Boutique
Coin-operated vending machines (inside a building)
Convenience store
Delicatessen
Drug store
Flower shop, florist
Grocery
Ice cream parlor
Music store
Nursery, greenhouse
Other retail establishment (low-volume)
Package liquor store
Shopping Center, Community

15.00 Signs

On-premise advertising

16.00 Temporary uses

Mobile office-storage unit (related to construction operations)
Mobile office/storage unit (related to sales or rental)
Model dwelling
Recycling collection facility (small)
Temporary events on public rights-of-way

- 4 -

2718 Wyoming Ave. | El Paso, TX 79903
T 915.875.1990 • F 1.915.603.4290
www.sergroupusa.com

125 and 127 Glenwood Master Zoning Plan Report for a Residential Mixed Use District

Tents (special events)
Yard sale

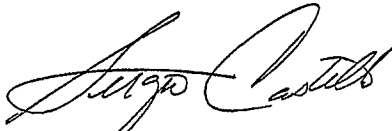
17.00 Towers & related structures

Amateur & CB radio stations
Personal Wireless Facility
PWSF, ground mounted
PWSF, roof mounted
Radio Broadcasting antenna
Radio receiving station (residential type)
Satellite receiving dish, antenna
Solar Conversion system
Television broadcasting antenna
Television receiving station (residential type)
Wind-driven electrical generator, pump

19.00 Utility & miscellaneous governmental facilities

Communication utility facility
Detention basin (public/private)
Governmental use, building
Minor utility facility
Public & private streets and ROW
Stormwater retention pond (public/private)
Utility storage yard
Water & wastewater facility

Prepared by:



Sergio Castillo, P.E.
SER Group, LLC



- 5 -

2718 Wyoming Ave. | El Paso, TX 79903
T 915.875.1990 • F 1.915.603.4290
www.sergroupusa.com