

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: May 27, 2014
Public Hearing: June 17, 2014

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

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance changing the zoning of the following parcels: Parcel 1: Lots 17, 18, and 19, Rangers Rest Subdivision, 1053 & 1061 Ranger Street, City of El Paso, El Paso County, Texas from R-4/sp (Residential/special permit) to R-MU (Residential Mixed Use); and, Parcel 2: Portion of Tract 3A, Block 55, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch-Farm) to R-MU (Residential Mixed Use), approving a Master Zoning Plan, and repealing Ordinance No. 017347 which granted a special permit for an assisted living facility and convalescent home for Parcel 1. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1053 & 1061 Ranger Street. Property Owner: JJ Scott Investments. PZRZ14-00008 (**District 7**)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission approval recommendation (6-0)

*****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 FOLLOWING PARCELS:

PARCEL 1: LOTS 17, 18, AND 19, RANGERS REST SUBDIVISION, 1053 & 1061 RANGER STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO R-MU (RESIDENTIAL MIXED USE); AND, PARCEL 2: PORTION OF TRACT 3A, BLOCK 55, YSLETA GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO R-MU (RESIDENTIAL MIXED USE), APPROVING A MASTER ZONING PLAN, AND REPEALING ORDINANCE NO. 017347 WHICH GRANTED A SPECIAL PERMIT FOR AN ASSISTED LIVING FACILITY AND CONVALESCENT HOME FOR PARCEL 1. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, JJ Scott Investments, LLC, Owner, has applied for a Rezoning for two parcels of property described as: Parcel 1: Lots 17, 18, and 19, Rangers Rest Subdivision, from R-4/sp (Residential/Special Permit) to R-MU (Residential Mixed-Use) and Parcel 2: Portion of Tract 3A, Block 55, Ysleta Grant Surveys, from R-F (Ranch-Farm) to R-MU (Residential Mixed-Use) physical address 1053 & 1061 Ranger Street, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.360, of the El Paso City Code; and,

WHEREAS, Parcel 1: Lots 17, 18, and 19, Rangers Rest Subdivision was previously granted Special Permit NO. ZON10-00017, on July 13th, 2010, to permit an assisted living facility and convalescent home, via Ordinance 017347; and,

WHEREAS, that Special Permit was issued subject to the development standards in R-4 (Residential) District regulations and subject to the approved Detailed Site Development Plan requiring the Applicant to comply with the requirements of that Ordinance or be subject termination; and

WHEREAS, the requirements of the Special Permit were not complied with therefore the City Council for the City of El Paso finds that the repeal of Ordinance 017347 is required to remove the Special Permit designation on Parcel 1; and

WHEREAS, the rezoning request and repeal of Ordinance No. 017347 have been submitted to the City Planning Commission for review and recommendation to City Council; and

WHEREAS, the City Council of the City of El Paso finds that the request to rezone this property is based on the compatibility with existing commercial and apartment zoning in the area and is in compliance with the Future Land Use Map;

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 *Lots 17,*

ORDINANCE NO. _____

ZONING CASE NO. PZRZ14-00008

18, and 19 Rangers Rest Subdivision, 1053 & 1061 Ranger Street, City of El Paso, El Paso County, Texas, and a portion of Tract 3A, Block 55, Ysleta Grant Surveys, 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 **R-4/SP (RESIDENTIAL/SPECIAL PERMIT) and R-F (RANCH-FARM) to R-MU (RESIDENTIAL MIXED USE) AND APROVING A MASTER ZONING PLAN**, as required by 20.04.200. The City Council also waives the one (1) acre minimum district area to allow the land uses 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 City Council also hereby repeals Ordinance No. 017347 granting Special Permit No. ZON10-00017 since the requirements of said permit were not complied with and is now terminated.

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

Oscar Leaser
Mayor

(Signatures on the following page)

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Karla M. Nieman
Assistant City Attorney

ORDINANCE NO. _____

APPROVED AS TO CONTENT:

Mathew S. McElroy, Director
City Development Department

ZONING CASE NO. PZRZ14-00008

Exhibit "A"

Prepared For: JJ Scott Investments, LLC

Being all of Lots 17, 18, and 19, RANGERS REST SUBDIVISION,

And a portion of Tract 3A, Block 55, Ysleta Grant Surveys,

City of El Paso, El Paso County, Texas

January 29, 2014 – Revised April 4, 2014

W.O. 031113-04

METES AND BOUNDS DESCRIPTION

Description of a 0.72 acre parcel of land being Being all of Lots 17, 18, and 19, RANGERS REST SUBDIVISION, according to the map and plat thereof on file in plat book 12, page 13, plat records, El Paso County and a 0.16 portion of Tract 3A, Block 55, Ysleta Grant Surveys, an addition to the City of El Paso, El Paso, County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at an existing city monument lying at the centerline P.I. of Escobar Drive, north of Lot 1, Block 1, Valley Crest Commercial Park, Thence, South $74^{\circ}03'00''$ East, a distance of 260.54 feet to a point lying on the common boundary line between Tract 3B, Block 55, Ysleta Grant Surveys and Valley Crest Commercial Park, Thence South $15^{\circ}57'00''$ West, along said boundary line, a distance of 15.00 feet to a found $5/8''$ iron rebar with Sub-Land cap, said point being the TRUE POINT OF BEGINNING;

Thence South $74^{\circ}03'00''$ East along the southerly boundary line between Tract 3B, Block 55, Ysleta Grant Surveys and Valley Crest Commercial Park, a distance of 175.75 feet to a point for corner;

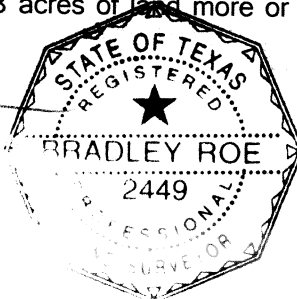
Thence South $15^{\circ}57'00''$ West, a distance of 218.00 feet to a found unmarked rebar;

Thence, North $74^{\circ}03'00''$ West, a distance of 175.75 feet to a point for corner;

Thence North $15^{\circ}57'00''$ East a distance of 218.00 feet back to the "TRUE POINT OF BEGINNING" and said parcel containing 38,314 square feet or 0.88 acres of land more or less.


Bradley Roe, R.P.L.S. 2449

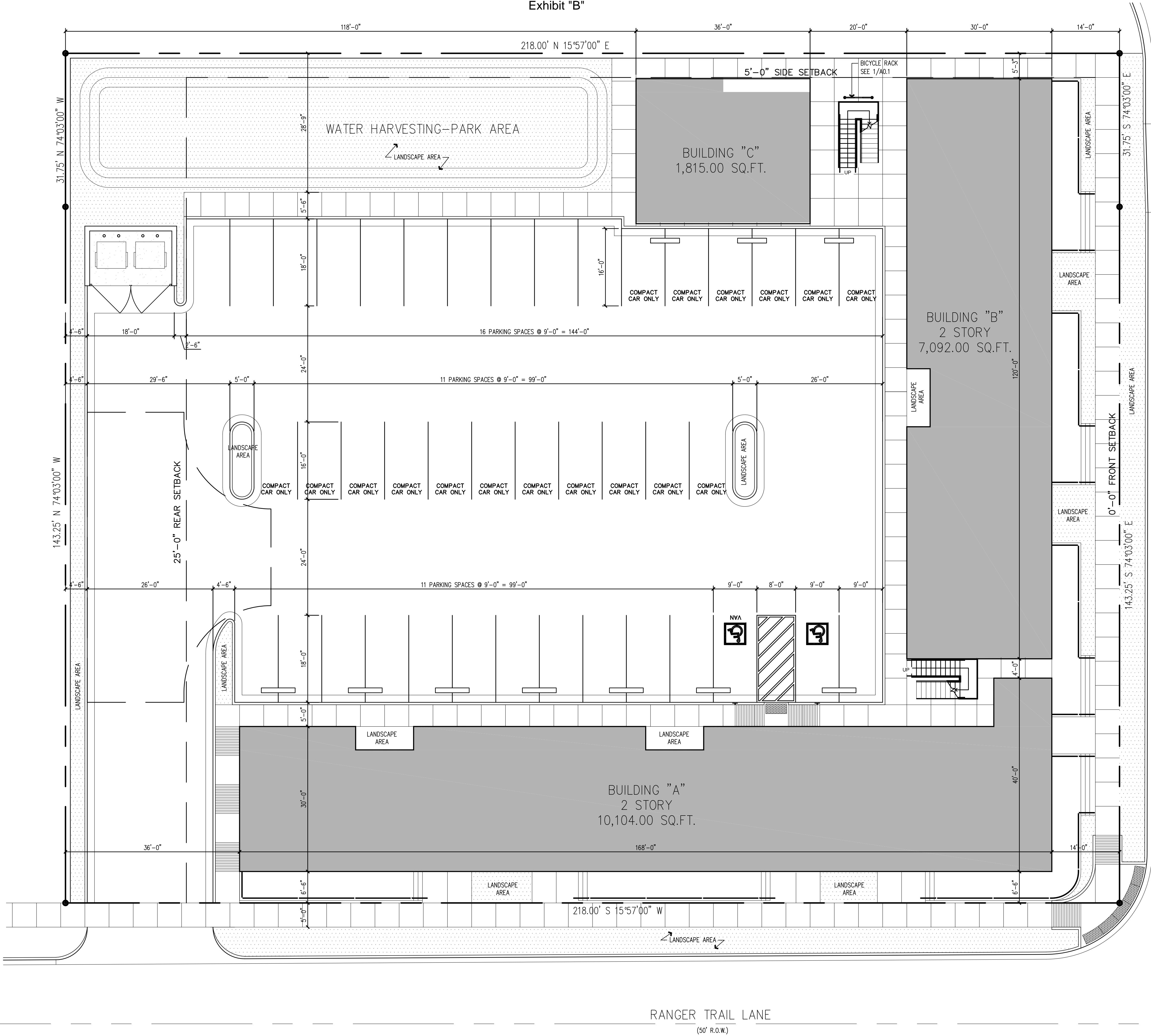
Roe Engineering, L.C.



FILE: Additional.wpd

NOTE: Boundary and Improvement survey performed without the benefit of a current title commitment.

Exhibit "B"



PROJECT GENERAL NOTES:

- PROJECT GENERAL NOTES PROVIDE INFORMATION CONCERNING THE WORK OF THE ENTIRE PROJECT AND ARE NOT LIMITED TO ANY INDIVIDUAL DRAWING OR SHEET.
- MAKE THE NECESSARY ARRANGEMENTS WITH THE OWNER TO VISIT THE SITE PRIOR TO SUBMITTING A PROPOSAL. EXAMINE THE EXISTING SITE AND FACILITIES, FIELD VERIFY ALL CONDITIONS. SUBMISSION OF A PROPOSAL SHALL BE TAKEN AS EVIDENCE THAT THE CONTRACTOR HAS PHYSICALLY INSPECTED THE SITE AND MADE HIM OR HERSELF FAMILIAR WITH AND UNDERSTANDS THE REQUIRED SCOPE OF WORK.
 - ACTUAL FIELD CONDITIONS FOUND TO BE AT VARIANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
 - ALL DIMENSIONS ARE NOMINAL AND REQUIRE FIELD VERIFICATION AND COORDINATION. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF GYPSUM BOARD OR FACE OF CMU, UNLESS NOTED OTHERWISE, DO NOT SCALE DRAWINGS.
 - LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE ALL WORK WITH RESPECTIVE UTILITY OWNERS.
 - GENERAL DATA SHOWN ON ONE PART OF THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS.
 - ALL FINISHES, TEXTURES, ETC. NOT INDICATED, SHALL BE AS SELECTED BY ARCHITECT.
 - THE CONSTRUCTION DOCUMENTS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION MUST COMPLY WITH ALL GOVERNING REGULATIONS CONCERNING SAFETY, IS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
 - ALL TEMPORARY UTILITIES SHALL BE PAID BY THE CONTRACTOR.
 - THE BUILDING PERMIT AND INSPECTIONS REQUIRED FOR THIS PROJECT SHALL BE OBTAINED AND PAID BY THE CONTRACTOR.
 - THE CONTRACTOR WILL COORDINATE THE PHASING OF THE WORK WITH THE ARCHITECT AND THE OWNER PRIOR TO BEGINNING THE WORK.

GENERAL SITE NOTES:

- AREAS INDICATED LANDSCAPING SHALL BE CLEANED OF ALL NON-SOIL MATERIALS AND FINE GRADED TO THE FINISH GRADES INDICATED, (1" BELOW TOP OF ADJACENT ELEVATIONS), ALL LANDSCAPED AREAS TO BE COMPACTED TO 90% DENSITY.
- CONTRACTOR IS RESPONSIBLE FOR INCIDENTAL WORK REQUIRED WITHIN INDICATED OR NOT TO COMPLETE NEW WORK FOR INTENDED USE.

BUILDING CODE DATA

EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED, PERFORM THE WORK IN COMPLIANCE WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS HAVING JURISDICTION OVER THE PROJECT. CONTACT GOVERNING AUTHORITIES DIRECTLY FOR NECESSARY INFORMATION AND DECISIONS HAVING BEARING ON THE PERFORMANCE OF THE WORK.

LEGAL DESCRIPTION

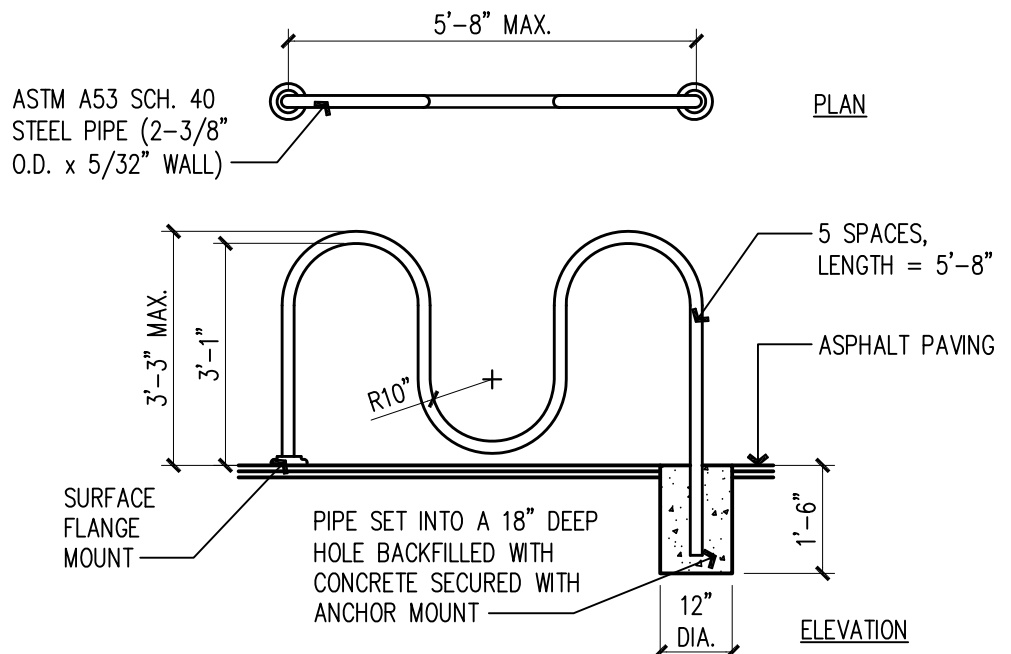
BEING A PORTION OF TRACT 3A, BLOCK 55, YSLETA GRANT SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

PARKING DATA

UNIT TYPE	AMOUNT	REQUIRED	
TYPE "A" (1 BEDROOM)	2	1/EFFICIENCY APT.	2 SPACES
TYPE "B" (1 BEDROOM)	9	1.5/ONE BEDROOM APT	13.5 SPACES
TYPE "C" (2 BEDROOM)	9	2/TWO OR MORE	18 SPACES
TYPE "D" (3 BEDROOM)	6	2/TWO OR MORE	12 SPACES
TOTAL REQUIRED			45.5 ~ 46 SPACES REQD.
ACCESSIBLE REQUIRED		2%	
BICYCLE REQUIRED		5% OF TOTAL PARKING	2.3 ~ 3 BIKE SPACES
PARKING PROVIDED:			41 PARKING SPACES PROVIDED 39 REGULAR & 2 ACCESSIBLE SPACES

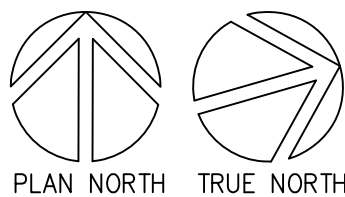
UNIT TYPES DATA

UNIT TYPE	UNIT AREA	UNIT COUNT	TOTAL AREA
TYPE "A" (1 BEDROOM)	480.00 S.F.	2	960.00 S.F.
TYPE "B" (1 BEDROOM)	540.00 S.F.	9	4,860.00 S.F.
TYPE "C" (2 BEDROOM)	720.00 S.F.	9	6,480.00 S.F.
TYPE "D" (3 BEDROOM)	847.00 S.F.	6	5,082.00 S.F.
TOTALS		26 UNITS	17,382.00 S.F.



1 BICYCLE RACK DETAIL

SCALE: 3/8"=1'-0"



SITE PLAN

SCALE: 1" = 10'

NEW APARTMENTS:

RANGER TRAIL LANE

RANGER TRAIL LANE

EL PASO, TX 799XX

Architect Seal:

Date: OCTOBER 14, 2013
Revised: X.XX, 2013
Project No. 1309
File Name: RANGER TRALE LANE
Title: SITE PLAN-ALTERNATE

Sheet No.

A0.1

Sheet 1 Of X

Exhibit "C"

Master Zoning Plan for a Residential Mix Use District

Ranger Trail Lane and Escobar Drive

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, and duplexes. The project is located close to Abundant Living Faith Center. This project 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 walk up housing in Eastern El Paso.
- Provide a complex that promotes walk up multifamily housing, to have a relationship with the existing neighborhood promoting public transportation and pedestrian linkages with the rest of the neighborhood.
- Continue with the redevelopment patterns that the City of El Paso is promoting.
- Demonstrate that these trends are economically and socially feasible in East El Paso.

II. Objective:

This District will accommodate an innovative walk up multifamily living with interior open spaces, and individual parking.

III. Characteristics:

Description: This is an infill project on an existing vacant lot, with a contemporary building that will house 19,200 square feet multifamily living, 26 apartment units inclusive of 6- three bedroom, 9- two bedroom, and 11- one bedroom, on three-two story buildings. A more detailed description of the design elements are as follows:

Access: This building complex will have access along Ranger Trail Lane and Escobar Street. This building is composed of two stories with individual units on each floor with parking on the interior lot on the west side of the property. Access to the parking lot will be from Ranger Trail lane. There will be pedestrian access through Ranger Trail lane and Escobar Street. Utilities, services, and trash collection will be provided through a 35 foot drive way along Ranger Trail.

Setbacks: The building will be built with zero set back along Ranger Trail Lane, and Escobar Street. This will provide a closer relationship with the neighborhood promoting pedestrian life.

Density: The District Density will be 29 Units to the Acre as it will have 26 apartment units on .88 Acres. This is also compatible with some of the structures built around the neighborhood.

Landscaping: Landscaping will be provided in the interior courtyard and on the frontage streets, but we are asking for a landscape reduction of 60% Coverage. With the 60% coverage option since we have a zero lot line that reduces the 4,305 square feet to 1,722 square feet. This in turn will allow a reduction on the Project trees and the 5-gallon shrubs. Also, since the building is at a zero lot line we are doing away with buffer trees. All other tree counts remain as per the ordinance.

Parking: There will be 41 Parking spaces provided in the ground floor. A 6 space parking reduction is requested for the complex. However there is plenty of on-street parking available immediately adjacent to the property along Ranger Trail, and Escobar 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 19,200 S.F. for a total Floor Area Ratio of .501

Special Privilege: The applicant will not be submitting a special-privilege request 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 promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings have a walk able community with schools, churches, and retail within walking distance. This district will strengthen it by providing a contemporary multifamily living that will enhance the neighborhood.

Ranger Trail Lane, and Escobar Street Courtyard Apartments Mix Use Table					
Use	Minimum Area	Set backs			Maximum Building Height
		Front	Back	Side	
Commercial Uses					
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
School, Arts and Crafts	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Studio, Dance and Music	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Other retail establishment (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Pet Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Produce stand	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Restaurant (sit down)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Residential Uses					
Apartments (5 or more units)	450 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.

MEMORANDUM

DATE: May 13, 2014

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

FROM: Michael McElroy, Planner

SUBJECT: PZRZ14-00008

The City Plan Commission (CPC), on April 24, 2014, voted 6-0 to recommend **approval** of rezoning the subject property from R-4/sp (Residential/special permit) and R-F (Ranch-Farm) to R-MU (Residential Mixed-Use).

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

There were no communications in support or opposition to this request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00008
Application Type: Rezoning
CPC Hearing Date: April 24, 2014
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 1061 & 1053 Ranger Street
Legal Description: Parcel 1- Lots 17, 18, and 19, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas
Parcel 2- Portion of Tract 3A, Block 55, Ysleta Grant Surveys, City of El Paso, El Paso County, Texas
Acreage: Parcel 1- 0.72 acres
Parcel 2- 0.16 acres
Rep District: 7
Current Zoning: Parcel 1- R-4/sp (Residential/Special permit)
Parcel 2- R-F (Ranch-Farm)
Existing Use: Parcel 1- Vacant
Parcel 2- Agricultural
C/SC/SP/ZBA/LNC: Yes; Special Permit for Parcel 1 (see attachment 5)
Request: Parcel 1- R-4/sp (Residential/Special permit) to R-MU (Residential Mixed-Use/Special permit)
Parcel 2- R-F (Ranch-Farm) to R-MU (Residential Mixed-Use)
Proposed Use: Apartments
Property Owner: JJ Scott Investments, LLC
Representative: Roe Engineering

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single Family Homes
South: R-4 (Residential) / Single Family Homes
East: C-2 (Commercial) / Auto Parts Store
West: A-O/sc (Apartment-Office/special contract) / Church & School

PLAN EL PASO DESIGNATION: G-7 Industrial and/or Railyard (Mission Valley Planning Area)

NEAREST PARK: Zaragoza Park (972 feet)

NEAREST SCHOOL: Del Valle Elementary (2,849 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area as verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 8, 2014. The Planning Division has received no communications in support or opposition to the rezoning request.

APPLICATION BACKGROUND

On July 13, 2010, City Council granted a special permit for a portion of the subject property (Parcel 1). The special permit allows the operation of an assisted living facility and convalescent home in the currently R-4 zoned parcel (see attachment 5). As the site plan approved via the special permit does not match the proposed development plan, City Council will be requested to repeal the special permit as part of the rezoning request.

PZRZ14-00008

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject properties from R-4/sp (Residential /Special permit) and R-F (Ranch-Farm) to R-MU/sp (Residential Mixed-Use/Special permit) and R-MU, respectively. The proposed two-story development features street-oriented buildings to accommodate twenty-six apartment units inclusive of six three-bedroom, nine two-bedroom, and eleven one-bedroom units, for a total apartment square footage of 19,200 square feet. The mix of uses proposed is detailed in the Master Zoning Plan (MZP) Report (attachment 4). Setbacks are proposed at 0' along both Escobar Drive and Ranger Street, 5' from the rear, and 36' along the side setback. Vehicular access is proposed from Ranger Street.

Forty-one parking spaces are proposed for the project behind the proposed buildings. As forty-seven spaces are required for the development, a six space (13 percent) parking reduction is proposed. Fourteen on-street spaces exist immediately adjacent to the subject property to accommodate the reduction request as well as excess parking.

The project proposes 1,722 sq. ft. of landscaping, a 60 percent reduction as permitted per Section 18.46.090(E) of the City's building and construction code, as it features street-oriented buildings. The landscaping area proposed is comprised primarily of a park-pond.

As the property is less than the required one acre for a R-MU district, City Council will consider a reduction in minimum district area as part of the rezoning request.

ANALYSIS

20.10.360(G)

Residential, General and Industrial Mixed Use Districts (R-MU, 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 13 percent parking reduction is requested as part of the Master Zoning Plan. Current on-street parking is sufficient to accommodate the parking reduction request.

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). The applicant proposes a 60% landscaping reduction. Furthermore, the proposed development meets the street-oriented building criteria detailed in Section

18.46.090(E) of the municipal code, and is already eligible for a 60 percent landscaping reduction.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch-Farm) and R-4/sp (Residential/special permit) to R-MU (Residential Mixed Use) and R-MU/sp (Residential Mixed Use/special permit), respectively, 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-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

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

COMMENTS:

Planning Division - Transportation

Recommend approval. A TIA is not required.

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. The project will be required to comply with all applicable municipal code and 2009 building code.

City Development Department - Land Development

Recommend approval. Upon submittal for building permits proposed construction will need to comply with all provisions of the International Building Code.

Fire Department

Recommend approval for the rezoning case at this time. Please be advised that there are access issues regarding the parking lot, aisle widths and turning radius. D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building.

El Paso Water Utilities

We have reviewed the zoning change request reference above and provide the following comments:

1. EPWU does not object to this request.

Water:

1. There is an existing 8-inch diameter water main extending along Escobar Drive that is available for service, the water main is located approximately 5-ft north from the center line of the right-of-way.

2. There is an existing 8-inch diameter water main extending along Ranger Trail Lane that is available for
- PZRZ14-00008

service, the water main is located approximately 18-ft east from the center line of the right-of-way.

3. Previous water pressure from fire hydrant #8991 located approximately 135-ft south of Escobar Drive has yield a static pressure of 84 (psi), a residual pressure of 80 (psi), and a discharge of 1,342 gallons per minute.

4. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main extending along Ranger Trail Lane that is available for service, the sewer main is located approximately 10-ft west from the center line of the right-of-way.

2. There is an existing 8-inch diameter sanitary sewer main extending within a 20-ft PSB utility easement west of and parallel to the western property line, the sewer main is located approximately 10-ft west from the western subject property line.

General:

1. 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.

Attachments:

Attachment 1: Zoning Map

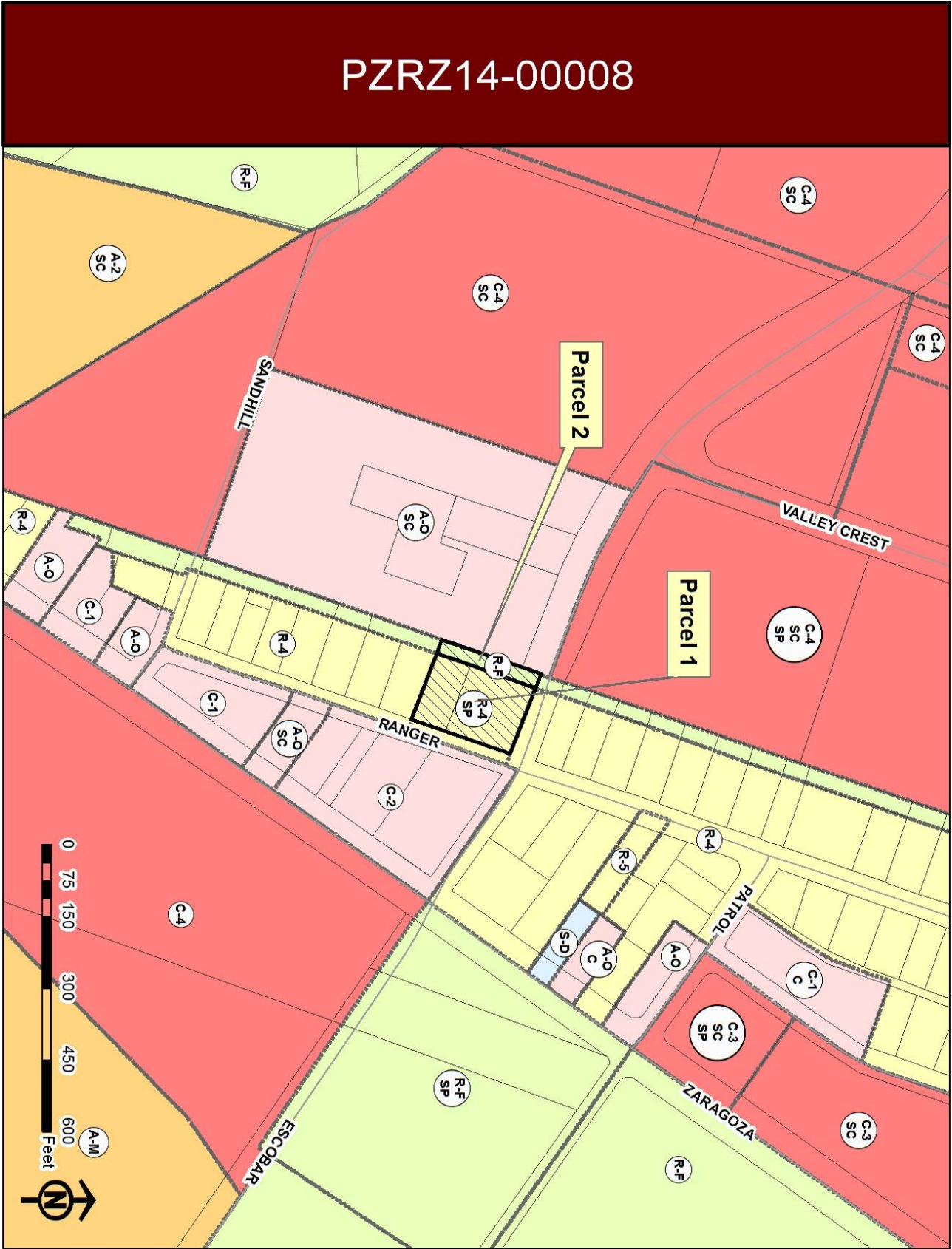
Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan (MZIP)

Attachment 4: Master Zoning Plan (MZIP) Report

Attachment 5: Ordinance No. 17347

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

PZRZ14-00008



ATTACHMENT 3: MASTER ZONING PLAN (MZP)



ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

Master Zoning Plan for a Residential Mix Use District

Ranger Trail Lane and Escobar Drive

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, and duplexes. The project is located close to Abundant Living Faith Center. This project 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 walk up housing in Eastern El Paso.
- Provide a complex that promotes walk up multifamily housing, to have a relationship with the existing neighborhood promoting public transportation and pedestrian linkages with the rest of the neighborhood.
- Continue with the redevelopment patterns that the City of El Paso is promoting.
- Demonstrate that these trends are economically and socially feasible in East El Paso.

II. Objective:

This District will accommodate an innovative walk up multifamily living with interior open spaces, and individual parking.

III. Characteristics:

Description: This is an infill project on an existing vacant lot, with a contemporary building that will house 19,200 square feet multifamily living, 26 apartment units inclusive of 6- three bedroom, 9- two bedroom, and 11- one bedroom, on three-two story buildings. A more detailed description of the design elements are as follows:

Access: This building complex will have access along Ranger Trail Lane and Escobar Street. Each individual unit will be one level on two stories with parking on the interior lot on the west side of the property. Access to the parking lot will be from Ranger Trail lane. There will be pedestrian access through Ranger Trail lane and Escobar Street. Utilities, services, and trash collection will be provided through a 35' drive way along Ranger Trail.

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Setbacks: The building will be built with zero set back along Ranger Trail Lane, and Escobar Street. This will provide a closer relationship with the neighborhood promoting pedestrian life.

Density: The District Density will be 29 Units to the Acre as it will have 26 apartment units on .88 Acres. This is also compatible with some of the structures built around the neighborhood.

Landscaping: Landscaping will be provided in the interior courtyard and on the frontage streets, but we are asking for a landscape reduction of 60% Coverage. With the 60% coverage option since we have a zero lot line that reduces the 4,305 square feet to 1,722 square feet. This in turn will allow a reduction on the Project trees and the 5-gallon shrubs. Also, since the building is at a zero lot line we are doing away with buffer trees. All other tree counts remain as per the ordinance.

Parking: There will be 41 Parking spaces provided in the ground floor. A 6 space parking reduction is requested for the complex. However there is plenty of on-street parking available immediately adjacent to the property along Ranger Trail, and Escobar 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 19,200 S.F. for a total Floor Area Ratio of .501

Special Privilege: The applicant will not be submitting a special-privilege request 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 promote higher densities and mixed uses as per the Smart Growth initiatives.

The existing surroundings have a walk able community with schools, churches, and retail within walking distance. This district will strengthen it by providing a contemporary multifamily living that will enhance the neighborhood.

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

Ranger Trail Lane, and Escobar Street Courtyard Apartments Mix Use Table					
Use	Minimum Area	Set backs			Maximum Building Height
		Front	Back	Side	
Commercial Uses					
Art Gallery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Courier & Message Center	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Office, professional	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
School, Arts and Crafts	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Studio, Dance and Music	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Studio, Photography	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Barber Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Beauty Salon	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Dry-Cleaners	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Laundromat, laundry	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Locksmith	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Shoe repair	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Bakery	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Book Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Boutique	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Coin-operated Vending machines (indoor)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Convenience Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Flower shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Hobby Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Music Store	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Other retail establishment (low volume)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Pet Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Print and Copy Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Produce stand	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Restaurant (sit down)	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Specialty Shop	400 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.
Residential Uses					
Apartments (5 or more units)	450 S.F.	0 Ft.	0 Ft.	0 Ft.	32 Ft.

ATTACHMENT 5: ORDINANCE NO. 17347

11A

ORDINANCE NO. 017347

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON10-00017, TO PERMIT AN ASSISTED LIVING FACILITY AND A CONVALESCENT HOME, ON THE PROPERTY DESCRIBED AS BEING LOTS 17, 18, AND 19, RANGERS REST SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.320 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Raymundo E. and Evelyn Spencer, Applicant, has applied for a Special Permit under Section 20.04.320 of the El Paso City Code to permit an assisted living facility and a convalescent home; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in an R-4 (Residential) District:
Lots 17, 18, and 19, Rangers Rest Subdivision, City of El Paso, El Paso County, Texas.
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for an assisted living facility and a convalescent home, and,
3. That this Special Permit is issued subject to the development standards in the **R-4 (Residential) District** regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,
4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON10-00017** shall be subject to termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

#56671-Planning/ORD/ZON10-00017/Special Permit - Detailed Site Development for Assisted Living/Raymundo E. Evelyn Spencer LCUE

ORDINANCE NO. 017347

ZON10-00017

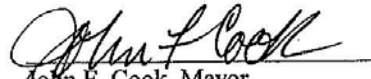
CITY CLERK DEPT.
10 JUN 14 PM 3:20

ATTACHMENT 5: ORDINANCE NO. 17347 (CONTINUED)

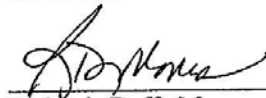
5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 13th day of July, 2010.


THE CITY OF EL PASO


John F. Cook, Mayor

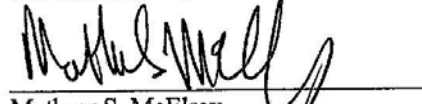
ATTEST:


Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:


Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:


Mathew S. McElroy
Deputy Director - Planning
Development Services Department

(Agreement on following page)

CITY CLERK DEPT.
10 JUN 14 PM 3:21

#56671-Planning/ORD/ZON10-00017/Special Permit - Detailed Site Development for Assisted Living/Raymundo B. Evelyn Spencer LCUE

ORDINANCE NO. 017347

017347 ORD. NO.

NO17900A NO. 17900A

ATTACHMENT 5: ORDINANCE NO. 17347 (CONTINUED)

AGREEMENT

Raymundo E. and Evelyn Spencer, the Owner and Applicant referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-4 (Residential)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 12 day of June, 2010.

Raymundo E. and Evelyn Spencer:

By: R. E. Spencer E. Spencer
↓
(name/title)
Owner
(signature)

ACKNOWLEDGMENT

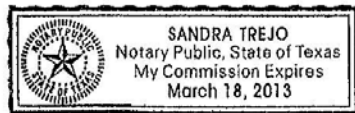
THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 12 day of June, ~~2009~~ 2010, by Sandra Trejo, for **Raymundo E. and Evelyn Spencer**, as Owner.

My Commission Expires:

Sandra Trejo
Notary Public, State of Texas
Notary's Printed or Typed Name:

Sandra Trejo



CITY CLERK DEPT.
10 JUN 14 PM 3:21

#56671-Planning/ORD/ZON10-00017/Special Permit - Detailed Site Development for Assisted Living/Raymundo E. Evelyn Spencer LCUE

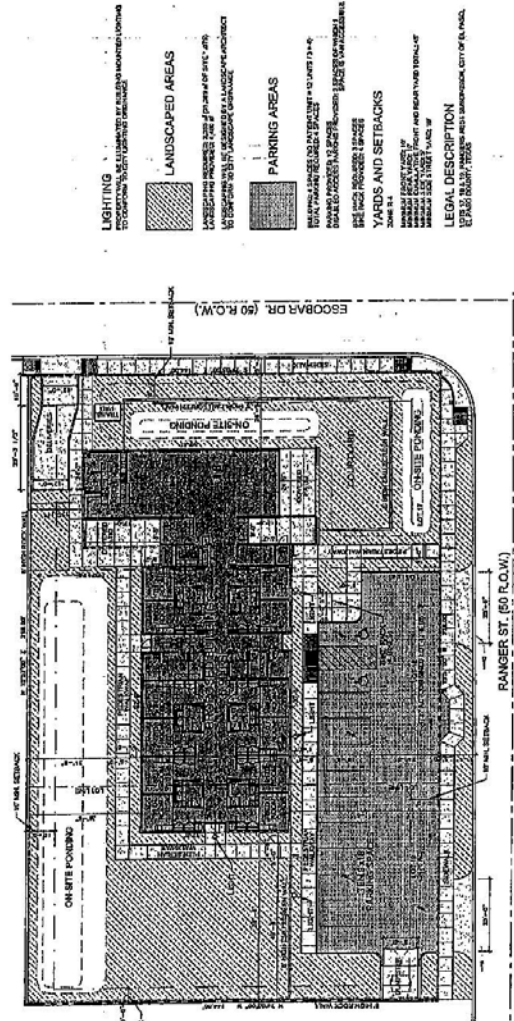
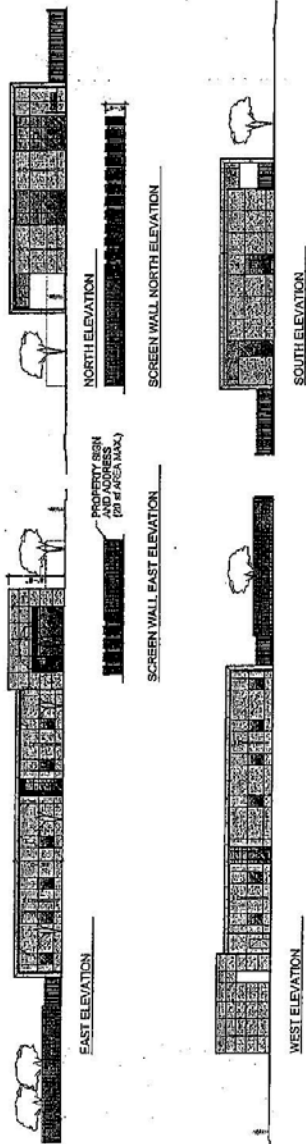
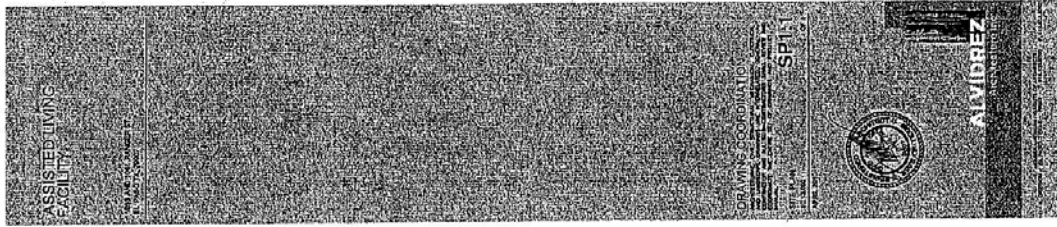
ORDINANCE NO. 017347

ZON10-00017

EXHIBIT "A"

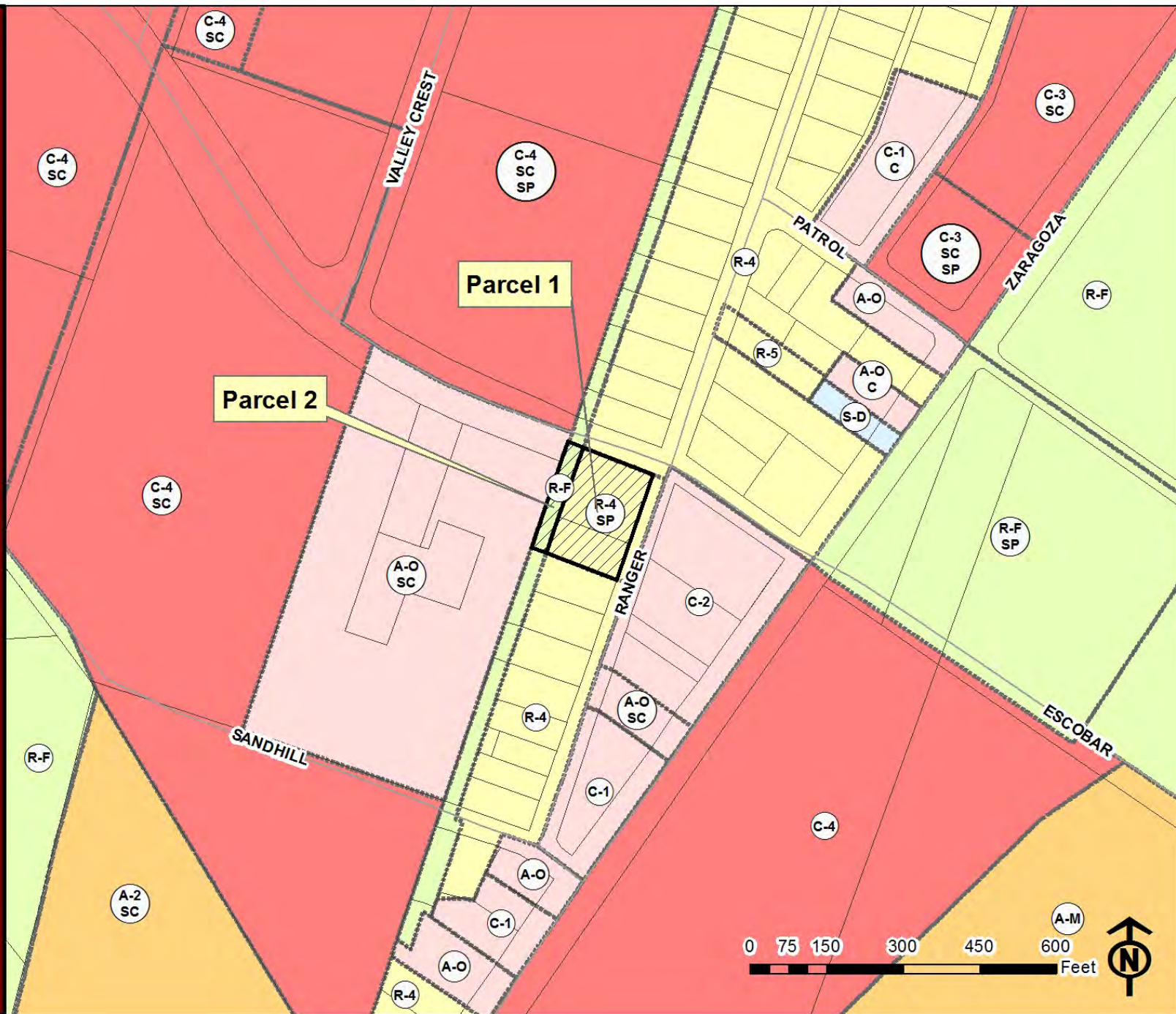
CITY CLERK DEPT.

10 JUN 14 PM 3:21

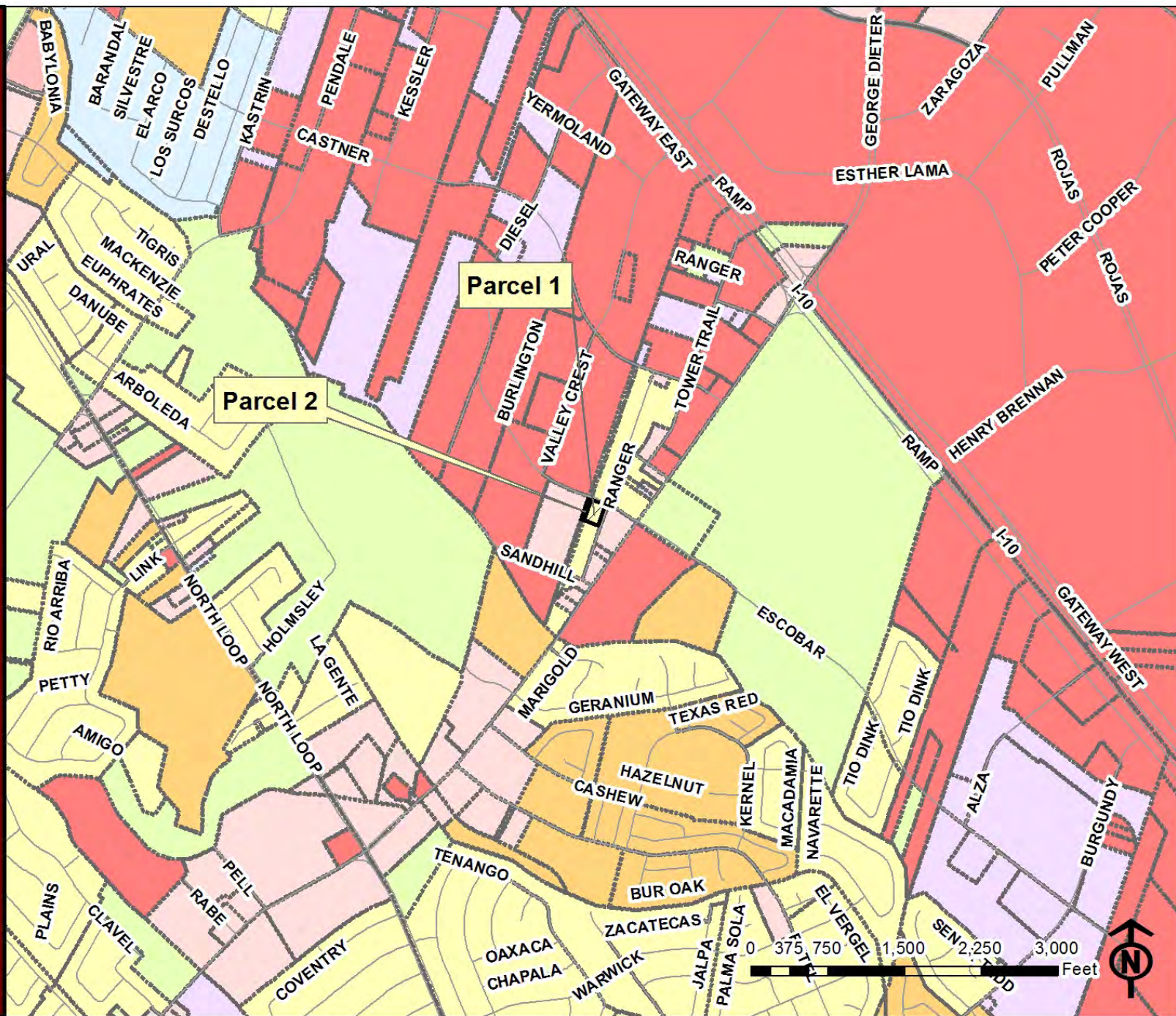


SITE PLAN
SCALE: 1/8" = 1'-0"

PZRZ14-000008



PZRZ14-000008



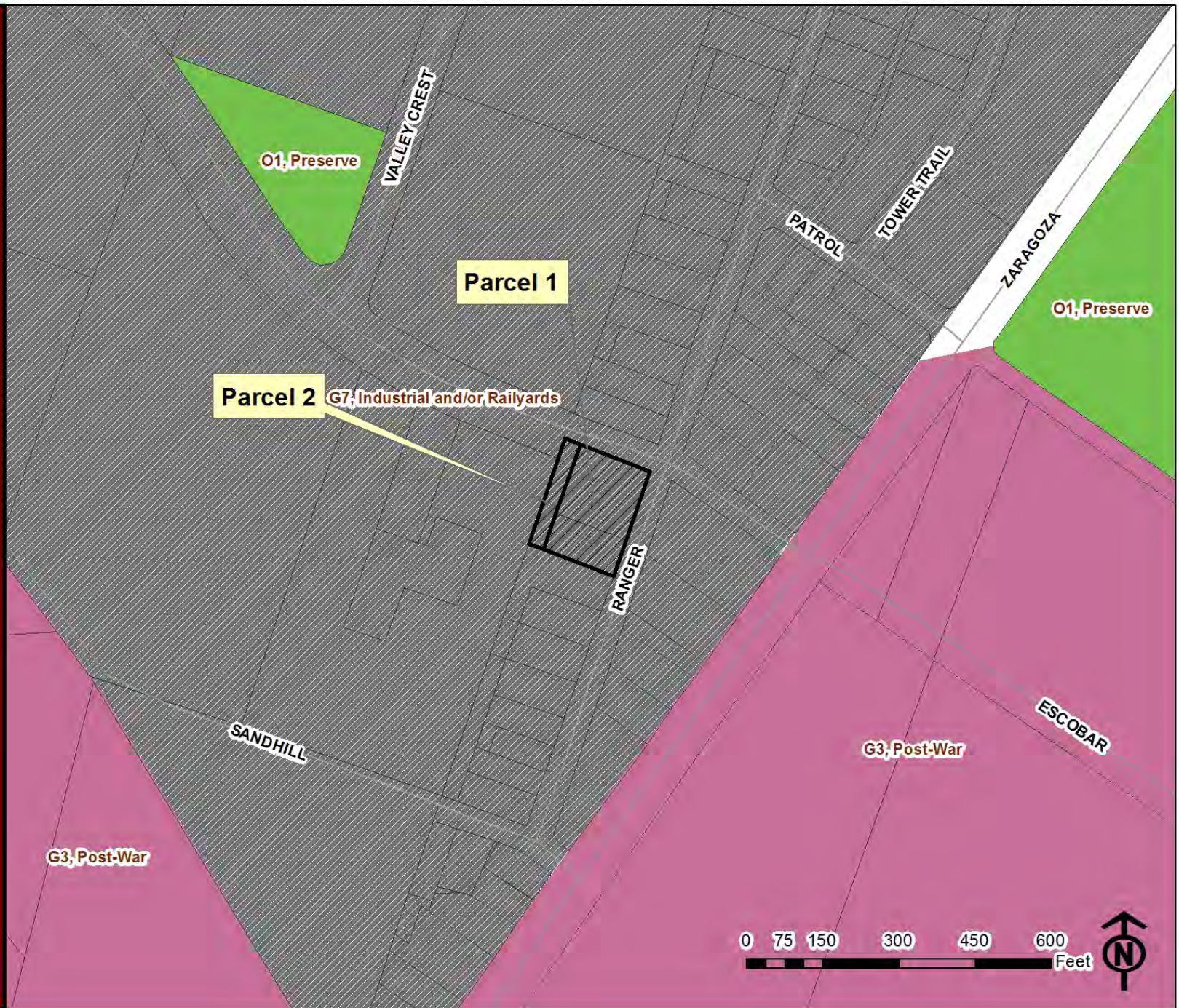
PZRZ14-000008



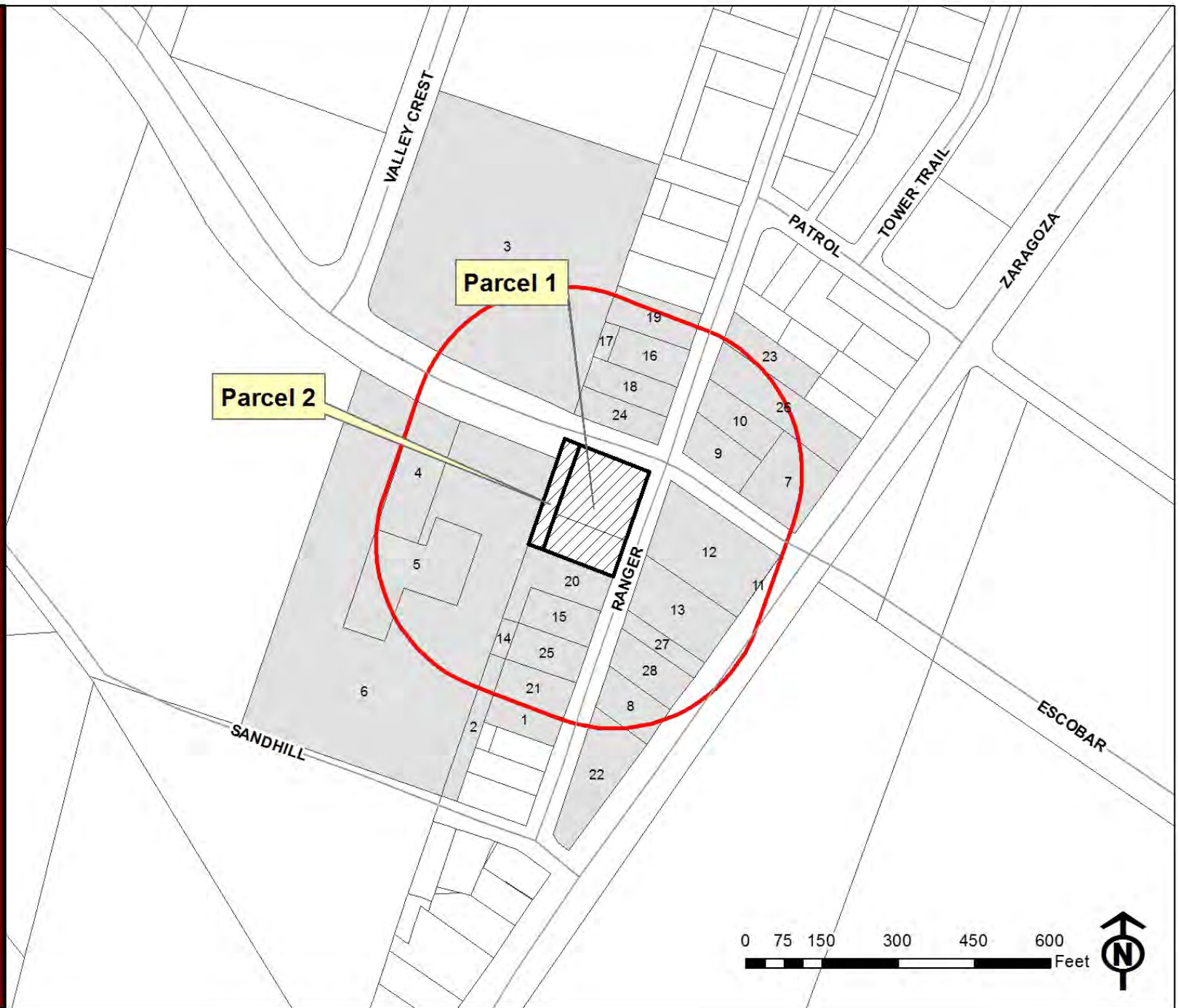
PZRZ14-00008



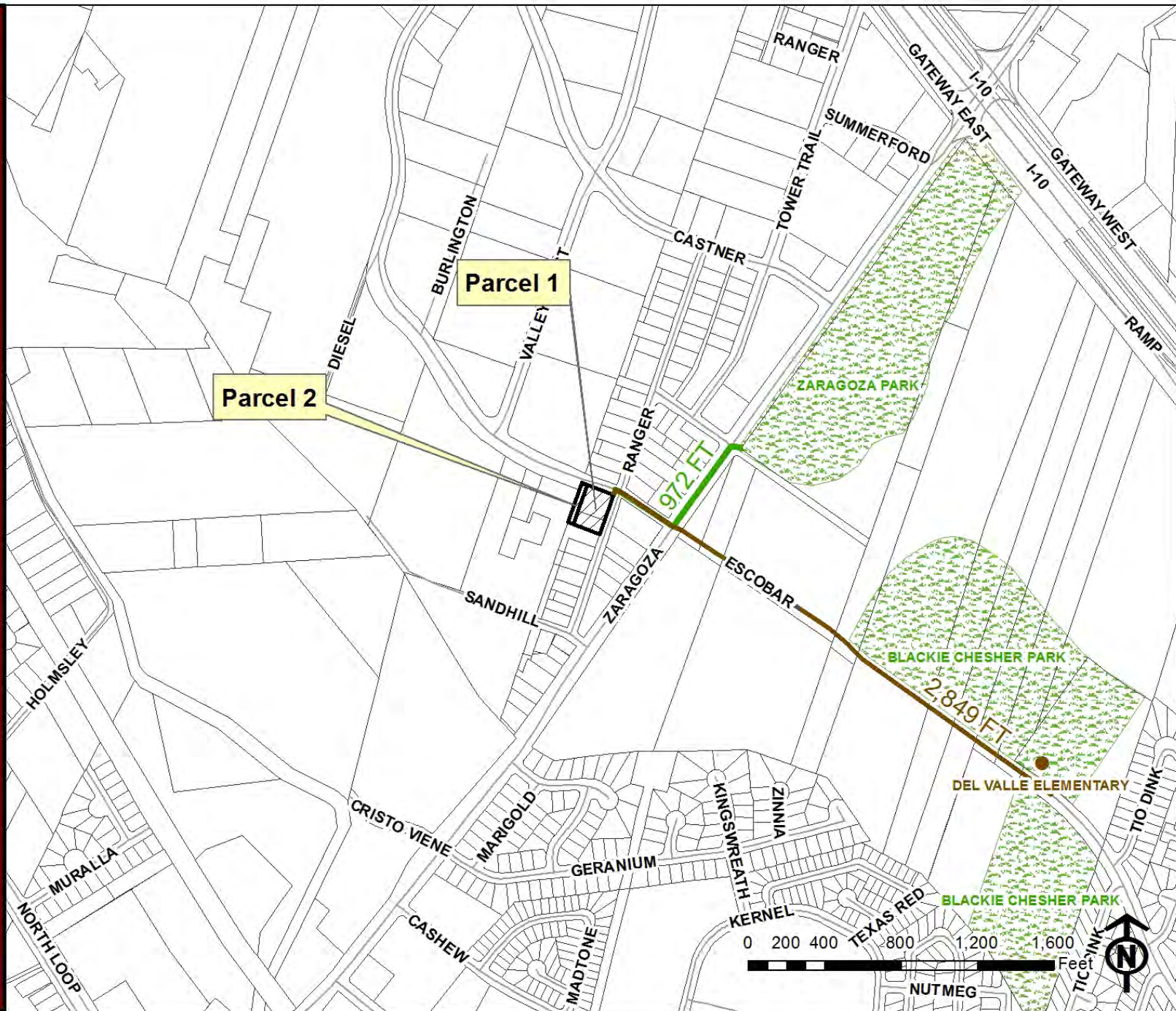
PZRZ14-000008



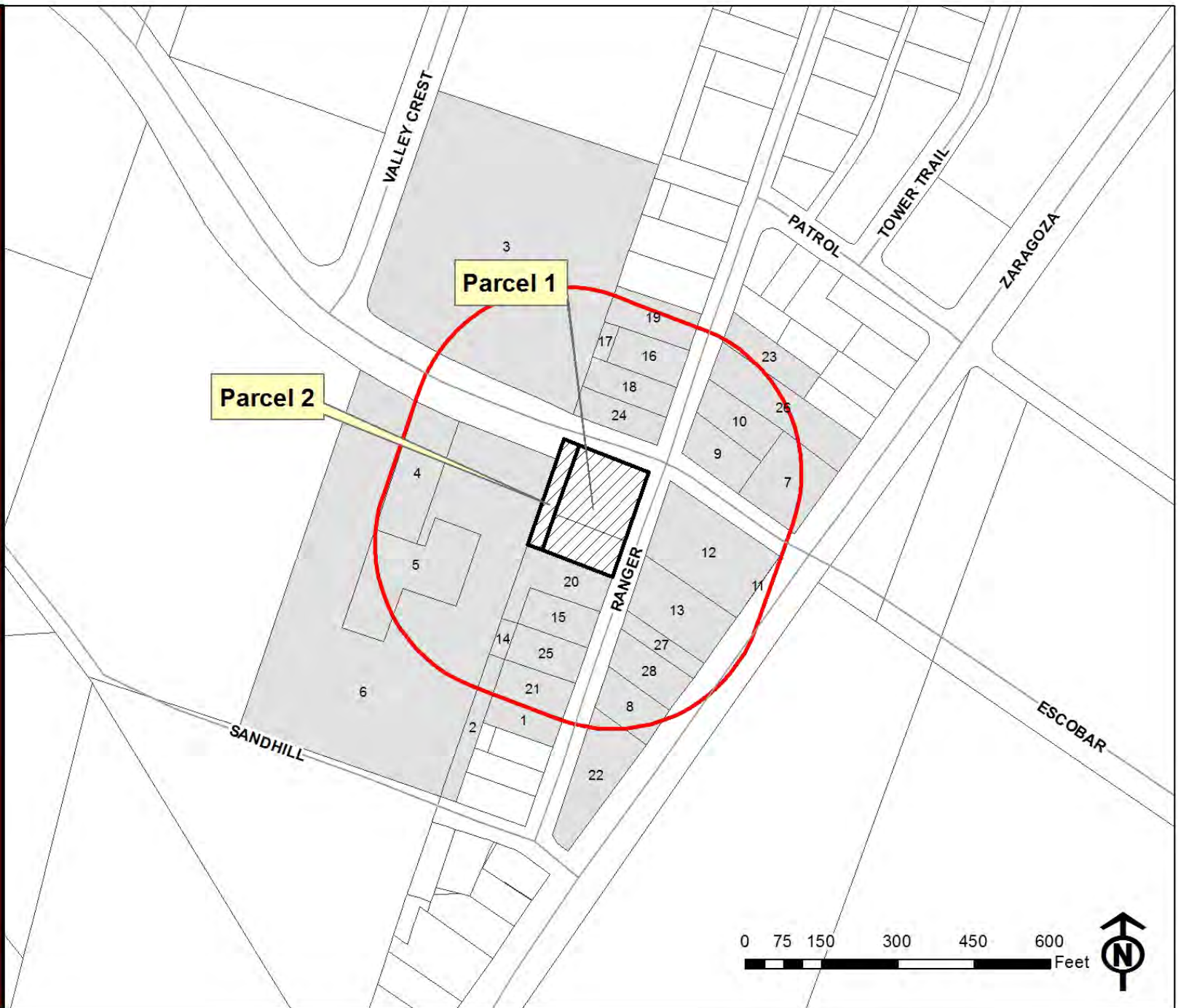
PZRZ14-000008



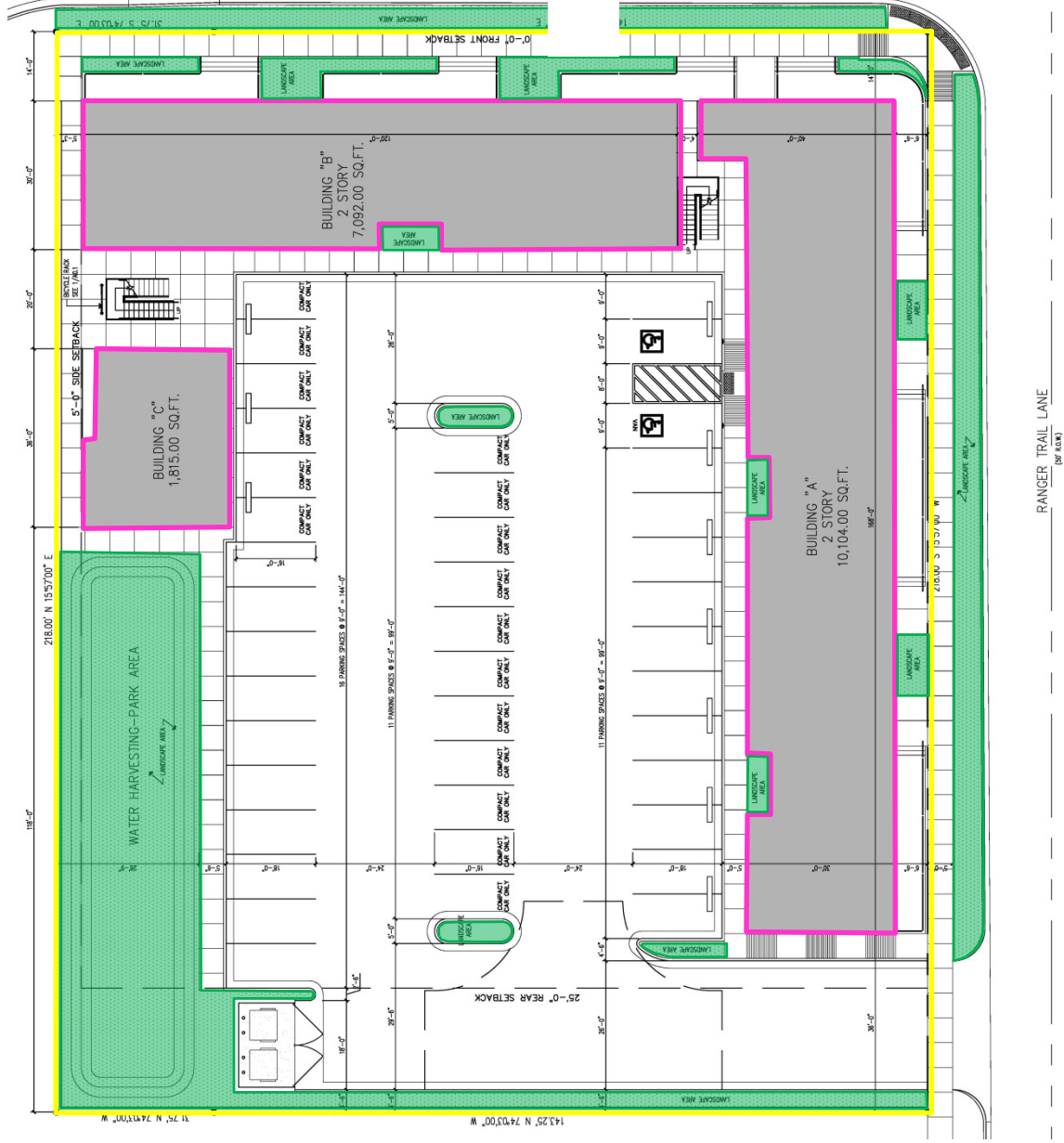
PZRZ14-000008



PZRZ14-00008



ESCOBAR DRIVE (50' ROW)





LIEVARCHITECTS
www.lievarch.com



LIEVARCHITECTS

www.lievarch.com



LIEVARCHITECTS
www.lievarch.com



Subject Property & West



Build to Suit
or
Ground Lease
915.850.4332
www.karlthompson.com

South



North



East

PZRZ14-000008

