

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: June 14, 2016
Public Hearing: July 12, 2016

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of Lot 1, Block 1, Shadow Mountain, 201 Shadow Mountain, City of El Paso, El Paso County, Texas from C-1 (Commercial) to G-MU (General Mixed Use); Approving a master zoning plan; and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 201 Shadow Mountain. Property Owner: MG Shadow Mountain, LLC. PZRZ15-00039 (District 8)

BACKGROUND / DISCUSSION:

On April 21, 2016, the CPC reviewed and recommended approval of the rezoning request.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this rezoning application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (8-0).

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 1, SHADOW MOUNTAIN, 201 SHADOW MOUNTAIN, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO G-MU (GENERAL MIXED USE); APPROVING A MASTER ZONING PLAN; AND IMPOSING CONDITIONS. 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 1, Block 1, Shadow Mountain, 201 SHADOW MOUNTAIN, City of El Paso, El Paso County, Texas*, be changed from C-1 (COMMERCIAL) to G-MU (GENERAL MIXED USE), as defined in Section 20.06.020, and that a MASTER ZONING PLAN, be approved as required by 20.04.200, to allow the land uses 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.

Further, that the property described above be subject to the following conditions which are necessitated in order to protect the health, safety and welfare of the residents of the City:

1. *Existing restrictive covenants and utility easement encroachments shall be addressed prior to the issuance of any building permits.*
2. *Traffic mitigation fees are to be paid prior to the issuance of any building permits.*

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 _____, 2016.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Ordinance No. _____
16-1007-1684/533889
201 Shadow Mountain – Rezoning Ordinance
OAR

PZRZ15-00039

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning and Inspections Department

Ordinance No. _____
16-1007-1684/533889
201 Shadow Mountain – Rezoning Ordinance
OAR

PZRZ15-00039

ZONING INFORMATION	
PROJECT ADDRESS: 201 SHADOW MOUNTAIN	PROPOSED DENSITY
EL PASO ZONING CODE: G-MU	219 HOTEL UNITS
NET LOT AREA: 181,670 SQFT (4.17 ACRLS)	228 RESIDENTIAL UNITS

SITE DATA/BUILDING DATA		
LOT COVERAGE	69,513 SF	38.2%
OPEN SPACE	129,577 SF	71.3%
LANDSCAPE-PERVIOUS	55,337 SF	30.4%
HARDSCAPE	73,094 SF	40.6%
TOTAL SQUARE FOOTAGE	779,974 SF	*SEE SQUARE FOOTAGE BREAKDOWN CHART

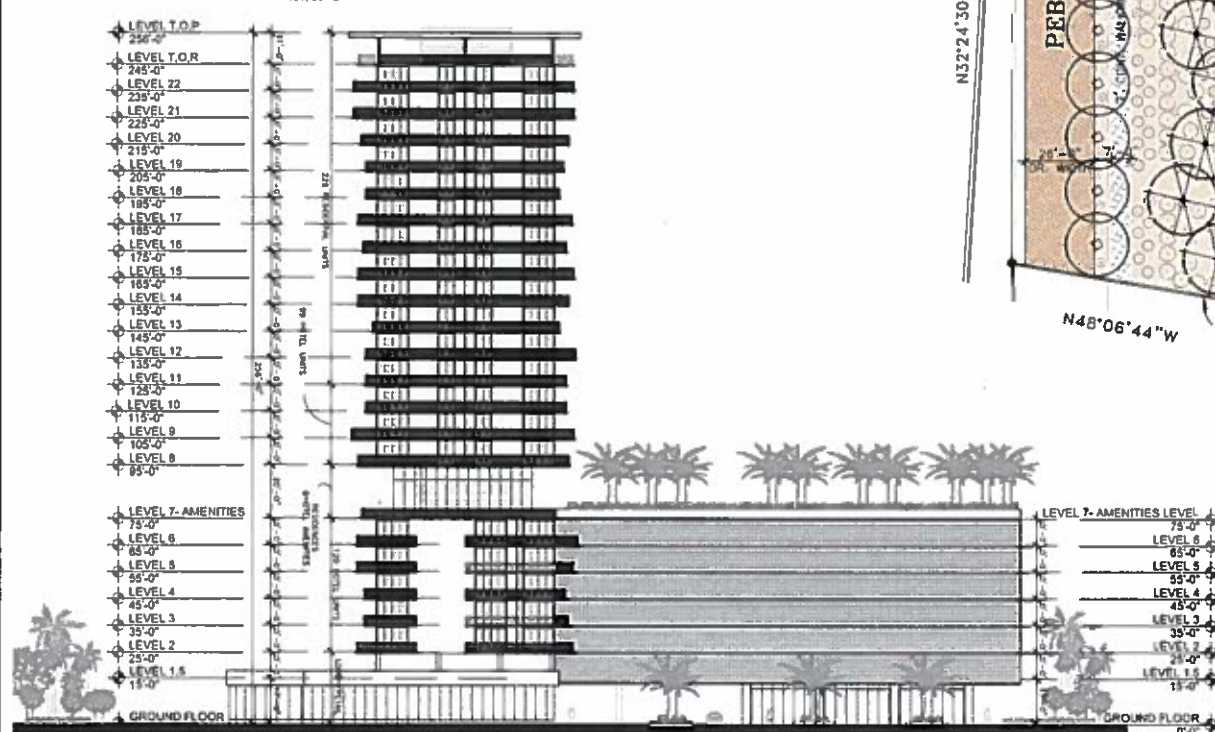
SETBACK REQUIREMENTS		
A) PRINCIPAL FRONT (SHADOW MOUNTAIN)	REQUIRED	PROVIDED
B) SECONDARY FRONT (PEBBLE BEACH DR)	N/A	21'-6"
C) SIDE/REAR (SOUTH)	N/A	58'-7"

PARKING REQUIREMENTS		
PARKING SPACES REQUIREMENT	CALS	REQ. PROVIDED
-HOTEL & RENTAL ROOM	219X0.6=	176 15
1/800SF OF PUBLIC MEETING/RESTAURANT SPACE	13,263/800=	17 ADA
-RETAIL 1/300SF GSF	41,691/300=	139 2XXTOTAL
-RESIDENTIAL 1/EFFICIENCY	156X1.5=	234 700
1.5/ONE BEDROOM APT	72X2=	144
2/TWO OR MORE BEDROOMS APTS	TOTAL	710 715

BICYCLE PARKING		
SPACES REQUIREMENT	CALS	REQ. PROVIDED
5% OF THE PARKING REQUIREMENT OVER 60	710-60	36 36
	650X5X+3=	

LANDSCAPE		
15 % (LOT AREA - BUILDING FOOTPRINT)	CALS-REQ	PROVIDED
	15(181,670-69,513)	55,337SF
	100	(30.4%)
	=16,823.5 SF	

PROJECT DATA		AREA									
LEVEL	AREA	RETAIL	RESL	HOTEL	AMENITIES	B.O.H	PARKING	BALCONY			
23 LEVEL	2,000 SF	0 SF	0 SF	0 SF	0 SF	2,000 SF	0 SF	0 SF			
22 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
21 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
20 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
19 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
18 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
17 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
16 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
15 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
14 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
13 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
12 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
11 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
10 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
09 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
08 LEVEL	19,872 SF	0 SF	16,012 SF	0 SF	0 SF	325 SF	0 SF	3,435 SF			
07 LEVEL	61,260 SF	0 SF	0 SF	0 SF	0 SF	58,158 SF	1,371 SF	0 SF			
06 LEVEL - P3	61,260 SF	0 SF	0 SF	0 SF	0 SF	90 SF	48,867 SF	2,400 SF			
05 LEVEL - P4	61,260 SF	0 SF	0 SF	0 SF	0 SF	90 SF	48,867 SF	2,400 SF			
04 LEVEL - P3	61,260 SF	0 SF	0 SF	0 SF	0 SF	90 SF	48,867 SF	2,400 SF			
03 LEVEL - P2	61,260 SF	0 SF	0 SF	0 SF	0 SF	90 SF	48,867 SF	2,400 SF			
02 LEVEL - P1	61,260 SF	0 SF	0 SF	0 SF	0 SF	225 SF	48,867 SF	2,400 SF			
MAIN LOBBY	64,048 SF	0 SF	0 SF	0 SF	0 SF	16,579 SF	3,606 SF	45,296 SF	0 SF		
RETAIL LOBBY	54,432 SF	38,879 SF	0 SF	0 SF	0 SF	2,431 SF	1,914 SF	0 SF			
	781,120 SF	39,879 SF	182,144 SF	100,216 SF	74,737 SF	14,868 SF	291,545 SF	63,000 SF			
									421,664 SF		



2 EAST ELEVATION

Scale: 1/32" = 1'-0"

LEGAL DESCRIPTION
Lot 1, Block 1, Shadow Mountain, City of El Paso, El Paso County, Texas.

GENERAL PLANTING NOTE:
THIS PLANTING DESIGN IS PRELIMINARY. THE MAIN PURPOSE OF THIS PLANTING SCHEDULE AND DESIGN IS TO SERVE AS AN INDICATION OF PLANT CHARACTERISTICS WITH RESPECT TO THE OVERALL LANDSCAPE AND WILL BE FURTHER REFINED AND ENHANCED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS.

THE FINAL PLANTING AND CONSTRUCTION DOCUMENTS, AS DESIGNED AND PREPARED BY THE LANDSCAPE ARCHITECT, WILL SELECT PLANT MATERIALS FOR SPECIFIC DESIGN EFFECTS. ALL PLANT MATERIALS SHALL BE CHOSEN FROM THE CITY OF EL PASO, TX APPROVED PLANT LIST.

LANDSCAPE PLANTING NOTES:

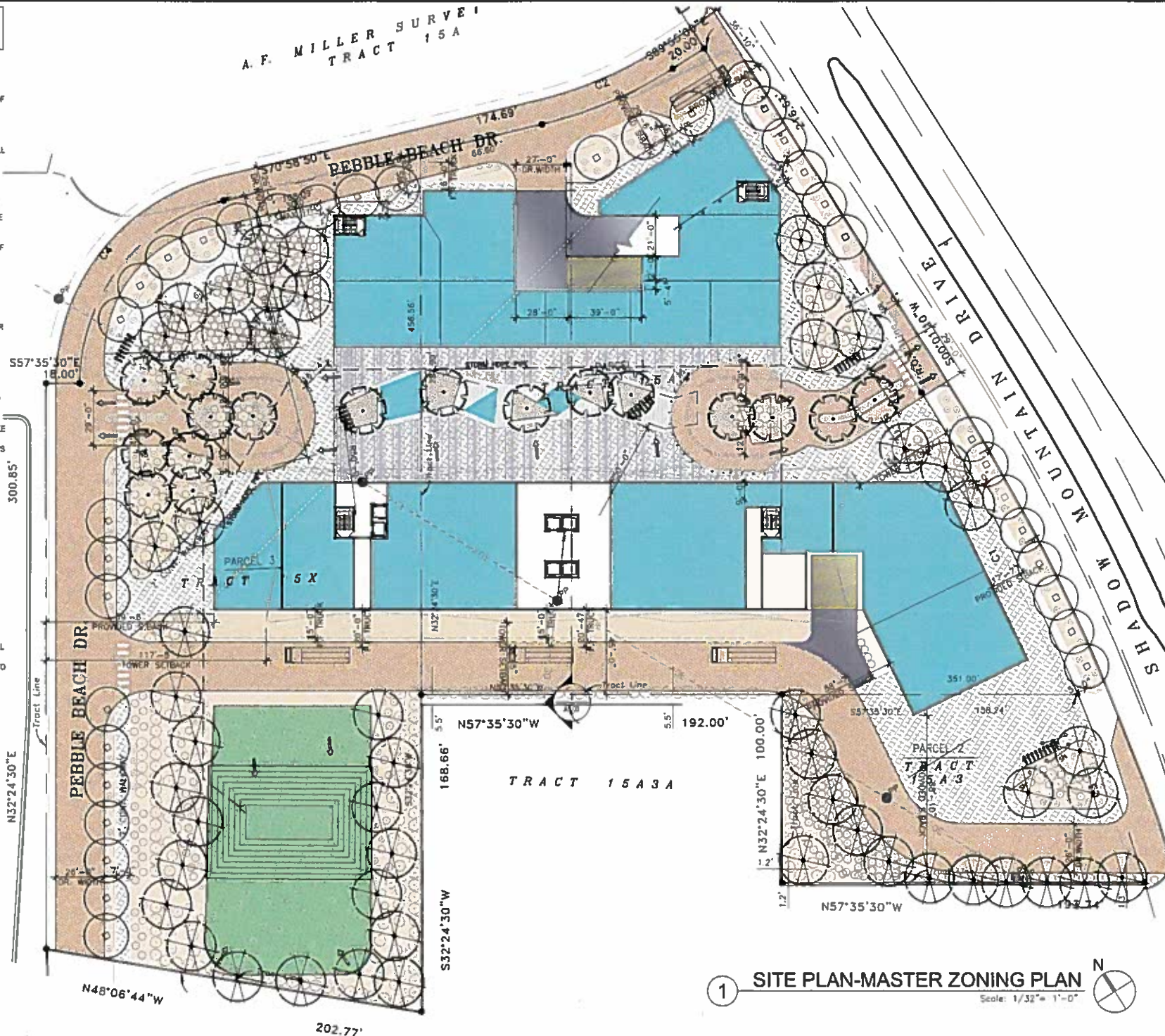
1. ALL TREES PLANTED WITHIN 5' OF A HARDSCAPE SURFACE SHALL BE PLANTED WITH A ROOT GUARD TO DIRECT ROOT GROWTH DOWNWARD.

2. PORTIONS OF THE PLANTING AREAS NOT LANDSCAPED SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE.

3. ALL LANDSCAPE AREAS SHALL CONFORM TO THE EL PASO, TX CODE OF ORDINANCES, SPECIFICALLY SECTIONS 18.48 AND 18.47.

LANDSCAPE MAINTENANCE NOTE:
ALL LANDSCAPED AREAS WITHIN THE DEVELOPMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. TREES SHALL BE WATERED DEEPLY, BUT INFREQUENTLY TO PROMOTE DEEPER ROOTING AND SHALL BE FERTILIZED AS REQUIRED BY SOUND HORTICULTURAL PRACTICES. PLANTS SHALL BE PRUNED IN ACCORDANCE WITH PROFESSIONAL TRIMMING STANDARDS TO MAINTAIN THEIR INTENDED SHAPES AND SIZES AND TO ENSURE THE HEALTH OF THE SPECIMEN AND THE SAFETY OF THE PUBLIC. TREE GUYS AND STAKE TIES SHALL BE INSPECTED AND ADJUSTED PERIODICALLY AND REMOVED WHEN NECESSARY TO INSURE THEY ARE ADEQUATELY SURROUNDING THE TREE WITHOUT GROUNDING TRUNKS OR BRANCHES. PLANTS SHALL BE PRUNED TO AVOID BLOCKING WALKS, PASSAGEWAYS, AND SIGHT OBSTACLE VIEWS FOR VEHICULAR TRAFFIC. DEAD PLANTS SHALL BE REPLACED. DAMAGED BRANCHES SHALL BE REMOVED, AND OVERGROWN AREAS SHALL BE THINNED BY THE SELECTIVE REMOVAL OF UNNECESSARY PLANTS, SHRUBS, AND VINES USED FOR SCREENING. SERVICE AREAS SHALL BE PRUNED TO MAXIMIZE SCREENING WHILE ALLOWING ACCESS TO THE SERVICE AREAS. ALL LANDSCAPE AREAS SHALL BE MAINTAINED ACCORDING TO THE CITY OF EL PASO, TX CODE OF ORDINANCES.

IRRIGATION NOTE:
ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM USING STAND ALONE CONTROLLERS. A WEATHER-BASED SMART CONTROLLER IS REQUIRED PER THE CITY ORDINANCE. SHRUBS WILL BE CIRCUITED ON SEPARATE ZONES FROM TREES THEREBY CREATING SEPARATE HYDROZONES. ALL CONTROL VALVES, GATE VALVES, QUICK COUPLING VALVES, AND DRIP VALVE ASSEMBLIES WILL BE INSTALLED IN SEPARATE VALVE BOXES. WHERE TURF OR PLANTED GROUND COVER IS INTRODUCED INTO THE LANDSCAPE, STANDARD SPRAY HEADS WILL BE USED WITH INTEGRAL CHECK VALVES TO PREVENT LOW HEAD DRAINAGE. ALL TURF AREAS WILL BE DESIGNED USING STANDARD SPRAY HEADS ON 6" POP-UP BODIES WITH APPROPRIATE SPACING TO ACCOMMODATE THE SPECIFIC AREAS TO PREVENT OVERTHROW ONTO ADJACENT HARDSCAPE ELEMENTS. GROUND COVER AREAS WILL BE DESIGNED USING A DRIP IRRIGATION SYSTEM. THE CONTROLLERS WILL BE ELECTRIC AND WALL MOUNTED INSIDE A STAINLESS STEEL VANDAL RESISTANT ENCLOSURE. ALL IRRIGATION DESIGN SHALL COMPLY WITH THE EL PASO, TX CODE OF ORDINANCES.

A. F. MILLER SURVEY
TRACT 15A1 SITE PLAN-MASTER ZONING PLAN
Scale: 1/32" = 1'-0"

PLANTING SCHEDULE		
TREES	SIZE	QUANTITY
Parkway Tree	2" Cal. Min., 10' Ht. Min.	23
Accent Tree	3" Cal. Min., 10' Ht. Min.	13
Site Tree	2" Cal. Min., 10' Ht. Min.	53
SHRUBS AND ACCENTS		
	SIZE	QUANTITY
Large Shrub or Accent	5 Gallon	235
Small Shrub or Accent	5 Gallon	475
Groundcover	5 Gallon	437
INERT		
	QUANTITY	
3/4" Screened Decomposed Granite 2" Deep	48,248 SF	
Turf	10,650 SF	
Metal Edging	320 LF	

LANDSCAPE REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPABLE AREA REQUIREMENTS		
15% (LOT AREA - BUILDING FOOTPRINT)	181,670 SF - 69,513 SF 112,157 SF = 10,823.5 SF	55,337 SF (30.4%)
SUBTRACT PARKWAY AND TURF AREAS	55,337 SF - 28,058.2 SF = 29,284.8 SF	29,284.8 SF (16.1%)
PLANT COVERAGE OPTION: 2 TREES/1,000 SF	2(29,284.8 SF/1,000 SF) = 58 TREES	74 TREES
75% PLANT COVERAGE	75% PLANT COVERAGE	75% PLANT COVERAGE
FRONTAGE LANDSCAPE BUFFER REQUIREMENTS		
10' BUFFER AREA ALONG STREET	10' BUFFER AREA	10' BUFFER AREA
PARKWAY LANDSCAPE REQUIREMENTS		
SHADOW MOUNTAIN DRIVE	405 LF/30 LF = 14 Trees	13 Trees
PEBBLE BEACH DRIVE	705 LF/30 LF = 24 Trees	23 Trees

RETENTION CALCULATIONS		
CITY OF EL PASO REQUIRES RETENTION OF 100% OF 100 YEAR DESIGN STORM VOLUME. THE SITE IS LOCATED IN THE WESTSIDE DRAINAGE REGION		
100-YR, 24HR RAINFALL DEPTH	4.18	INCHES
WATERSHED AREA	4.17	ACRES
100-YR VOLUME	1.45	AC-FT
ANTICIPATED 10-YR SILT VOLUME	0.0015	AC-FT
25% EMERGENCY STORAGE	0.36	AC-FT
TOTAL DETENTION VOLUME REQUIRED	1.81	AC-FT

REVISIONS / SUBMISSIONS	
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ALL DRAWINGS AND NOTICES MUST BE SUBMITTED TO THE CITY OF EL PASO, TEXAS, FOR REVIEW AND APPROVAL. THE CITY OF EL PASO, TEXAS, RESERVES THE RIGHT TO REVISIONS AND MODIFICATIONS TO THE DRAWINGS AND NOTICES WITHOUT THE NEED FOR THE CITY OF EL PASO, TEXAS, TO BE NOTIFIED. THE CITY OF EL PASO, TEXAS, SHALL BE NOTIFIED OF ANY REVISIONS AND MODIFICATIONS TO THE DRAWINGS AND NOTICES.

MASTER ZONING PLAN
201 SHADOW MOUNTAIN
EL PASO, TEXASSITE PLAN
MASTER ZONING PLAN

OWNER



07-06-2018

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Blueway Boulevard
Suite 200
El Paso, Texas 79917
P: 915.773.3786
WWW.KOBIKARP.COM

KOBII KARP
Lic. # 19850



DRAWN BY: CT

CHECKED BY: -

DATE: 07-01-2018

A3.00

Kimley»Horn

Master Zoning Plan for a General Mixed-Use

Shadow Mountain

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 offices, retail, apartments, single family attached units, walk ups, duplexes and row houses. Being located close to Sunland Park Mall, Coronado Shopping Center and the Mesa Street and Sunland Park corridor is a plus. This new district will enhance the neighborhood; promote walkable communities and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the city.

These Objectives will be followed with these outlines initiatives:

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

II. Objective:

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

III. Characteristics:

Description: The district will replace and empty land lot of 4.16 acres with a modern building that will house 42,000 square feet of retail space, over 100,000 Square feet of common open space, 219 hotel units and 228 apartment dwelling units.

The site is designed as an urban infill plan that allows the introduction of public pedestrian and vehicle or circulation from neighboring communities both commercial and residential through the site. The design of the site is promoting and accommodating and implementing both vehicular and pedestrian circulation connecting Mesa to Shadow Mountain via a connector aligned with Pebble Street.

The shaded and landscape pedestrian circulation is landscaped with Xeriscaping and shadow trees aligned within hard scape. The project allows for green pocket parks and outdoor public seating and congregating areas. There is a pocket park for the retail and another pocket park with public art for the entrance into the residential lobby on Shadow Mountain road.

The connector boulevard wrapping around the site for the vehicular, bicycle, and pedestrian is lined with landscaping and benches seating areas as well as vita exercise Anna Lee near park distribution with pedestrian sidewalk which continues around as it connects via pebble to Shadow Mountain and on to Mesa.

The purely pedestrian connection is done through a pedestrian promenade open to the sky that connects the residential lobby and commercial on Shadow Mountain and connects pedestrian movement to the hotel lobby and retail and spa. The entrance to the hotel and spa is aligned with a linear park and with a pocket park.

The building is designed to blend in with colors and hues and tones of the ridges and Shadow Mountain. The building has colors and tones of browns and bronze and ochre and red colors similar to the sunset of the El Paso over the Rio Grande River.

The concept is to design a building that is unique to El Paso.

The amenity xeriscaping landscaped terraces and pool deck promotes and allows for the open shaded and natural assembly for the hotel and the residential community congregation area which is open 360°.

The building floats 25 feet above on top of the community residential and hotel Terrace area that promotes and allows open views to Shadow Mountain as well as to the Rio Grande and to El Paso and Juarez in the background.

The project is designed as a LEED project. Orienting to the Sun to maximize the views of the Rio Grande and the mountain ridges while promoting the natural light around the site. The floating of the building allows for the natural cross ventilation and natural breezes to be promoted on the site.

The Building is oriented and is designed as well as providing shade and shadow onto the building with the large overhang shade balconies and terrace shadowboxes in order to mitigate the solar gain on the glass on the tower.

The landscape-xeriscaping at the ground level continues onto the amenity level and continues on the vertical screen walls of the garage allowing for the cars to be fully hidden from the public right away while the xeriscaping continues to go down from the planters of the amenity terraces above and up from the ground Landscape surrounding the building on all four sides. The building is designed to have 360°

accessibility and visibility. All the services and loading is done internally hidden away from sight of public right of ways.

Access: This neighborhood center will have retail access along Shadow Mountain Drive. Each individual unit will be located in the main tower and have its own parking in an attached parking garage. Access to the parking garage will be from Pebble Beach Drive where an entrance ramp to the 5 story parking garage will be located. Pedestrian access will be from a pedestrian bridge which connects the tower to the parking garage.

Setbacks:

- Principal Front (Shadow Mountain): 7'-5"
- Secondary Front (Pebble Beach DR): 20'-0"
- Side : 45'-0"
- Rear: 89'-6"

Density:

- 228 Residential Units
- 219 Hotel Units

Landscaping:

- 55,337 SF.

Parking:

- 715 parking spaces
- 291,545 SF.

Sub Districts: N/A

Phasing: One Phase

Floor Area Ratio:

- 4.30:1

Special Privilege: N/A

IV. Relationship with Plan for El Paso:

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

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

Shadow Mountain City Centre Mix Use Table							
		Set Backs				Ceiling Height	Maximum Building Height
Use	Min. Area SF.	Front	Back	N. Side	S.Side		
Commercial Uses						15'-0"	256'-0"
ART GALLERY	400	0	0	0	0	15'-0"	256'-0"
ATHLETIC FACILITY	400	0	0	0	0	15'-0"	256'-0"
AUTOMATED TELLER MACHINE ATM	400	0	0	0	0	15'-0"	256'-0"
BAKERY	400	0	0	0	0	15'-0"	256'-0"
BANK	400	0	0	0	0	15'-0"	256'-0"
BARBER SHOP	400	0	0	0	0	15'-0"	256'-0"
BEAUTY SALON	400	0	0	0	0	15'-0"	256'-0"
BILLIAR AND POOL HALL	400	0	0	0	0	15'-0"	256'-0"
BINGO HALL	400	0	0	0	0	15'-0"	256'-0"
BOOK STORE	400	0	0	0	0	15'-0"	256'-0"
BOUTIQUE	400	0	0	0	0	15'-0"	256'-0"
BOWLING ALLEY	400	0	0	0	0	15'-0"	256'-0"
BREAD AND BAKERY PRODUCT MAN.	400	0	0	0	0	15'-0"	256'-0"
BREWERY	400	0	0	0	0	15'-0"	256'-0"
CAFETERIA	400	0	0	0	0	15'-0"	256'-0"
CLINIC	400	0	0	0	0	15'-0"	256'-0"
COMMUNITY RECREATIONAL FACILITY	400	0	0	0	0	15'-0"	256'-0"
COMPUTER ELECTRONIC PRODUCT ASSE.	400	0	0	0	0	15'-0"	256'-0"
COURIER & MESSAGE SERVICE	400	0	0	0	0	15'-0"	256'-0"
CREDIT UNION	400	0	0	0	0	15'-0"	256'-0"
DELICATESSEN	400	0	0	0	0	15'-0"	256'-0"
ELECTRONIC EQUIPMENT REPAIR	400	0	0	0	0	15'-0"	256'-0"
EXERCISE FACILITY (INDOOR)	400	0	0	0	0	15'-0"	256'-0"
FINANTIAL INSTITUTION	400	0	0	0	0	15'-0"	256'-0"
FLOWER SHOP	400	0	0	0	0	15'-0"	256'-0"
GOVERNAMENTAL USE	400	0	0	0	0	15'-0"	256'-0"
HOBBY STORE	400	0	0	0	0	15'-0"	256'-0"
HOME IMPROVEMENT CENTER	400	0	0	0	0	15'-0"	256'-0"

ICE CREAM PARLOR	400	0	0	0	0	15'-0"	256'-0"
ICE SKATING FACILITY	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY ROOM	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY COMMERCIAL	400	0	0	0	0	15'-0"	256'-0"
MASSAGE PARLOR	400	0	0	0	0	15'-0"	256'-0"
MINIATURE GOLF COURSE	400	0	0	0	0	15'-0"	256'-0"
MOVIE THEATRE(INDOOR)	400	0	0	0	0	15'-0"	256'-0"
MUSIC STORE	400	0	0	0	0	15'-0"	256'-0"
NIGHTCLUB,BAR,COCKTAIL LOUNGE	400	0	0	0	0	15'-0"	256'-0"
OFFICE,PROFESIONAL	400	0	0	0	0	15'-0"	256'-0"
ON SITE PARKING	400	0	0	0	0	15'-0"	256'-0"
OPEN SPACE(COMMON,PUBLIC OR PRIV.)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL STABLISHMENT(HIGH VOLUME)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL STABLISHMENT(LOW VOLUME)	400	0	0	0	0	15'-0"	256'-0"
PARK , PLAYGROUND	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT(DRIVE IN OR WALK IN)	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT SIT DOWN	400	0	0	0	0	15'-0"	256'-0"
SHOE REPAIR SHOP	400	0	0	0	0	15'-0"	256'-0"
SPECIALTY SHOP	400	0	0	0	0	15'-0"	256'-0"
SPORTING GOODS STORE	400	0	0	0	0	15'-0"	256'-0"
STUDIO,DANCE	400	0	0	0	0	15'-0"	256'-0"
STUDIO,PHOTOGRAPHY	400	0	0	0	0	15'-0"	256'-0"
SUPERMARKET	400	0	0	0	0	15'-0"	256'-0"
SUPERSTORE	400	0	0	0	0	15'-0"	256'-0"

Parking							
GARAGE OR LOT PARKING (COMERCIAL)	50,000	0	0	0	0	7'-6"	75'-0"
GARAGE OR LOT PARKING (PRIVATE)	50,000	0	0	0	0	7'-6"	75'-0"

Residential Uses							
APARTMENT(5 OR MORE UNITS)	400	30'-0"	30'-0"	30'-0"	30'-0"	8'6"	256'-0"
HOTEL	200	30'-0"	30'-0"	30'-0"	30'-0"	8'6"	256'-0"

MEMORANDUM

DATE: July 6, 2016

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

FROM: Jeff Howell, Senior Planner

SUBJECT: PZRZ15-00039

The City Plan Commission (CPC), on April 21, 2016, voted 8-0 to recommend **approval** of the rezoning request for the subject property from C-1 (Commercial) to GMU (General Mixed-Use) and approval of the Master Zoning Plan.

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.

The Planning Division received 6 emails, a petition with 73 signatures and 5 phone calls and 1 letter with 14 signatures in opposition to the rezoning request. We did receive 1 email in support to the rezoning request. During the City Plan Commission meeting on April 21, 2016, 1 individual spoke in opposition to the rezoning request and 6 individuals spoke in support of the rezoning request.

Property Owner: MG Shadow Mountain, LLC
Applicant: Josh Meyers
Representative: Josh Meyers

Attachments:
Staff Report with updated letter
Email of opposition (Received after City Plan Commission)
Email of opposition (Received after City Plan Commission)
Email of support (Received after City Plan Commission)
Letter of opposition (Received after City Plan Commission)
Updated comments from Transportation (Received 6/7/2016)



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: PZRZ15-00039
Application Type: Rezoning
CPC Hearing Date: April 21, 2016
Staff Planner: Jeff Howell, 915-212-1607, HowellJB@elpasotexas.gov
Location: 201 Shadow Mountain
Legal Description: Lot 1, Block 1, Shadow Mountain, City of El Paso, El Paso County, Texas
Acreage: 4.03 acres
Rep District: 8
Existing Zoning: C-1 (Commercial)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From C-1 (Commercial) to G-MU (General Mixed-Use)
Proposed Use: Mixed Use
Property Owner: Ten East Partners, L.P., a Texas Limited Partnership
Representative: Josh Meyers

SURROUNDING ZONING AND LAND USE

North: C-1 (Commercial) / Retail
South: C-1 (Commercial) / Financial Institution
East: A-O (Apartment-Office) / Apartments
West: C-1 (Commercial) / Retail

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area)

NEAREST PARK: Palo Verde Park (3,922 feet)

NEAREST SCHOOL: Western Hills Elementary School (3,734 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 6, 2016. The Planning Division received 4 emails, a petition with 73 signatures and 4 phone calls in opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from C-1 (Commercial) to G-MU (General Mixed-Use). This proposed development will consist of a 781,120 square foot, 22 story mixed use tower, 256' in height. The development proposes 228 apartment units, 219 hotel rooms, and 41,691 sq. ft. of retail space, and 55,337 square feet of landscaping. The mix of uses proposed is detailed in the Master Zoning Plan (MZIP) Report (attachment 4). A parking garage is proposed to accommodate the 715 proposed vehicular parking spaces (710 are required). ADA and bicycle parking spaces are provided per code. Three points of access are provided off Shadow Mountain Drive.

ANALYSIS

20.10.360(G)

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

- I. 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 generally complies 20.10.360(G)(1), however a reduction in height is recommended to be more compatible with the adjacent development

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 generally complies 20.10.360(G)(2), however a reduction in height is recommended to be more compatible with the adjacent development.

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.

The applicant complies 20.10.360(G)(5)

6. **Setbacks.** Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

The applicant complies 20.10.360(G)(6)

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

The applicant complies 20.10.360(G)(7).

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from C-1 (Commercial) to GMU (General Mixed-Use) and acceptance of the Master Zoning Plan subject to the following conditions. The conditions are as follows:

1. *Existing restrictive covenants and utility easement encroachments shall be addressed prior to the issuance of any building permits.*
2. *Transportation comments shall addressed prior to City Council.*
3. *Traffic mitigation fees are to be paid prior to the issuance of any building permits.*

The approval recommendation is based on the compatibility with existing commercial and apartment uses in the area and the Future Land Use Map. However, the Planning Division recommends a reduction in the proposed height to be more comparable to existing tower structure in the vicinity.

Plan El Paso- Future Land Use Map Designation

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

COMMENTS:

Planning & Inspections Department - Planning Division - Transportation

A TIA shall be required. Required revisions to TIA include:

1. The TIA distributes trips onto Lancer's club way as a second point of access for the property. If Lancers Club Way is a private road, then the TIA needs to be modified to redistribute trips off of the private road.
2. The TIA shows that mitigation to optimize the signal timing and installation of traffic signal improvements at Mesa/Sunland/Shadow Mnt intersection is required.
 - a. Specify that the proposed signal timing modification to increase the cycle length to 150 seconds will include the entire coordinated system and not just one intersection.
 - b. Specify the proportionate share for proposed signal timing.
 - c. Specify the proportionate share for installation of right turn overlap for south bound approach on Shadow Mountain.
3. The TIA shows that mitigation is required at Pebble Beach/Shadow Mnt
 - a. Installation of north bound protected/permitted left turn phasing for Shadow Mnt. Proportionate share (7%)
 - b. Install a dedicated right turn lane with a storage length of 50' for east bound approach at Pebble Beach and Shadow Mnt (100%). Traffic Engineer approval is required for mitigation to be completed as part of the development.

Planning & Inspections Department – Plan Review

Recommend approval. Submitted conceptual site plan was not reviewed for conformance with the IBC, TAS or municipal code. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code

Planning & Inspections Department – Plan Review - Landscape

Recommend approval. Submitted conceptual site plan was not reviewed for conformance with the IBC, TAS or municipal code. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and municipal code

Planning & Inspections Department - Land Development

1. Add to general notes on final plat: All developed storm water runoff shall be addressed within the subdivision limits and shall comply with all provisions of (DSC, 19.19.010A and DDM, 11.1).
2. Show proposed drainage flow patterns. Label the proposed pond as a "Private retention pond".
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. The applicant may need to seek re-approval of the site plans from CPC if there is a failure to comply.

Fire Department

Recommendation: APPROVAL

El Paso Streets and Maintenance Department

See Transportation comments.

Capital Improvements Department

We have reviewed 201 Shadow Mountain, rezoning case # PZRZ15-00039 from C-1 (Commercial) to G-MU (General Mixed-Use) and map and on behalf of CID Parks Planning Division we offer Owner / Applicant the following comments:

Please note that this parcel of land (Lot 1, Block 1, Shadow Mountain) was recently platted on March 20, 2013 and covenants restricting all residential uses were filed with the original subdivision.

If the rezoning to G-MU (General Mixed-Use) is approved to allow residential and non-residential components within the same building, then per the Master Zoning Plan for the development, Applicant is proposing a "Vertical Mixed-use Development" where the Non-residential component is less than 20% of the entire square footage of the development therefore, per Section 19.20.030 (A)(1)(e)(ii)(B) "Park fees" for the entire development will be assessed on the number of residential units (total of 228 units) at a rate of \$680.00 based on Multi-family requirements as follows:

Based on the following calculations, Applicant shall be required to pay "Park fees" in the amount of \$155,040.00 00 based on Residential requirements for Multi-family dwelling units.

228 Dwelling Units at a rate of \$680.00 based on Multi-family = \$155,040.00

Please allocate generated funds under Park Zone: NW-6
Nearest Park(s): Palo Verde & Snow Heights

If density is increased /decreased, then "Park fees" will be re-assessed based on applicable conditions; park fees paid for the original subdivision in the amount of \$4,170.00 will be accredited towards final assessed "park fees".

Texas Department of Transportation

The subject property is not on a state roadway, and therefore does not require TxDOT review.

El Paso Water Utilities

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

1. EPWU does not object to this request.

Water:

2. There is an existing 12-inch diameter water main extending along the east side of Shadow Mountain Dr. The water main is located approximately 48-feet west from the eastern subject property line. This main is available for service.
3. Previous water pressure from fire hydrant #2882 located approximately Shadow Mountain/Enterprise, Median has yield a static pressure of 120 (psi), a residual pressure of 110 (psi), and a discharge of 1404 gallons per minute.
4. The owner should, for his own protection and at his own expense shall 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 water pressure regulator device.

Sanitary Sewer:

5. There is an existing 12-inch diameter sanitary sewer main along the east side of Shadow Mountain Dr. the sewer main is located approximately 27-ft east from the western subject property line. This main is available for service.

General:

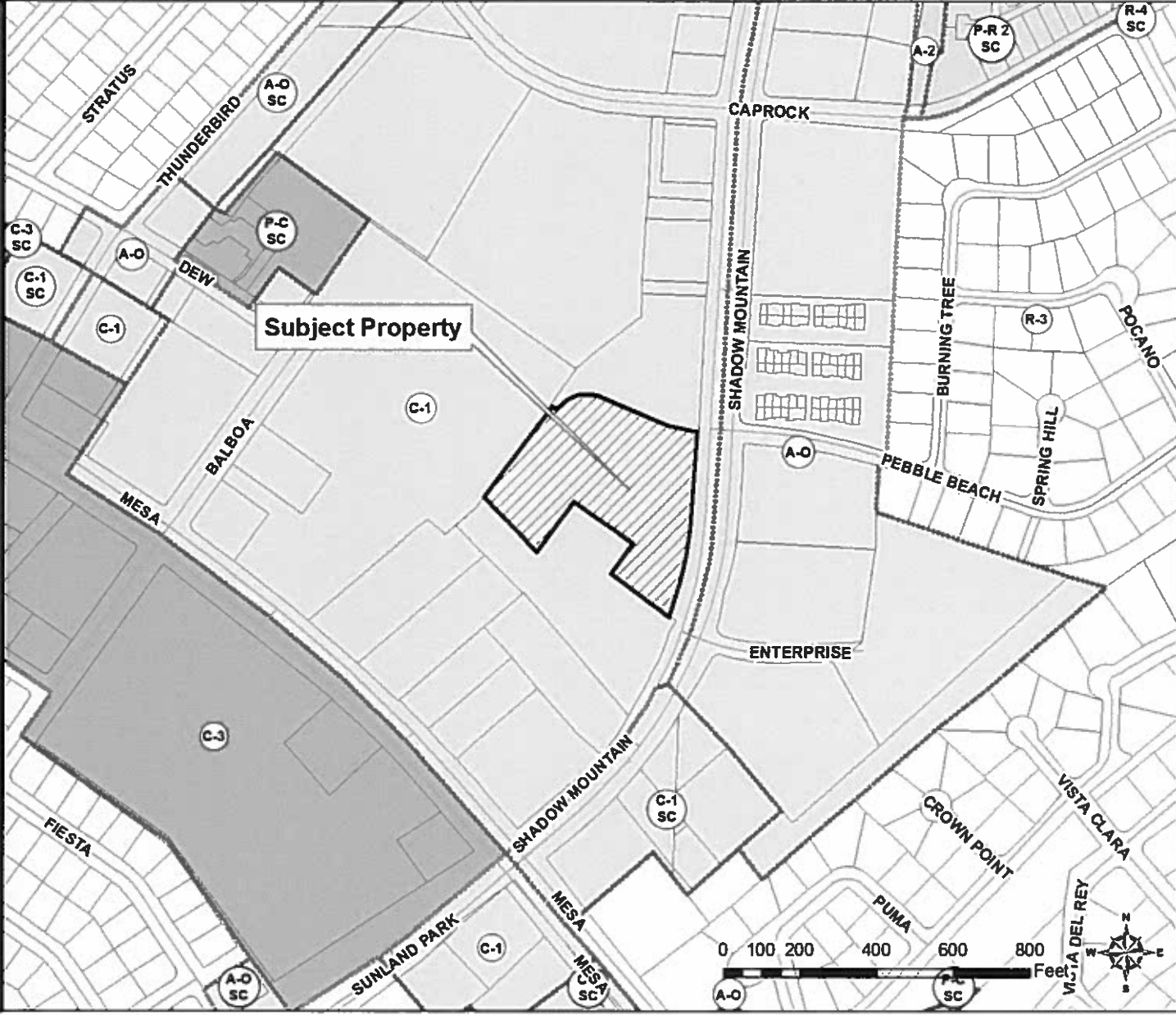
6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping 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: Letter of Opposition
- Attachment 6: Letter of Opposition
- Attachment 7: Letter of Opposition
- Attachment 8: Letter of Opposition with signatures

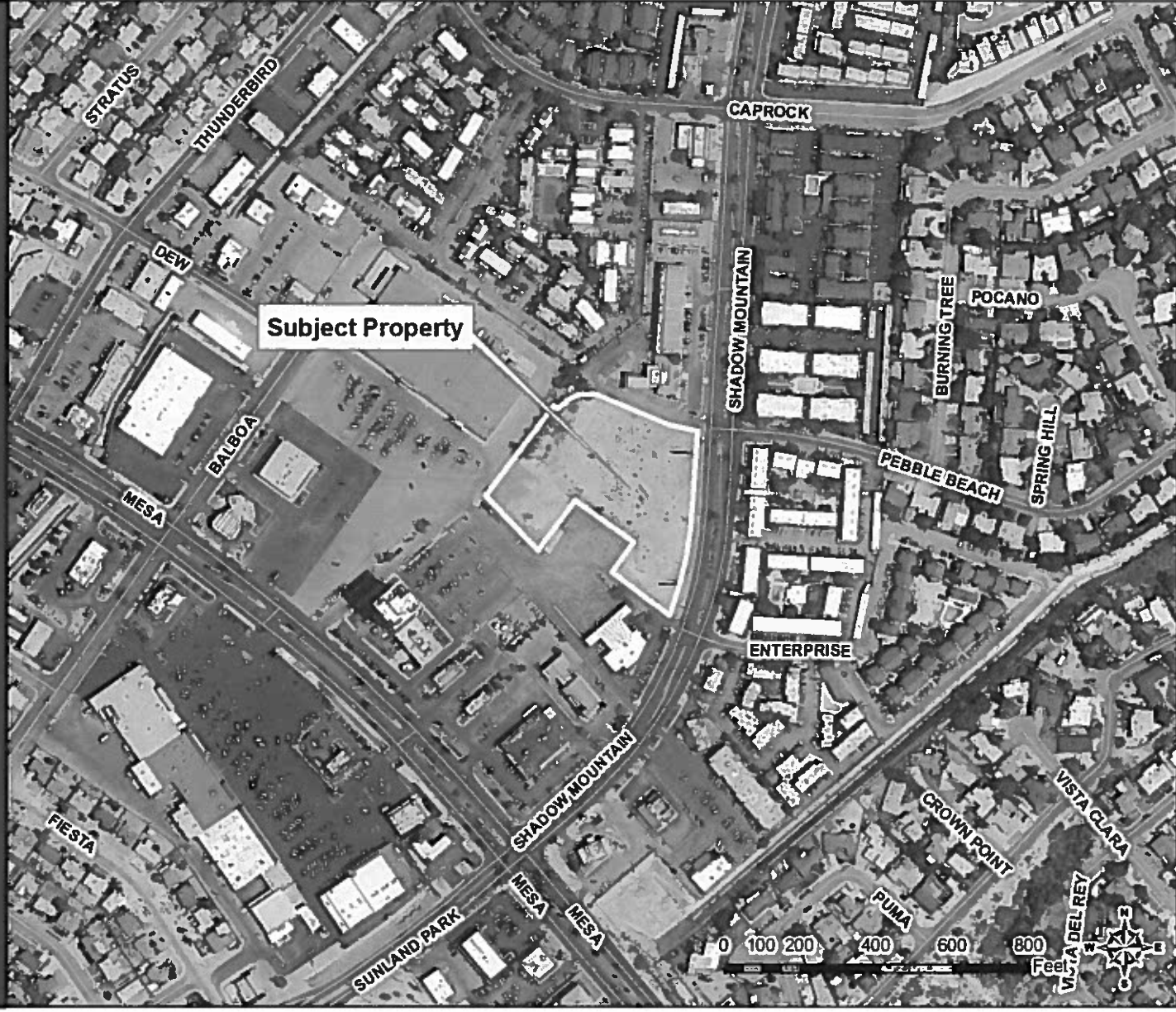
ATTACHMENT 1: ZONING MAP

PZRZ15-00039

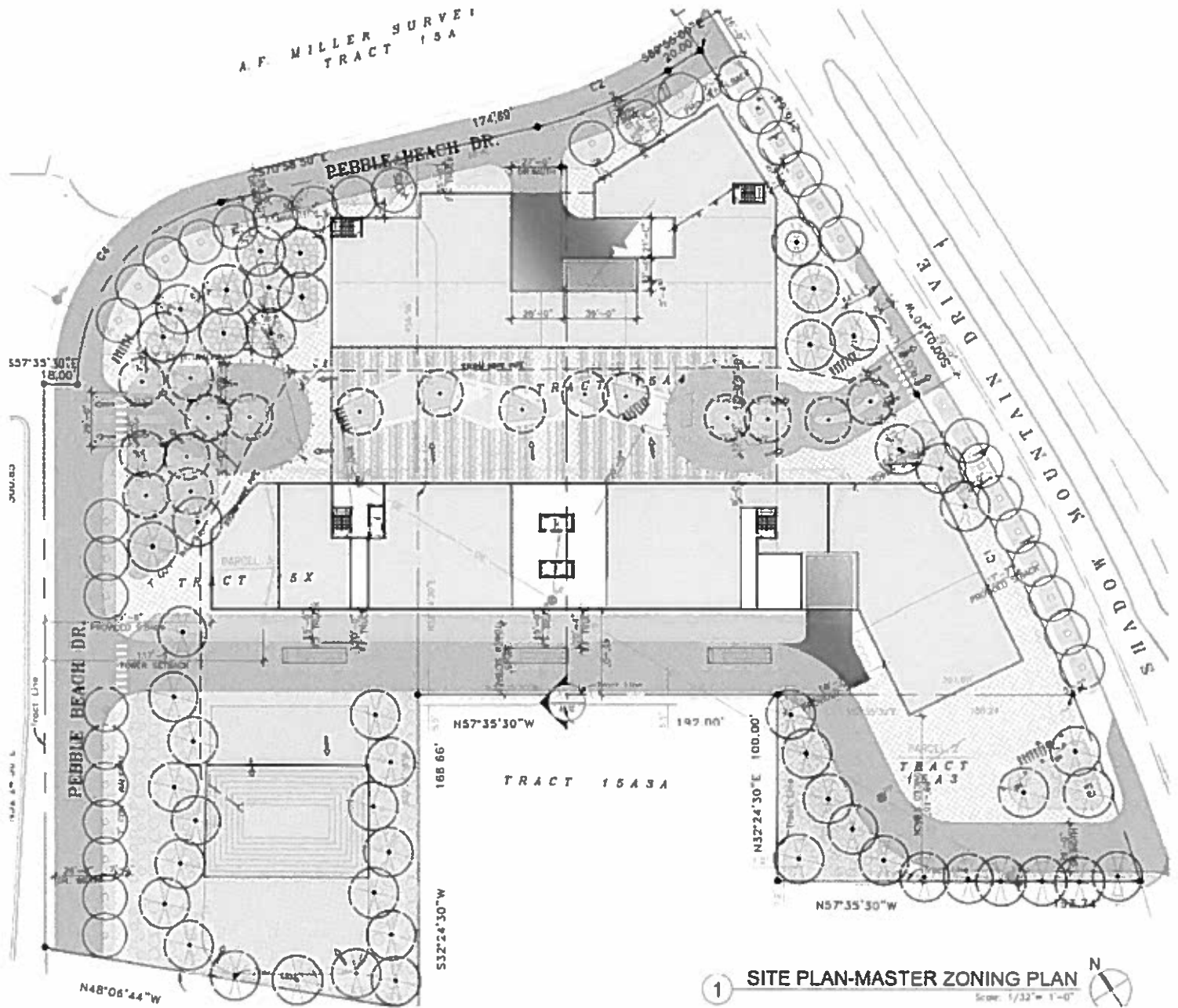


ATTACHMENT 2: AERIAL MAP

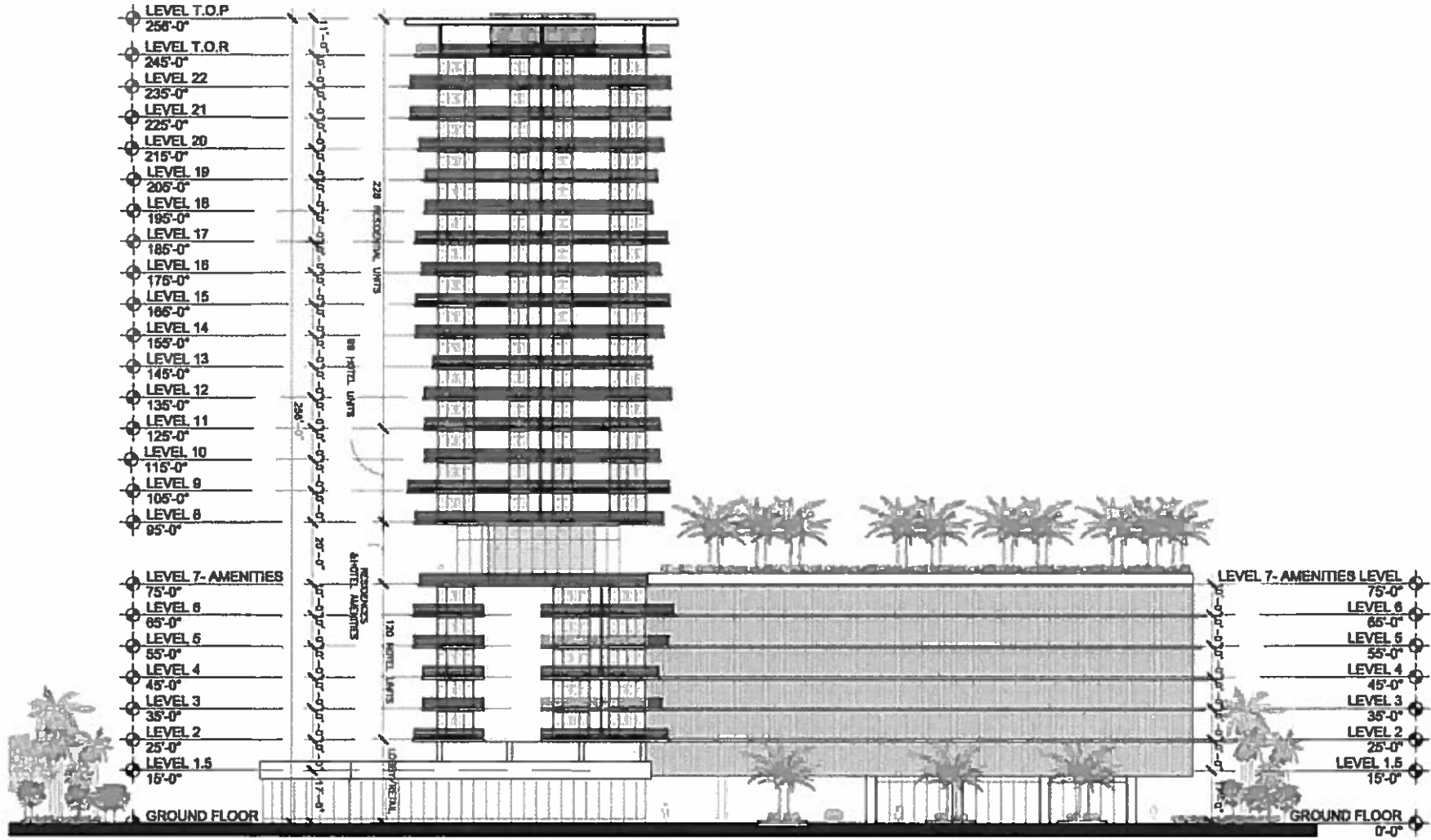
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ATTACHMENT 3: MASTER ZONING PLAN (MZP)



ATTACHMENT 3: MASTER ZONING PLAN (MZP)



ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Master Zoning Plan for a General Mixed-Use

Shadow Mountain

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 offices, retail, apartments, single family attached units, walk ups, duplexes and row houses. Being located close to Sunland Park Mall, Coronado Shopping Center and the Mesa Street and Sunland Park corridor is a plus. This new district will enhance the neighborhood; promote walkable communities and the City of El Paso Comprehensive Plan and Smart Growth Objectives and initiatives throughout the city.

These Objectives will be followed with these outlines initiatives:

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

II. Objective:

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

III. Characteristics:

Description: The district will replace and empty land lot of 4.16 acres with a modern building that will house 42,000 square feet of retail space, over 100,000 Square feet of common open space, 219 hotel units and 228 apartment dwelling units.

The site is designed as an urban infill plan that allows the introduction of public pedestrian and vehicle or circulation from neighboring communities both commercial and residential through the site. The design of the site is promoting and accommodating and implementing both vehicular and pedestrian circulation connecting Mesa to Shadow Mountain via a connector aligned with Pebble Street.

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

The shaded and landscape pedestrian circulation is landscaped with Xeriscaping and shadow trees aligned within hard scape. The project allows for green pocket parks and outdoor public seating and congregating areas. There is a pocket park for the retail and another pocket park with public art for the entrance into the residential lobby on Shadow Mountain road.

The connector boulevard wrapping around the site for the vehicular, bicycle, and pedestrian is lined with landscaping and benches seating areas as well as vita exercise Anna Lee near park distribution with pedestrian sidewalk which continues around as it connects via pebble to Shadow Mountain and on to Mesa.

The purely pedestrian connection is done through a pedestrian promenade open to the sky that connects the residential lobby and commercial on Shadow Mountain and connects pedestrian movement to the hotel lobby and retail and spa. The entrance to the hotel and spa is aligned with a linear park and with a pocket park.

The building is designed to blend in with colors and hues and tones of the ridges and Shadow Mountain. The building has colors and tones of browns and bronze and ochre and red colors similar to the sunset of the El Paso over the Rio Grande River.

The concept is to design a building that is unique to El Paso.

The amenity xeriscaping landscaped terraces and pool deck promotes and allows for the open shaded and natural assembly for the hotel and the residential community congregation area which is open 360°.

The building floats 25 feet above on top of the community residential and hotel Terrace area that promotes and allows open views to Shadow Mountain as well as to the Rio Grande and to El Paso and Juarez in the background.

The project is designed as a LEED project. Orienting to the Sun to maximize the views of the Rio Grande and the mountain ridges while promoting the natural light around the site. The floating of the building allows for the natural cross ventilation and natural breezes to be promoted on the site.

The Building is oriented and is designed as well as providing shade and shadow onto the building with the large overhang shade balconies and terrace shadowboxes in order to mitigate the solar gain on the glass on the tower.

The landscape-xeriscaping at the ground level continues onto the amenity level and continues on the vertical screen walls of the garage allowing for the cars to be fully hidden from the public right away while the xeriscaping continues to go down from the planters of the amenity terraces above and up from the ground Landscape surrounding the building on all four sides. The building is designed to have 360°

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

accessibility and visibility. All the services and loading is done internally hidden away from sight of public right of ways.

Access: This neighborhood center will have retail access along Shadow Mountain Drive. Each individual unit will be located in the main tower and have its own parking in an attached parking garage. Access to the parking garage will be from Pebble Beach Drive where an entrance ramp to the 5 story parking garage will be located. Pedestrian access will be from a pedestrian bridge which connects the tower to the parking garage.

Setbacks:

- Principal Front (Shadow Mountain): 7'-5"
- Secondary Front (Pebble Beach DR): 20'-0"
- Side : 45'-0"
- Rear: 89'-6"

Density:

- 228 Residential Units
- 219 Hotel Units

Landscaping:

- 55,337 SF.

Parking:

- 715 parking spaces
- 291,545 SF.

Sub Districts: N/A

Phasing: One Phase

Floor Area Ratio:

- 4.30:1

Special Privilege: N/A

IV. Relationship with Plan for El Paso:

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

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

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Shadow Mountain City Centre Mix Use Table							
		Set Backs				Ceiling Height	Maximum Building Height
Use	Min. Area SF.	Front	Back	N. Side	S.Side		
Commercial Uses						15'-0"	256'-0"
ART GALLERY	400	0	0	0	0	15'-0"	256'-0"
ATHLETIC FACILITY	400	0	0	0	0	15'-0"	256'-0"
AUTOMATED TELLER MACHINE ATM	400	0	0	0	0	15'-0"	256'-0"
BAKERY	400	0	0	0	0	15'-0"	256'-0"
BANK	400	0	0	0	0	15'-0"	256'-0"
BARBER SHOP	400	0	0	0	0	15'-0"	256'-0"
BEAUTY SALON	400	0	0	0	0	15'-0"	256'-0"
BILLIAR AND POOL HALL	400	0	0	0	0	15'-0"	256'-0"
BINGO HALL	400	0	0	0	0	15'-0"	256'-0"
BOOK STORE	400	0	0	0	0	15'-0"	256'-0"
BOUTIQUE	400	0	0	0	0	15'-0"	256'-0"
BOWLING ALLEY	400	0	0	0	0	15'-0"	256'-0"
BREAD AND BAKERY PRODUCT MAN.	400	0	0	0	0	15'-0"	256'-0"
BREWERY	400	0	0	0	0	15'-0"	256'-0"
CAFETERIA	400	0	0	0	0	15'-0"	256'-0"
CLINIC	400	0	0	0	0	15'-0"	256'-0"
COMMUNITY RECREATIONAL FACILITY	400	0	0	0	0	15'-0"	256'-0"
COMPUTER ELECTRONIC PRODUCT ASSE.	400	0	0	0	0	15'-0"	256'-0"
COURIER & MESSAGE SERVICE	400	0	0	0	0	15'-0"	256'-0"
CREDIT UNION	400	0	0	0	0	15'-0"	256'-0"
DELICATESSEN	400	0	0	0	0	15'-0"	256'-0"
ELECTRONIC EQUIPMENT REPAIR	400	0	0	0	0	15'-0"	256'-0"
EXERCISE FACILITY (INDOOR)	400	0	0	0	0	15'-0"	256'-0"
FINANTIAL INSTITUTION	400	0	0	0	0	15'-0"	256'-0"
FLOWER SHOP	400	0	0	0	0	15'-0"	256'-0"
GOVERNAMENTAL USE	400	0	0	0	0	15'-0"	256'-0"
HOBBY STORE	400	0	0	0	0	15'-0"	256'-0"
HOME IMPROVEMENT CENTER	400	0	0	0	0	15'-0"	256'-0"

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

ICE CREAM PARLOR	400	0	0	0	0	15'-0"	256'-0"
ICE SKATING FACILITY	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY ROOM	400	0	0	0	0	15'-0"	256'-0"
LAUNDRY COMMERCIAL	400	0	0	0	0	15'-0"	256'-0"
MASSAGE PARLOR	400	0	0	0	0	15'-0"	256'-0"
MINIATURE GOLF COURSE	400	0	0	0	0	15'-0"	256'-0"
MOVIE THEATRE(INDOOR)	400	0	0	0	0	15'-0"	256'-0"
MUSIC STORE	400	0	0	0	0	15'-0"	256'-0"
NIGHTCLUB, BAR, COCKTAIL LOUNGE	400	0	0	0	0	15'-0"	256'-0"
OFFICE, PROFESSIONAL	400	0	0	0	0	15'-0"	256'-0"
ON SITE PARKING	400	0	0	0	0	15'-0"	256'-0"
OPEN SPACE(COMMON, PUBLIC OR PRIV.)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL ESTABLISHMENT(HIGH VOLUME)	400	0	0	0	0	15'-0"	256'-0"
OTHER RETAIL ESTABLISHMENT(LOW VOLUME)	400	0	0	0	0	15'-0"	256'-0"
PARK , PLAYGROUND	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT(DRIVE IN OR WALK IN)	400	0	0	0	0	15'-0"	256'-0"
RESTAURANT SIT DOWN	400	0	0	0	0	15'-0"	256'-0"
SHOE REPAIR SHOP	400	0	0	0	0	15'-0"	256'-0"
SPECIALTY SHOP	400	0	0	0	0	15'-0"	256'-0"
SPORTING GOODS STORE	400	0	0	0	0	15'-0"	256'-0"
STUDIO, DANCE	400	0	0	0	0	15'-0"	256'-0"
STUDIO, PHOTOGRAPHY	400	0	0	0	0	15'-0"	256'-0"
SUPERMARKET	400	0	0	0	0	15'-0"	256'-0"
SUPERSTORE	400	0	0	0	0	15'-0"	256'-0"

Parking							
GARAGE OR LOT PARKING (COMMERCIAL)	50,000	0	0	0	0	7'-6"	75'-0"
GARAGE OR LOT PARKING (PRIVATE)	50,000	0	0	0	0	7'-6"	75'-0"

Residential Uses							
APARTMENT(5 OR MORE UNITS)	400	30'-0"	30'-0"	30'-0"	30'-0"	8'-6"	256'-0"
HOTEL	200	30'-0"	30'-0"	30'-0"	30'-0"	8'-6"	256'-0"

ATTACHMENT 5: LETTER OF OPPOSITION

Name: Debbie Price

Email: shpcounsel@sbcglobal.net

Phone: 9152695440

Comments: City Planning meeting to rezone Lot 1, Block 1, Shadow Mountain needs to be postponed. I was just notified of this proposal and it will affect my neighborhood drastically. Notification of this proposed change needs to be sent to ALL neighborhoods within a mile radius since it is a 22 Story TOWER!

ATTACHMENT 6: LETTER OF OPPOSITION

Dear Mr. Howell,

I am writing to express that I am against the proposed high rise at Mesa and Shadow Mountain. There is already heavy traffic in this area and we do not need this addition to our neighborhood. The green sign with number that is posted for opinions on the rezoning is bogus and does not work and it cannot even take messages. I am against against this rezoning. We do not want a high-rise apartment/hotel in our neighborhood!

If you have any questions I can be reached at 915-203-2424

Sincerely,

Yvonne E. Maldonado, DDS

405 Pocano Lane; 79912

441 Pocano Lane; 79912

7636 Windcrest; 79912

260 Lindbergh; 79932

Sent from my iPhone

Mr. Howell,

Please include in your report that we did not receive a letter and adequate notice at any of our residences regarding the desire to rezone Shadow Mountain at Pebble Beach and Mesa street.

Sincerely,

Yvonne E. Maldonado, DDS

Sent from my iPhone

ATTACHMENT 7: LETTER OF OPPOSITION

Name: Donald E. Moss, Ph.D.

Email: dmoss@utep.edu

Phone: 9155812610

Comments: The proposed high-rise building on Shadow Mountain Road is unacceptable to the neighborhood and there will not be enough parking. Traffic on Shadow Mountain will be unbearable. You MUST block this development.

ATTACHMENT 8: EMAIL WITH LETTER OF OPPOSITION

Mr. Howell-

I have attached a scanned copy of a letter I wrote concerning the rezoning application of the lot on Shadow Mountain. Please take into account all signatures were obtained within 24 hours as minimal notice to this rezoning was given by news media. I am confident many additional signatures could be easily obtained from other residents of the area with more time. Please feel free to contact me with any additional questions at 915-207-0186 or by email at KIngramMD@gmail.com. I am happy to provide hard copies of the petition if necessary, but will most likely be unable to attend the meeting tomorrow as it is during my normal work hours. Thank you for your help.

Sincerely,
Kristyn Ingram, MD
April 18, 2016

To City Plan Commission Staff:

We are writing to express our concerns about the new development planned for Lot 1, Block 1 of Shadow Mountain Dr (PZR215-00039). We are not opposed to development of the lot for commercial purposes and see value in additional walkability and retail space in the neighborhood. However, we do feel the height of the building is excessive and out of proportion to other buildings in the neighborhood. In fact, the only building taller in the city would be downtown which would be a much more ideal location for a building of this size. This building would be almost twice as tall as the Coronado Tower on Mesa and would disrupt the beautiful views of the city enjoyed by homeowners. Also, in our research, apartments in the area currently have multiple vacancies so the demand for 200+ additional living spaces on Shadow Mountain seems to be overstated. Perhaps most importantly, the development does not address the impact of 400-1000 more drivers on the road at the already overtaxed intersections at Shadow Mountain and Mesa and Pebble Beach and Shadow Mountain. In peak traffic times it is not uncommon for the intersection of Shadow Mountain and Mesa to back up past Caprock Ct even back to Silver Springs Dr or Thunderbird Dr. Until the roads in the area have been adequately adjusted to accommodate additional traffic we feel this development needs to be rethought. It appears your staff report came to many of these same conclusions. Please consider restrictions which scale down this project and keep our neighborhood a pleasant place to live.

Sincerely,
Concerned citizens

Name	Address
The Ingram Family	321 Vista Del Rey Dr., 79912
Megan O'Meara	4501 N. Mesa St.
Angela Huan	1061 Marquette EPT 79907
Don Carter	1108 CERRITO BAJO LN, EL PASO 79912
Michael Khad.	415 S. Mesa Hill Dr. El Paso TX 79912
Ellen Nightingale	4113 Baxby, El Paso, 79908
Richard Phillips	5890 Bandido Dr Apt. 2055 El Paso TX 79912
LUZ ESCOBAR	1400 BELVUE
Danica Hall	P.O. Box 603 Santa Teresa D.M. 88008
Kim	1721 Lander Rensen 79911
Kristyn Ingram	4242 Hondo Pass Ste 109 El Paso TX 79904
Wendy Cabrera	604 MISSISSIPPI AVE EL PASO TX 79902

Name	Address
Breanne Kennedy	1088 Anna Beatriz El Paso TX 79932
David Beena	6320 Calle del Oro Pl. El Paso TX 79912
Rogelia Ladera	921 La Bama Rd El Paso TX 79907
Astrid Juarez	5521 Cedar Creek El Paso Texas 79912
Uiriam Gutierrez	11669 Burton Cooper El Paso TX 79932
DENNISSE MOYA	6165 Thunder River Pl. El Paso TX 79932
Becky Flores	2431 Pittsburgh El Paso TX 79930
Miriam Huffman	3041 Tierra Fresno Dr El Paso TX 79930
Tina Wierman	3221 East Sun Dr El Paso TX 79910
Tamara Fitzgerald	6259 Franklin Hawk El Paso TX 79912
Leon Bezdrecki	14208 Desert Stone Dr. El Paso TX 79928
Stephanie Triqui	5001 Bragg Ave El Paso TX 79901
Cynthia Salcedo	5461 Ridge St El Paso TX 79932
Guadalupe Carrasco	5869 Via Cresta Dr. El Paso TX 79912
Elvira Valles	11255 Shadow EP TX 79912
Sandra Baca	12517 Paseo Azul EP TX 79928
Jessica Matthews	3104 Flax El Paso TX 79925
David Funes	7001 Cimarron El Paso TX 79936
Luis Lopez	12235 Stansbury El Paso TX 79928
Monique	6416 Pizarro Apt B El Paso TX 79912
Kimberly Montalvo	5466 Copper Cloud Cir El Paso TX 79912
Wayne Mirena	140 N. Raynolds #2 El Paso TX 79905
Steve Serrano	
Steven Ross	1161 Calle Lomas Dr. 79912
Sosthy Chamorro	5001 N. Mesa St. El Paso 79912
William Pichas	11002 Lakewood El Paso TX 79935
Melicia Lino	612 Alicante Way 79912
Cheryl	6431 Belton Rd. El Paso TX 79912
Karina Munoz	4504 Bee, Willow Way, 79922
Alejandra de Castro	232 Northbrook Ct. El Paso 79932
Gabriela Lozano	6833 New Drive, ELP, TX 79912
Brenda Valdez	4303 Santa Rita ELP TX 79902
Al Case	424 John H. F. Rd. El Paso TX 79912
Anna Balleza	
Dora Fulkerson	697 County 11th Rd EP TX 79932
Maggie Garcia	6612 Parker Del Sol EP TX 79911
Anelina Daise	7433 PLAZA TAURINA EL PASO TX 79912
Patricia Aguirre	7053 Pointe Way El Paso TX 79912
Noemi Medina	142 Elvira Way El Paso TX 79922
Christina Martinez	5834 Mira Serena El Paso TX 79912

Name

Address

Katherine & Philip Becker	1092 Thunderbird Dr El Paso 79912
Dominic DeSantis & Lindsey DeSantis	350 N. Festival Dr. Apt. 1115 El Paso 79912
Elena Pedalzo	1513 Via Appia El Paso 79912
Araceli Peralta	5904 Quinta Real El Paso 79912
Jesus Rodriguez	1001 Sanguia Hills El Paso 79912
Flore Quiroga	1271 Hidden Desert 79912
Samuel For Molina	324 Vista Del Rio Dr 79912
Randy Ortiz	5848 Lamon Ave
Melissa Mayallanez	105 comerciantes ave apt 315 Juntas Teran
Lorena Lopez	7349 Vacas Lindas El Paso 79911
Kevin Kim	7049 Westwind Dr El Paso 79912
XAVIER VAZQUEZ	9337 LAIT EL PASO TX 79925
Annette Torres	611 Arredondo, El Paso 79912
Gabi Barragan	1533 Fiesta Dr, El Paso 79912
Veronica Barragan	

 } via online
request

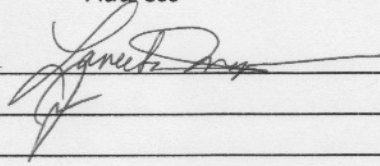
Address

Name

Address

Laneeta Ingram

Jan 1991



5008 Rico Valles EL PASO, TX 79932

6877 Gomer Ave El Paso 79911

Howell, Jeffrey B.

From: Nieman, Karla Mariana
Sent: Wednesday, May 04, 2016 10:03 AM
To: Howell, Jeffrey B.
Subject: Fwd: 22 story building

FYI

Sent from my iPhone

Begin forwarded message:

From: "Firth, Sylvia B." <FirthSB@elpasotexas.gov>
Date: May 4, 2016 at 9:35:42 AM MDT
To: "Nieman, Karla Mariana" <NiemanKM@elpasotexas.gov>, "DeLaRosa, Omar A" <DeLaRosaOA@elpasotexas.gov>
Subject: Fwd: 22 story building

For the file.

Sent from my iPhone please excuse typographical errors

Begin forwarded message:

From: Chandler Karen <karenandnate@hotmail.com>
Date: May 4, 2016 at 7:51:48 AM MDT
To: Mayor's Office <Mayor2@elpasotexas.gov>
Subject: 22 story building

Dear Mayor Leaser,

I am writing to express my opposition to the height of the building proposed at Shadow Mountain Drive. I am not opposed to development of this area. However, a skyscraper plopped into the middle of a residential neighborhood is not acceptable. The magnitude of the building should blend and be congruent with its surroundings.

In addition, a project in this area needs specific plans for traffic congestion and infrastructure. This intersection is already overburdened.

Please be a voice for helping those of us who will be directly impacted by this project. There must be a compromise that can be reached to make this building something we are proud to have in our area, not something that sticks out like a sore thumb.

Sincerely,
Dr. Karen Chandler

Howell, Jeffrey B.

From: Dan Dodge <ddodge1@sbcglobal.net>
Sent: Friday, April 22, 2016 6:45 AM
To: Howell, Jeffrey B.
Subject: building

Jeff,

My name is Dan Dodge and I have been a former business owner for 20 years. I understand and am pro business. The city reg for the building area is 35 feet . The project proposed is way above any regs and would prove not only unsightly but a 15 story regulation would be reasonable. They have the money to make it smaller and profitable. Long after the city has spent the money you will be left with the decision regarding the height. Great building-probably the wrong spot. That intersection is already a "d " category. I know Mike —our former urban planner would never let the city approve anything higher than 15 stories. Don't let politics drive the decision. We are trusting you to make a wise decision that benefits the city as a whole. Please keep it at 15 stories-or move to another spot, and there are plenty!
Blessings, Dan Dodge

Duran, Alberto A.

From: Debbi Hester <d.hester123@yahoo.com>
Sent: Thursday, April 21, 2016 9:37 AM
To: District #1
Subject: Supper for 22 Story Hotel and Apartment Building

Please note that Debbi Hester and Perry Hester are in favor the project proposed by the Meyers Group.

My business helps with relocation efforts for varies entities and without a doubt when highly recruited candidates arrive in El Paso they immediately want to know where the best rental options are for professionals.

El Paso has been painfully lacking in this type of desirable new construction and the west side not only can support the project but has many people looking for exactly this type of housing and an upscale hotel.

El Paso is definitely ready for this project and it will be a benefit to the entire community.

CR C

I hope the ~~City Council~~ approve the plan, thank you.

Debbi Hester, Realtor®

CELL: 915-252-5753

Moving Families Initiative participating Real Estate Agent

ERA Diamond Circle of Excellence

debbihester.com*79912homes.com*****

79912 schools.com*elpasorelocate.com**

**ERA Sellers & Buyers Real Estate 780 N. Resler, El Paso, TX
79912**

COMMENTS:

Planning & Inspections Department - Planning Division - Transportation

1. The TIA shows that mitigation to re-time the traffic signal at Mesa/Sunland/Shadow Mnt intersection is required.

Proportionate share(4.3%)

2. The TIA shows that the following mitigation is required at Pebble Beach/Shadow Mnt

- Installation of north bound protected/permitted left turn phasing for Shadow Mnt and modification to traffic signal timing. Proportionate share (100%)
- Install a dedicated right turn lane with a storage length of 50' for east bound approach at Pebble Beach and Shadow Mnt (100%). Traffic Engineer approval is required for mitigation to be completed as part of the development.

May 11, 2016

To El Paso Mayor and City Council:

We are writing to express our concerns about the new development planned for Lot 1, Block 1, Shadow Mountain, El Paso, Texas (201 Shadow Mountain Drive). We are not opposed to development of the lot for commercial purposes and see value in additional walkability and retail space in the neighborhood. However, we do feel the height of the building is excessive and out of proportion to other buildings in the neighborhood. In fact, the only building taller in the city would be downtown which would be a much more ideal location for a building of this size. This building would be almost twice as tall as the Coronado Tower on Mesa and would disrupt the beautiful views of the city enjoyed by homeowners. Also, in our research, apartments in the area currently have multiple vacancies so the demand for 200+ additional living spaces on Shadow Mountain seems to be overstated. Perhaps most importantly, the development does not address the impact of 400-1000 more drivers on the road at the already overtaxed intersections at Shadow Mountain and Mesa and Pebble Beach and Shadow Mountain. In peak traffic times it is not uncommon for the intersection of Shadow Mountain and Mesa to back up past Caprock Ct even back to Silver Springs Dr or Thunderbird Dr. Until the roads in the area have been adequately adjusted to accommodate additional traffic we feel this development needs to be rethought. It appears your staff report from the City of El Paso - City Plan Commission came to many of these same conclusions. Please consider restrictions which scale down this project and keep our neighborhood a pleasant place to live.

Sincerely,

Concerned citizens

Name (Print)	Address	Signature
Olga Arreola	216 Melicent Ct.	<i>Olga Arreola</i>
Anna Arreola	429 Starondale	<i>Anna Arreola</i>
SERENE A. BAIDOLETTI	401 SHARONDALE	<i>Serene A. Baidoletti</i>
Robert Elder	6570 Jim De Groot	<i>Robert Elder</i>
William	6570 Jim De Groot	<i>William</i>
JOSE ANTONIO	400 SHARONDALE	<i>Jose Antonio</i>

Name

Address



May 11, 2016

To El Paso Mayor and City Council:

We are writing to express our concerns about the new development planned for Lot 1, Block 1, Shadow Mountain, El Paso, Texas (201 Shadow Mountain Drive). We are not opposed to development of the lot for commercial purposes and see value in additional walkability and retail space in the neighborhood. However, we do feel the height of the building is excessive and out of proportion to other buildings in the neighborhood. In fact, the only building taller in the city would be downtown which would be a much more ideal location for a building of this size. This building would be almost twice as tall as the Coronado Tower on Mesa and would disrupt the beautiful views of the city enjoyed by homeowners. Also, in our research, apartments in the area currently have multiple vacancies so the demand for 200+ additional living spaces on Shadow Mountain seems to be overstated. Perhaps most importantly, the development does not address the impact of 400-1000 more drivers on the road at the already overtaxed intersections at Shadow Mountain and Mesa and Pebble Beach and Shadow Mountain. In peak traffic times it is not uncommon for the intersection of Shadow Mountain and Mesa to back up past Caprock Ct even back to Silver Springs Dr or Thunderbird Dr. Until the roads in the area have been adequately adjusted to accommodate additional traffic we feel this development needs to be rethought. It appears your staff report from the City of El Paso - City Plan Commission came to many of these same conclusions. Please consider restrictions which scale down this project and keep our neighborhood a pleasant place to live.

Sincerely,

Concerned citizens

Name (Print)

Address

Signature

ROY B BROWN 7481 ESPADA DRIVE, EL PASO, TX 79912

JOAN M. TRIOLO 769-D ESPADA DR. EL PASO 79912

X Jerome Triolo 800A Espada Dr. 79912

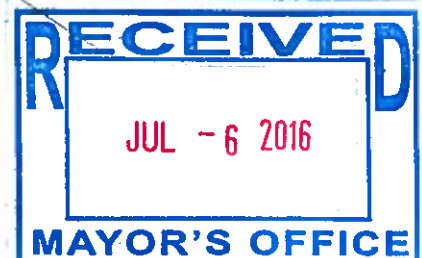
Thomas Triolo 800-B Espada Thomas J. Triolo

Ted N. Triolo 800 B Espada Drive El Paso TX 79912 Ted N. Triolo

Tatie White 763-D ESPADA DR 79912 Tatie D. White

John W. Hickman Ph.D. 6210 ESCONDIDO DR.

Jema Hickman, 6210 Esccondido Dr. El Paso TX 79912 Jema Hickman





Recommendation/Public Input

- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (8-0)
- Public Input: 6 emails, a petition with 73 signatures, 1 letter with signatures and 5 phone calls in opposition to the rezoning request. We did receive 1 email in support to the rezoning request.

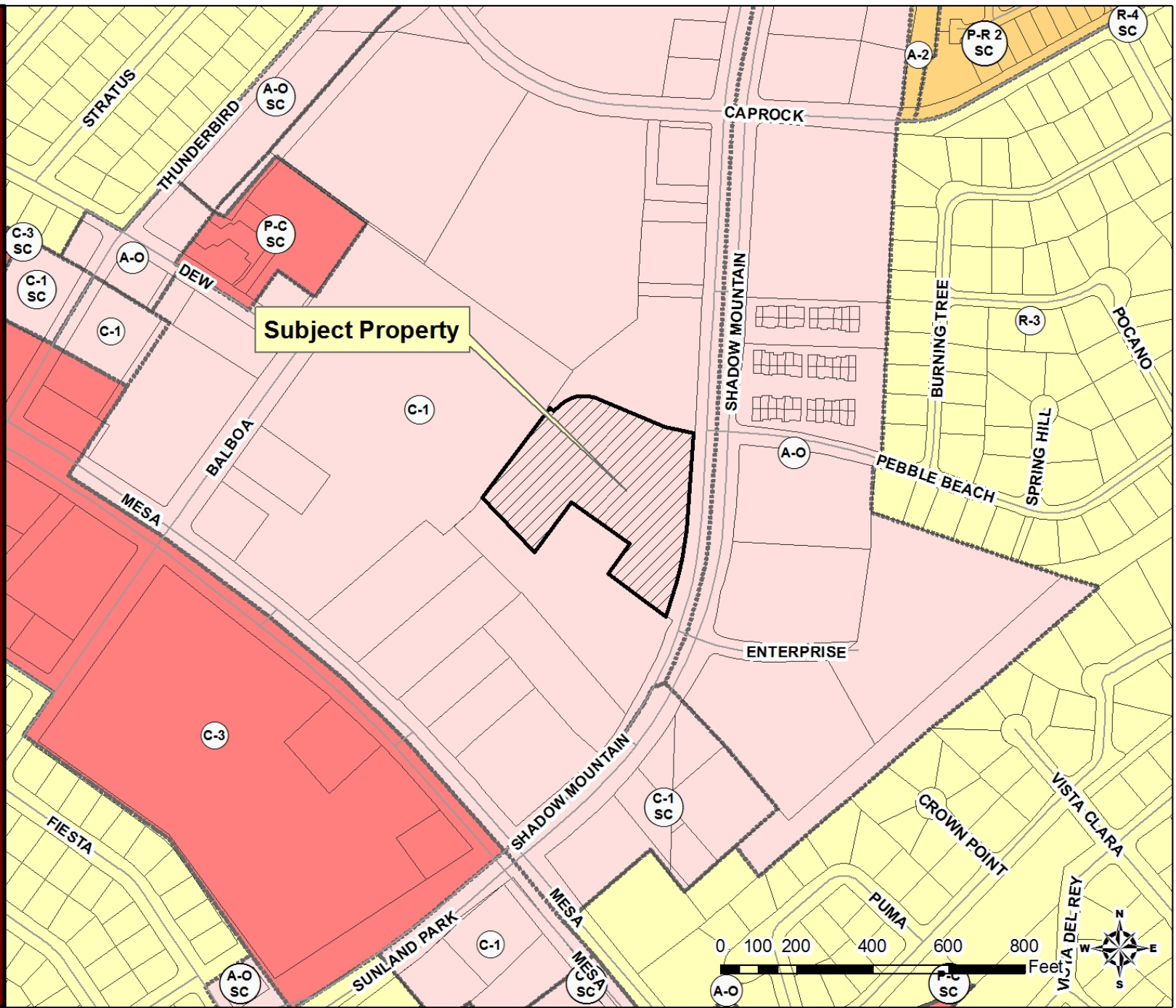
Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

"Delivering Outstanding Services"

PZRZ15-00039

2



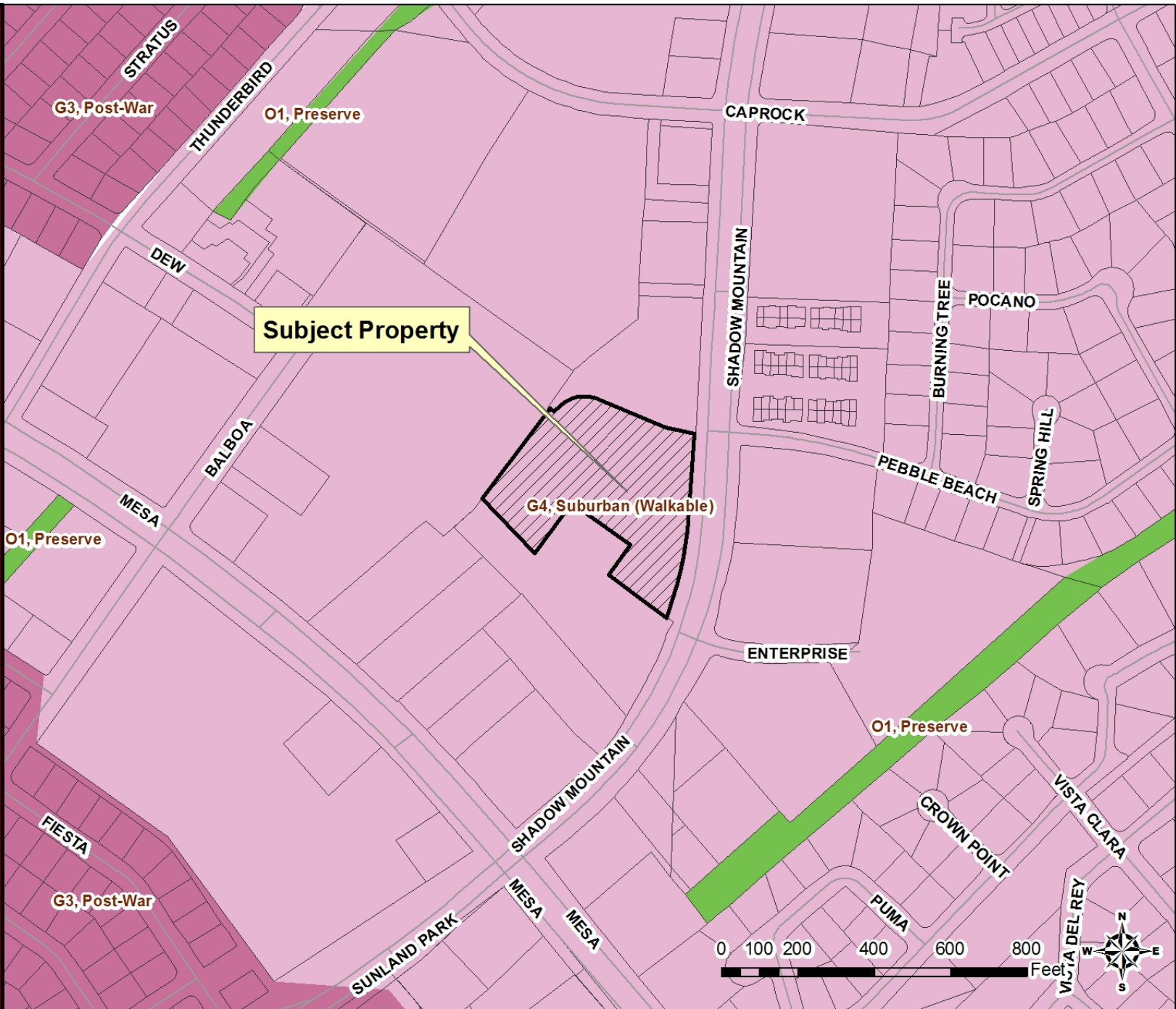
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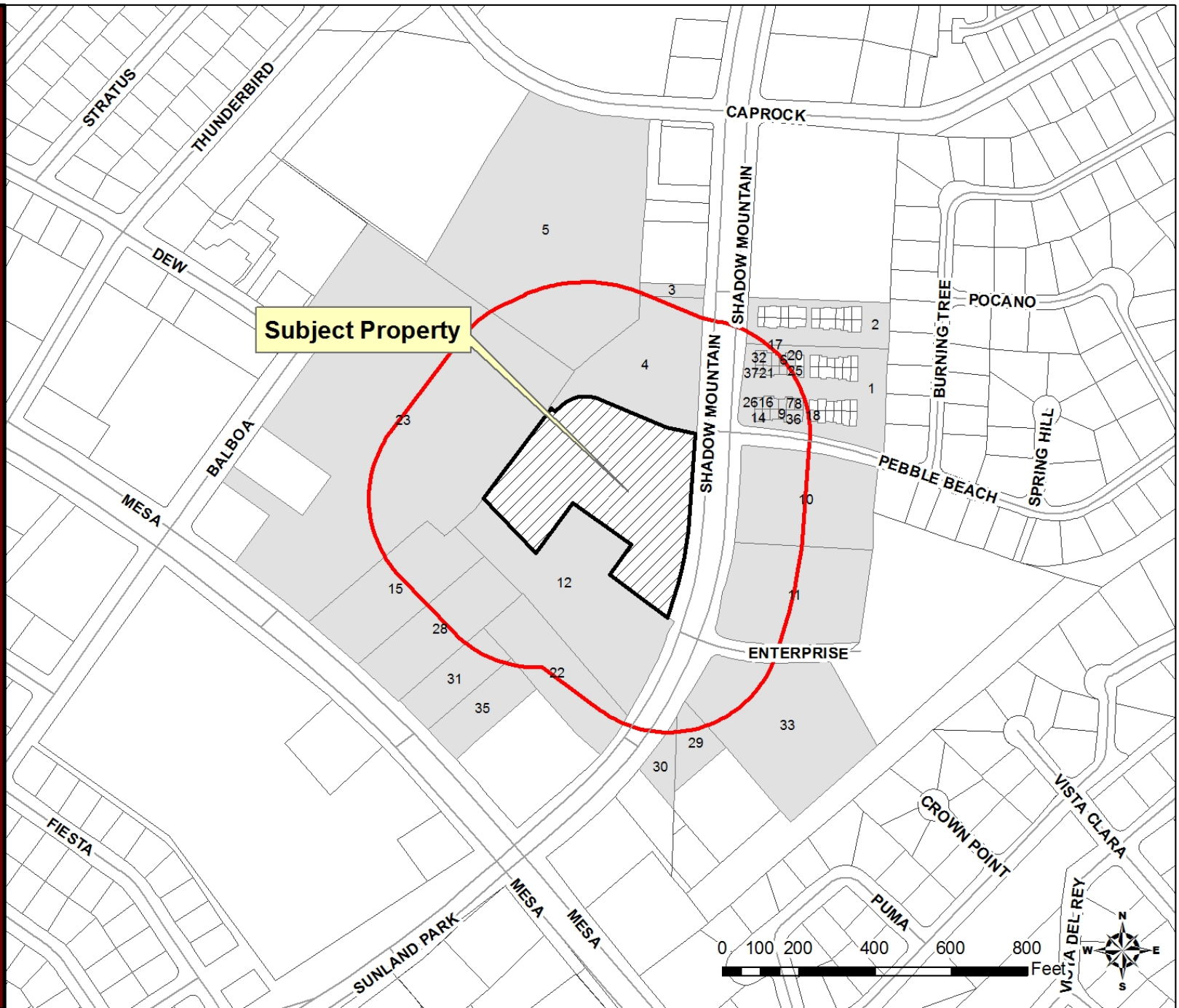




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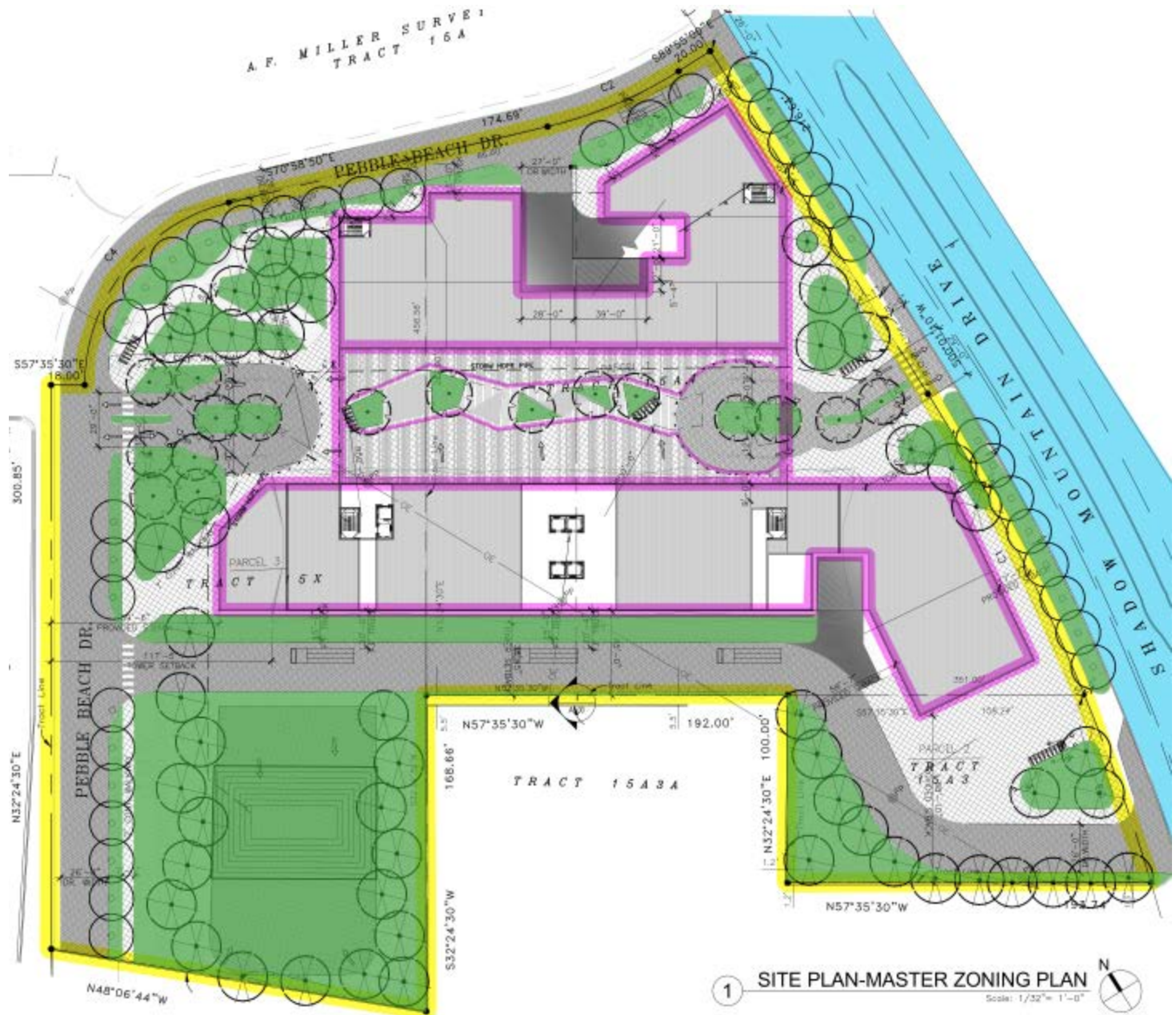


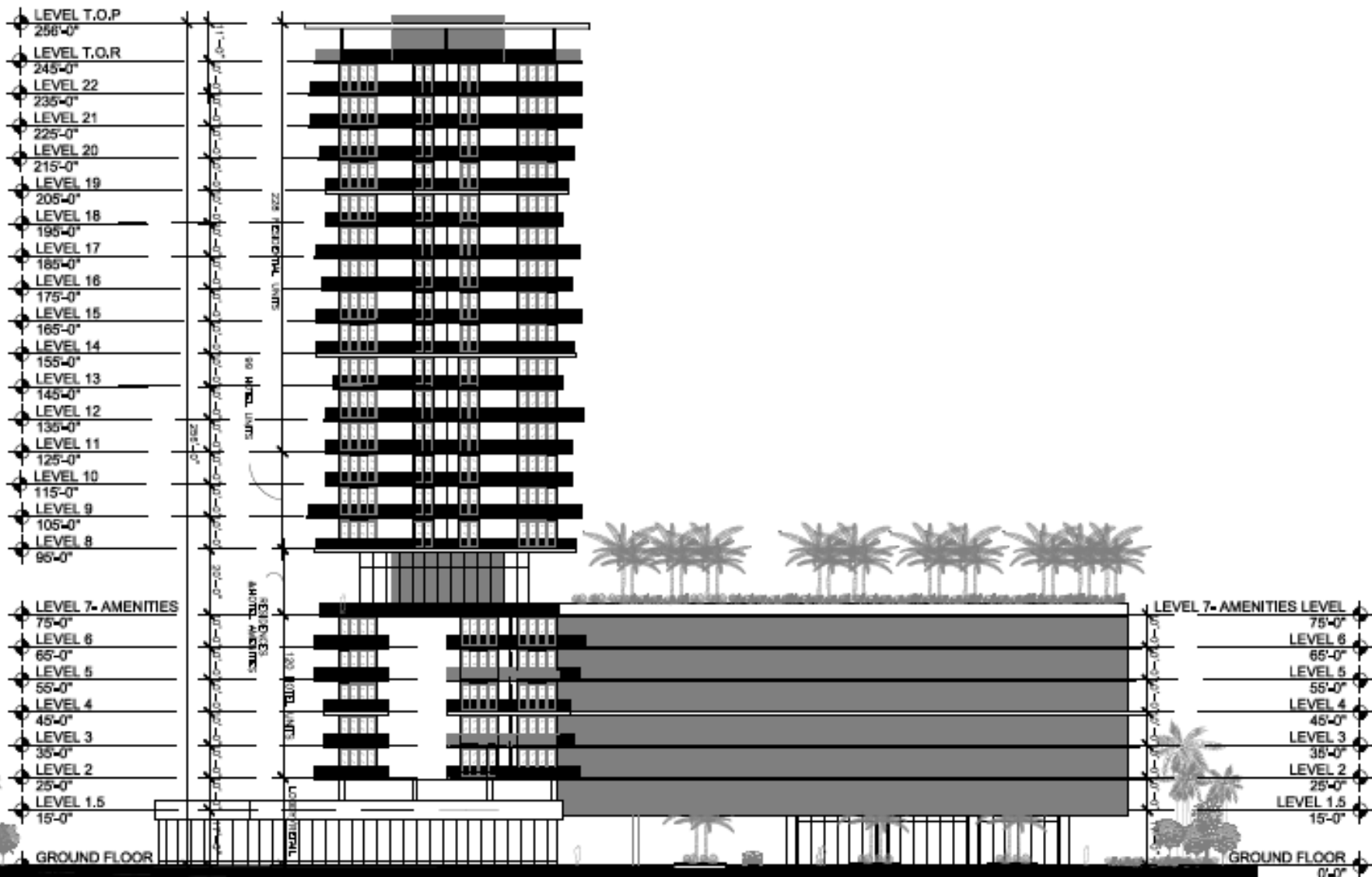
Location of Proposed
Re Zoning.
Public Hearings are
scheduled.
Please call
915-212-1613

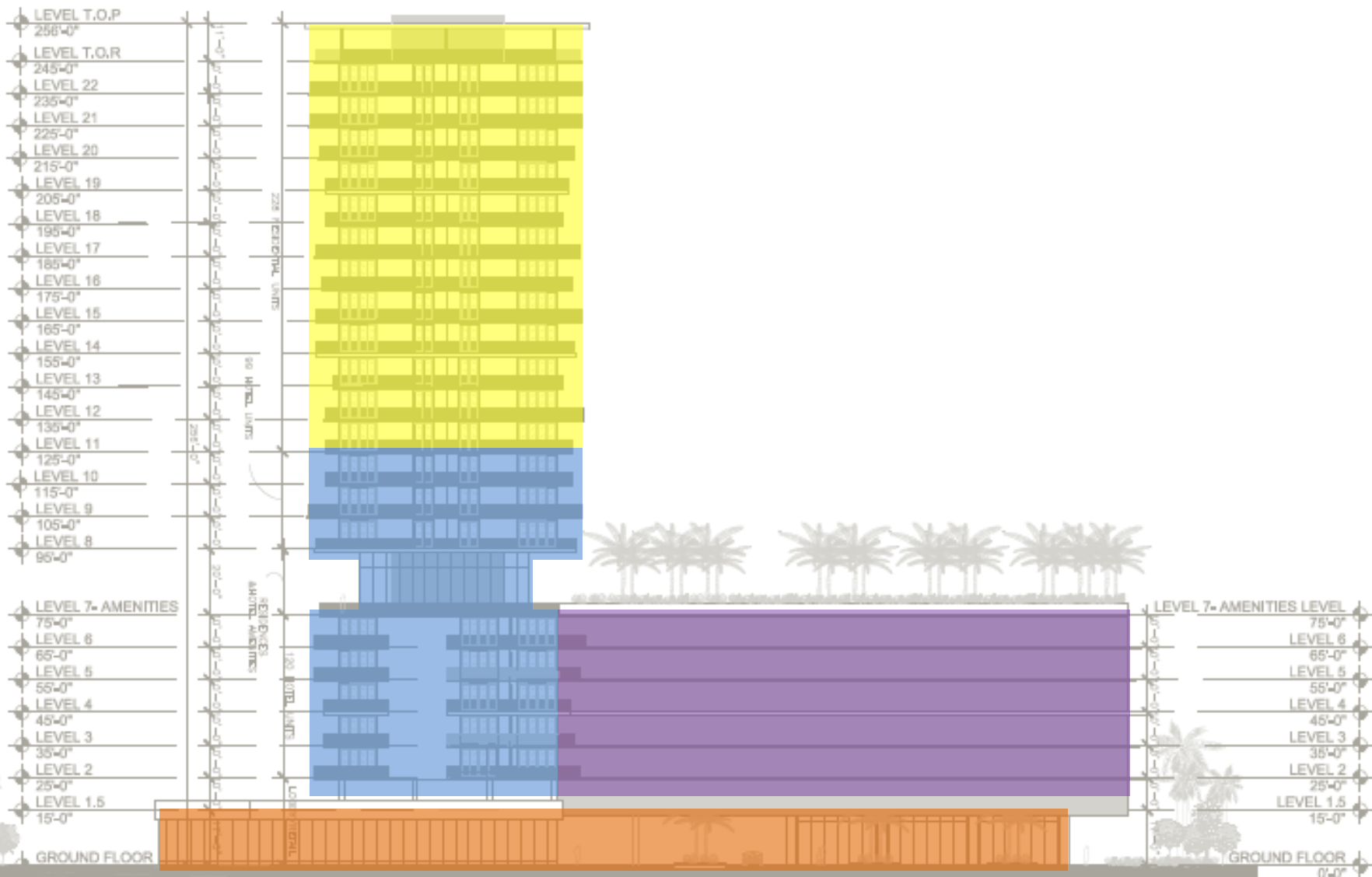
Ubicación del proyecto
Rezonificar.
Están programadas
audiencias públicas.
Por favor llame a:
915-212-1613



Master Zoning Plan









13

Subject Property

"Delivering Outstanding Services"



14

East

"Delivering Outstanding Services"



15

North

"Delivering Outstanding Services"



16

South

"Delivering Outstanding Services"

