

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: August 25, 2009
Public Hearing: September 15, 2009

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 5

SUBJECT:

An Ordinance changing the zoning of a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from C-1/c (Conditions) to G-MU/c (General Mixed Use/conditions). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: North of Pebble Hills Boulevard and West of John Hayes Street. Applicant: Ranchos Real IV, LTD, ZON09-00015 (District 5).

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (8-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres
Director, Development Services

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF SECTION 47, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1/C (COMMERCIAL/CONDITIONS) TO GMU/C (GENERAL MIXED USE/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:

That the zoning of *a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company 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 **C-1/c (Commercial/conditions)** to **G-MU/c (General Mixed Use/conditions)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2009.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Development Services Department
Planning Division

Parcel 1 (C-1 to GMU)
 Being a portion of Section 47,
 Block 79, Township 2,
 Texas and Pacific Railway Company Surveys,
 El Paso County, Texas
 February 18, 2009

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at the southeast corner of Section 47, from which the southwest corner of Section 47, bears South $89^{\circ}59'32''$ West a distance of 5,316.18 feet;; Thence along the line between sections 47 and 48 North $00^{\circ}34'52''$ West a distance of 4656.69 feet to a point for the "TRUE POINT OF BEGINNING"

Thence South $89^{\circ}58'35''$ West a distance of 2392.48 feet to a point;

Thence North $00^{\circ}01'25''$ West a distance of 7.57 feet to a point;

Thence, 925.97 feet along the arc of a curve to the left which has a radius of 1555.00 feet, a central angle of $34^{\circ}07'06''$, a chord which bears North $72^{\circ}57'29''$ East a distance of 912.35 feet to a point;

Thence, 859.25 feet along the arc of a curve to the right which has a radius of 1445.00 feet, a central angle of $34^{\circ}04'13''$ a chord which bears North $72^{\circ}56'03''$ East a distance of 846.65 feet to a point;

Thence, North $89^{\circ}58'09''$ East a distance of 625.76 feet to a point of curve;

Thence, 39.03 feet along the arc of a curve to the right which has a radius of 25.00 feet, a central angle of $89^{\circ}26'59''$, a chord which bears South $45^{\circ}18'22''$ East a distance of 35.19 feet to a point;

Thence leaving said arc, South $89^{\circ}46'51''$ East a distance of 55.01 feet to a point at the east line of Section 47;

Thence along said line South $00^{\circ}34'52''$ East a distance of 497.84 feet to "TRUE POINT OF BEGINNING" and containing 18.56 acres of land more or less.

Not a ground survey.

Ron R. Conde
 R.P.L.S. No. 5152



CONDE INC.

ENGINEERING / LAND SURVEYING / PLANNING
 1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

MEMORANDUM

DATE: August 17, 2009

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

FROM: Andrew Salloum, Planner

SUBJECT: ZON09-00015

The City Plan Commission (CPC), on May 21, 2009, voted **8-0** to recommend **APPROVAL** of rezoning subject property from C-1/c (Commercial/conditions) to G-MU/c (General Mixed Use/conditions) with the uses as submitted by the applicant in the Master Zoning Plan.

The CPC found that the rezoning is in conformance with The Plan for El Paso. There is no projected land use map. 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 effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was **NO OPPOSITION** to this request.

Attachment: Staff report



City of El Paso – City Plan Commission Staff Report

Case No: ZON09-00015
Application Type: Rezoning
CPC Hearing Date: May 21, 2009
Staff Planner: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

Location: North of Pebble Hills Boulevard and West of John Hayes Street
Legal Description: A portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas.
Acreage: 18.56 acres
Rep District: 5
Existing Use: Vacant
Request: From C-1/c (Commercial/conditions) to G-MU/c (General Mixed Use/conditions)
Proposed Use: Mixed-use development

Property Owners: Ranchos Real IV, LTD
Applicant: Ranchos Real IV, LTD
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: G-MU (General Mixed Use) / Vacant
South: R-F (Ranch & Farm) / Proposed School Site
East: East ETJ / Vacant
West: G-MU (General Mixed Use) / Vacant

THE PLAN FOR EL PASO DESIGNATION: N/A (East Planning Area)

NEAREST PARK: Tim Foster Park (3,211 Feet)

NEAREST SCHOOL: Raphael Hernando III Middle (6,788 Feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT

Notice of the public meeting was mailed out to all property owners within 300 feet of the subject property on May 6, 2009. The Planning Division has received no public response to the rezoning request.

CASE HISTORY

On February 10, 2009, the subject property was rezoned from R-F (Ranch and Farm) to C-1 (Commercial) to permit development of office/retail. The subject property was part of an annexation agreement that was approved by City Council. The following conditions were imposed on property by Ordinance No. 17072 dated February 10, 2009:

- 1) A detailed site development plan shall be reviewed approved per the El Paso City Code prior to the issuance of any building permits.
- 2) A ten 10' wide landscape buffer with high profile native trees placed at 10' on center be required along the property line abutting any residential use prior to the issuance of any certificates of occupancy. The buffer location, width and plant material may be modified by the City Plan Commission through the detailed site development plan review and approval process.

APPLICATION DESCRIPTION

The property owner is requesting to rezone the property from C-1/c (Commercial/conditions) to G-MU/c (General Mixed Use/conditions) in order to permit mixed-use development. The conceptual site plan shows office/retail, parking, pond site, and apartments to be compatible with surrounding G-MU district to the north and west of the subject property. Access to the property is proposed from Pebble Hills Boulevard and John Hayes Street.

The Master Zoning Plan (MZIP) submitted for the property outlines the proposed four-phase development of the site. The first phase of the development is scheduled to begin in 2009. The development will allow for 0' setbacks, shared parking, and a Floor Area Ratio (FAR) of less than .50 to 1. The density of the multifamily residential is limited to 200 units. The maximum height of the multi-family structures is three stories; the office/retail is two stories; and, public facilities are limited to three stories.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

The DCC recommends **APPROVAL** of rezoning the property from C-1/c (Commercial/conditions) to G-MU/c (General Mixed Use/conditions). The DCC recommends that the following uses be deleted from the MZIP: office warehouse, hospital, auto parts sales, auto service station, duplex, quadraplex, triplex, community recreational center, shopping center community, and major utility facility. The DCC also recommends the following size limitations be added to the MZIP: dry cleaning shop less than 2,500 sq. ft., laundromat of less than 5,000 sq. ft., and a minor utility facility.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of rezoning the property from C-1/c (Commercial/conditions) to G-MU/c (General Mixed Use/conditions). The Planning Division recommends that the following uses be deleted from the MZIP: office warehouse, hospital, auto parts sales, auto service station, duplex, quadraplex, triplex, community recreational center, shopping center community and major utility facility. The DCC also recommends the following size limitations be added to the MZIP: dry cleaning shop less than 2,500 sq. ft., laundromat of less than 5,000 sq. ft., and a minor utility facility.

The Plan for El Paso –City-wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- d. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The purpose of G-MU (General Mixed Use) district is to accommodate, encourage, and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

The use and size restrictions encourage pedestrian safety and are compatible with a high school south of the property. The proposed mixed-use development is compatible with the adjacent residential, mixed-use, and commercial zoning districts.

Development Services Department - Building Permits and Inspections Division

Zoning Review: No objections to the proposed rezoning.

Landscape Review: Landscape required under 18.46. No landscape calculations provided.

Development Services Department – Planning Division

Current Planning: Recommends approval of the rezoning request from C-1/c (Commercial/condition) to G-MU/c (General Mixed Use/conditions) and of the MZP in order to permit mixed-use development. The proposed rezoning is compatible with surrounding GMU district to the north and west.

Engineering Department - Traffic Division

Access to Pebble Hills and John Hayes shall be coordinated with Traffic Division. Acceleration and deceleration lanes may be required.

Fire Department

No objections to the rezoning request.

El Paso Water Utilities

EPWU does not object to this request.

CITY PLAN COMMISSION OPTIONS

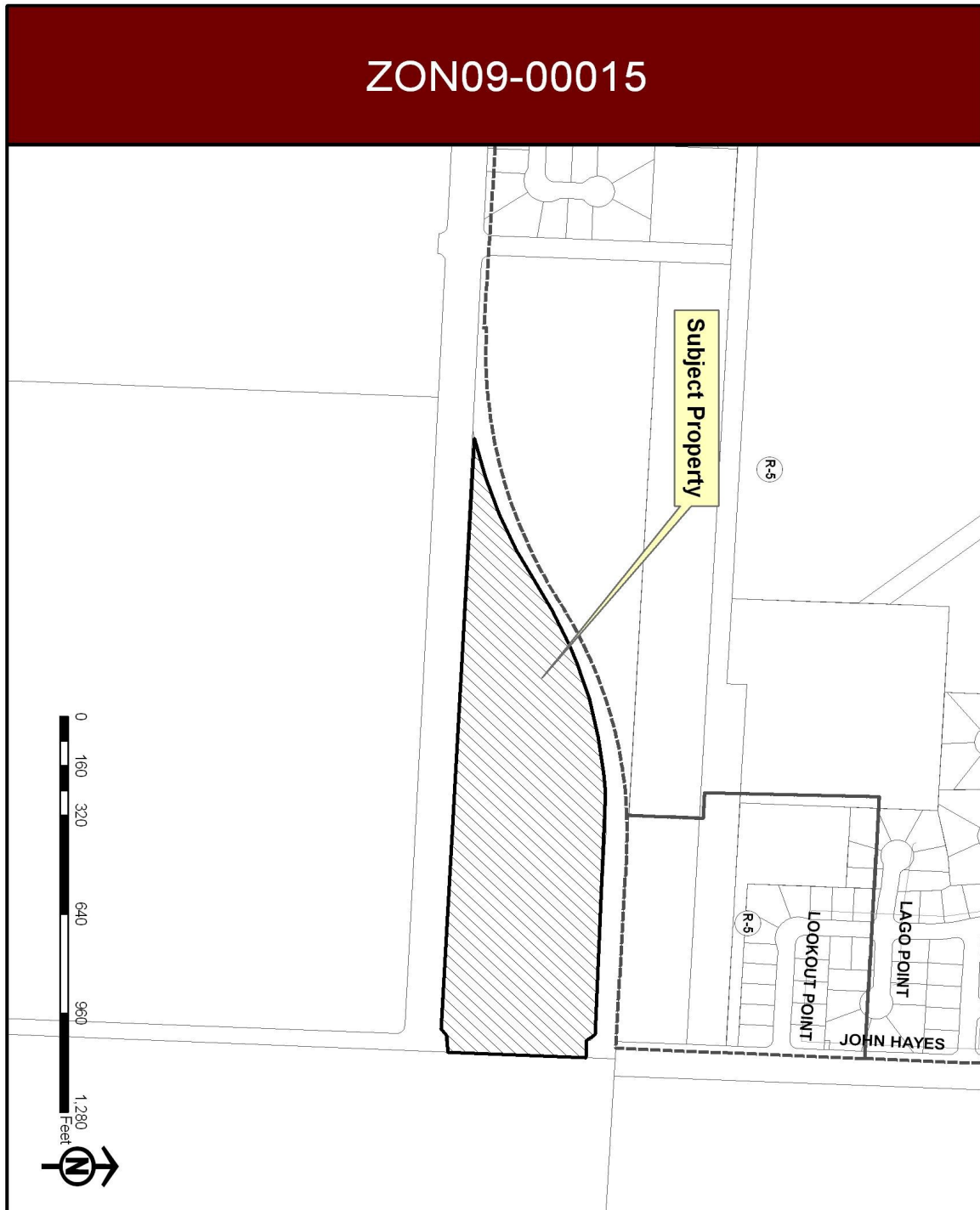
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

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

Attachments

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Ordinance 17072
- Attachment 4: Conceptual Site Plan
- Attachment 5: Master Zoning Plan

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP

ZON09-00015



ATTACHMENT 3: ORDINANCE 17072 – CONDITIONS

CITY CLERK DEPT.

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ORDINANCE NO. 017072

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1: A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND **PARCEL 3:** A PORTION OF SECTION 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND **PARCEL 4:** A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, AND **PARCEL 5:** A PORTION OF SECTION 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND **PARCEL 11:** A PORTION OF SECTION 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-F (RANCH AND FARM) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS; AND,

PARCEL 2: A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-F (RANCH AND FARM) TO R-5 (RESIDENTIAL); AND,

PARCEL 6: A PORTION OF SECTIONS 47 AND 48, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL) AND IMPOSING CONDITIONS; AND,

PARCEL 7: A PORTION OF SECTIONS 38 AND 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM C-2 (COMMERCIAL) TO GMU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN; AND,

PARCEL 8: A PORTION OF SECTIONS 38 AND 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-5 (RESIDENTIAL) TO GMU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN; AND,

PARCEL 9: A PORTION OF SECTION 38, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-5 (RESIDENTIAL) TO PR-II (PLANNED RESIDENTIAL); AND,

PARCEL 10: A PORTION OF SECTIONS 38 AND 47, BLOCK 79, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM R-5 (RESIDENTIAL) TO C-2 (COMMERCIAL) AND IMPOSING CONDITIONS;

Doc #44665/Planning/Ord/ZON08-00085 (Rezoning w/conditions)/LCUE

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ORDINANCE NO. 017072

Zoning Case No: ZON08-00085

ATTACHMENT 3: ORDINANCE 17072 – CONDITIONS

CITY CLERK DEPT.

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

That the zoning of the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

Parcel 1: *A portion of Sections 47 and 48, Block 79, Texas and Pacific Railway Company 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, and Parcel 3:* *A portion of Section 47, Block 79, Texas and Pacific Railway Company 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, and Parcel 4:* *A portion of Sections 47 and 48, Block 79, Texas and Pacific Railway Company 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, and Parcel 5:* *A portion of Section 47, Block 79, Texas and Pacific Railway Company 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, and, Parcel 11:* *A portion of Section 47, Block 79, Texas and Pacific Railway Company 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-F (Ranch and Farm) to C-2 (Commercial) and imposing conditions; and,*

Parcel 2: *A portion of Sections 47 and 48, Block 79, Texas and Pacific Railway Company 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-F (Ranch and Farm) to R-5 (Residential); and,*

Parcel 6: *A portion of Sections 47 and 48, Block 79, Texas and Pacific Railway Company 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-F (Ranch and Farm) to C-1 (Commercial) and imposing conditions; and,*

Parcel 7: *A portion of Sections 38 and 47, Block 79, Texas and Pacific Railway Company 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 C-2 (Commercial) to GMU (General Mixed Use) such land uses allowed as being reflected in the Master Zoning Plan Report attached as Exhibit "B" incorporated herein for all purposes; and,*

Parcel 8: *A portion of Sections 38 and 47, Block 79, Texas and Pacific Railway Company 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-5 (Residential) to GMU (General Mixed Use) such land uses allowed as being reflected in the Master Zoning Plan Report attached as Exhibit "B" incorporated herein for all purposes; and,*

Doc #44665/Planning/Ord/ZON08-00085 (Rezoning w/conditions)/LCUE

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ORDINANCE NO. 017072

Zoning Case No: ZON08-00085

ATTACHMENT 3: ORDINANCE 17072 – CONDITIONS

CITY CLERK DEPT.

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Parcel 9: A portion of Section 38, Block 79, Texas and Pacific Railway Company 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-5 (Residential)** to **PR-II (Planned Residential)**; and,

Parcel 10: A portion of Sections 38 and 47, Block 79, Texas and Pacific Railway Company 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-5 (Residential)** to **C-2 (Commercial)** and imposing conditions; and,

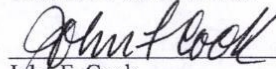
Further, that **Parcels 1, 3, 4, 5, 6 10 and 11** described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. A detailed site development plan shall be reviewed approved per the El Paso City Code prior to the issuance of any building permits.

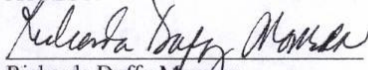
2. A ten 10' wide landscape buffer with high profile native trees placed at 10' on center be required along the property line abutting any residential use prior to the issuance of any certificates of occupancy. The buffer location, width and plant material may be modified by the City Plan Commission through the detailed site development plan review and approval process.

PASSED AND APPROVED this 10th day of February, 2009.


THE CITY OF EL PASO


John F. Cook
Mayor

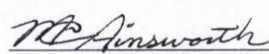
ATTEST:


Richarda Duffy Monsen
City Clerk

APPROVED AS TO FORM:


Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:


for Mathew S. McElroy
Deputy Director – Planning
Development Services Department

Doc #44665/Planning/Ord/ZON08-00085 (Rezoning w/conditions)/LCUE

ORDINANCE NO. 017072

Zoning Case No: ZON08-00085

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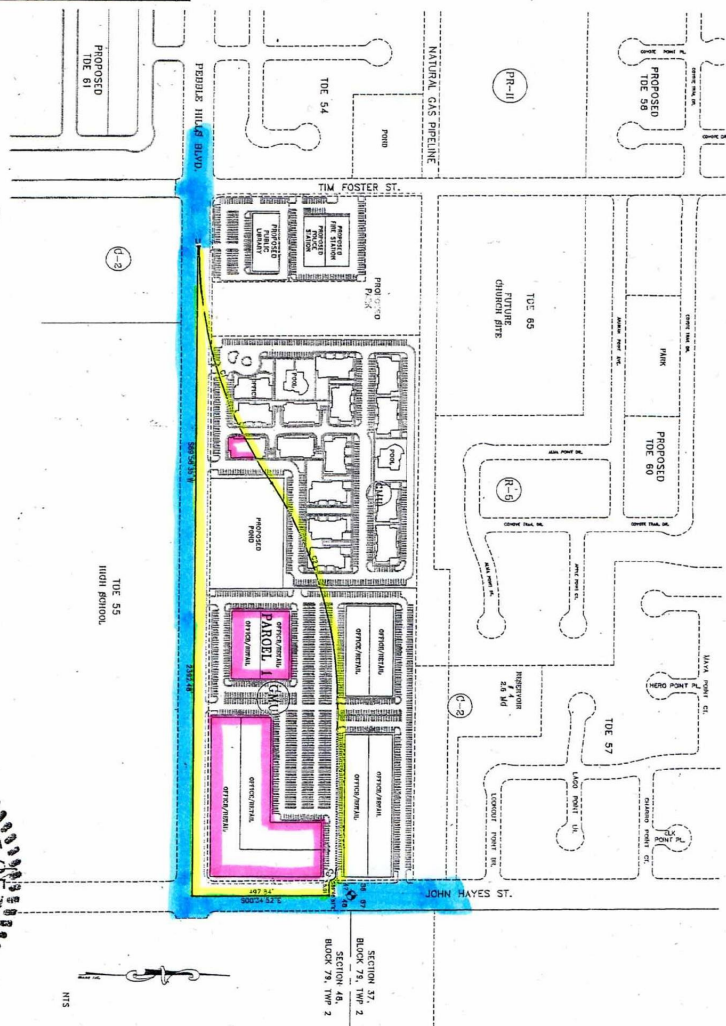
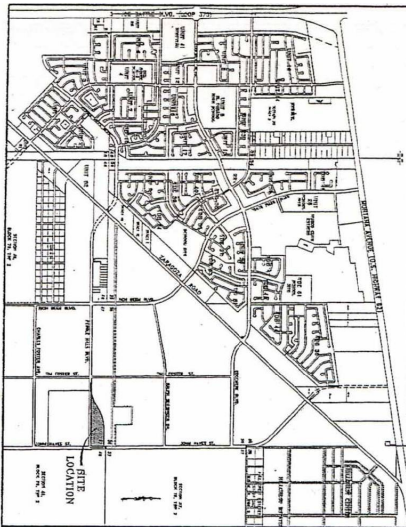
ZONING PLAN

BEING A PORTION OF SECTION 47,
BLOCK 79, TOWNSHIP 2, TEXAS,
AND PACIFIC FAIRWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	18.56	GMU	C-1

CHAIN	RIIUS	LEIGH	MAOCHI	CHIOU	BEARIE	OLIA
C1	1465.02	928.97	472.17	912.35	1123.72	1407.96
C2	1445.09	859.26	442.70	816.65	972.64	1349.15
C3	70.00	39.03	24.78	35.19	144.02	87.26

LINE	LOCATION	REMARKS
LI	7.57	\$500.0125 E



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ATTACHMENT 5: MASTER ZONING PLAN

MASTER ZONING PLAN

Tierra Del Este Master Zoning Plan Report for a General Mixed Use District

INTRODUCTION

This is an 18.56 acre portion within a 43 acre total planned mixed use development project located off of Pebble Hills Blvd, John Hayes St., and Tim Foster Street. This site abuts GMU, Single Family residential and a Church to the North, Single Family residential to the East and West, and a High School and combination Multi-Family and Single Family residential to the South.

The proposed development includes a Police and Fire Station, a Public Library, a Public Neighborhood Park, Multi-Family, Retail and Office uses. The project is designed to create amenities within a walkable distance of the employees, neighborhood residents and the school.

PURPOSE

The purpose of the GMU district is to encourage and promote a mix of uses in a form attractive and harmonious to its surrounding communities.

This development meets the GMU purposes by providing mix of public facilities, retail, office, open space and residential uses that will be well designed while encouraging a walkable and sustainable development.

CHARACTERISTICS

This Rezoning Acreage: 18.56

Total Acreage: 43.39

Density-maximum Floor Area ratio (FAR) of less than .50 : 1

Density – maximum for Residential: 200 units

Maximum proposed total Floor Area: 700,000 net rentable square feet, 800,000 gross square feet

Lot dimension- minimum of 400 feet (width) by minimum of 200 feet (depth)

Max width of lot: 2,700.00 feet

Max depth of lot: 850.00 feet

Ave width of lot: 1,500.00 feet

Ave depth of lot: 500.00 feet

All Building setbacks –zero

Lot coverage -100%

Maximum Building Height:

- Multi-family – 3 stories
- Office/Retail – 2 stories
- Public Facilities – 3 stories

Buffers – opaque native landscaping

Parking- shared parking

Open spaces – Public Park and recreational areas for multi-family.

ATTACHMENT 5: MASTER ZONING PLAN

Uses-

1.00 Agricultural

Veterinary Treatment (Small)

2.00 Commercial Storage

Office Warehouse

3.00 Educational

Art Gallery

Child Care Facility

Church/Synagogue

Community Recreational Center

Library/Museum

School

Youth Organization

4.00 Office

Bank/ATM/Credit Union/Financial Institution

Offices (Business, Medical, Professional)

Studio (Dance/Music/Photography)

6.00 Medical

Clinic

Drug Store/Pharmacy

Hospital

Assisted Living (Elderly Care)

Optical Dispensary

8.00 Motor Vehicle Sales & Service (in Building)

Auto Parts Sales

Auto Service Station

10.00 Personal Services

Barber Shop/Beauty Salon

Dry Cleaning

Laundromat

Massage Parlor

Photo Finishing Lab

Shoe Shop Repair

11.00 Recreational

Athletic Facility

Open Space

Amusement Game

Community Recreation Facility

Racquetball Club as accessory use

Swimming Pool as accessory use

ATTACHMENT 5: MASTER ZONING PLAN

12.00 Repair Services

Household Goods repair
Personal Goods repair

13.00 Residential

Apartments
Live Work Flex Unit
Duplex
Quadraplex
Triplex

14.00 Sales

Bakery
Book Store
Boutique
Convenience Store w/Gas Pump
Delicatessen
Drug Store
Grocery
Ice Cream Parlor
Music Store
Nursery (Green House)
Other Retail (Low Volume)
Shopping Center Community
Pet Shop
Print & Copy Shop
Restaurant
Snow Cone Stand
Specialty Shop

17.00 Towers

Personal Services Wireless Facility (as per section 20.10.455)

19.00 Utility & Miscellaneous

Government Use Building
Major Utility Facility

ATTACHMENT 5: MASTER ZONING PLAN

COMPREHENSIVE PLAN:

This development achieves the various goals under the following Comprehensive Plan's Major Titles:

- a. Transportation – Bicycle and pedestrian modes of transportation will be incorporated within and surrounding this development.
- b. Economic Development by providing the City a higher more diversified tax base development due to a mix of uses (retail, offices residential and community facilities) and its proximity to major Regional Commercial, Schools and Residential neighborhoods.
- c. Community Facilities by incorporating community facilities –both quality of life (parks) and safety and welfare (police and fire) within a multi-modal mixed use development that will serve a master planned community.
- d. Land use & City Form by developing a multi-modal community by way of incorporating a mix of uses within a development that will not only compliment the surrounding community, but will be a major focus of that community by way of a unified architectural theme.
- e. Urban Design will be incorporated within a Sub-urban community by way of developing a mixed use development that will be sensitive to the neighborhoods it abuts while providing a more urban form based theme. Moreover, the mixed use development will accommodate and encourage civic, commercial and recreational uses that will include connected parking facilities, connected and uniform landscaping (landscaping will be meet or exceed what is required as per Title 18 of the El Paso Municipal Code, including trees and landscaping within the parkway area), pedestrian connectivity within the development as well as abutting by way of building placement near streets and recreational uses.

PHASING:

- First phase will entail the development of the Multi-family to begin in late 2009
- Second phase will establish the Public Park to begin in late 2010
- Third phase will include the office and retail establishments to begin late 2010
- Fourth phase will include the Police and Fire station improvements (pending City budget policies)