

**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 releasing conditions placed on property by a contract dated February 10, 2009, which imposed conditions on a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas. Subject Property: North of Pebble Hills Boulevard and West of John Hayes Street. Applicant: Ranchos Real IV, LTD, ZON09-00031 (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 (6-0)

\*\*\*\*\*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 RELEASING CONDITIONS PLACED ON PROPERTY BY ORDINANCE NO. 17072 WHICH CHANGED 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. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

**WHEREAS**, the zoning of the property described as *a portion of Section 47, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas*, was changed by Ordinance No. 17072, approved by City Council on February 10, 2009; and,

**WHEREAS**, the rezoning was subject to the following zoning conditions:

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

**WHEREAS**, placement of such conditions were necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

**WHEREAS**, the owner (applicant) submitted an application requesting the removal of the above two conditions on the above described property; and,

**WHEREAS**, a public hearing regarding amendment of the conditions was held before the City Plan Commission, and the Commission recommended approval of the release; and,

**WHEREAS**, the City Council of the City of El Paso has determined that the release of the above conditions will protect the best interest, health, safety and welfare of the public in general.

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

1. That zoning conditions imposed by Ordinance No. 17072 dated February 10, 2009 requiring that *"A detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of any building permits and 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" be released on the portion of land identified in Exhibit "A" be released on the portion of land identified in Exhibit "A" because the conditions are no longer necessary.*

2. Except as herein amended, Ordinance 17072 shall remain in full force and effect.

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.**


**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
Guadalupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy, Deputy Director - Planning  
Development Services Department

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;**



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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,*

CITY CLERK DEPT.

EXHIBIT "A"

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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 10<sup>th</sup> day of February, 2009.

THE CITY OF EL PASO

John F. Cook  
John F. Cook  
Mayor

ATTEST:

Richarda Duffy Momsen  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

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

## MEMORANDUM

**DATE:** August 17, 2009

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

**FROM:** Andrew Salloum, Planner

**SUBJECT: ZON09-00031**

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The City Plan Commission (CPC), on May 21, 2009, voted **6-0** to recommend **APPROVAL** of releasing conditions placed on property by Ordinance No. 17072 dated February 10, 2009.

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:** ZON09-00031  
**Application Type:** Zoning Condition Release  
**CPC Hearing Date:** July 16, 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:** Release the conditions imposed by Zoning Ordinance No. 17072 dated February 10, 2009  
**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 and 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 June 17, 2009. The Planning Division has received no public response to the zoning condition release 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. On May 21, 2009, the City Plan Commission recommended approval of ZON09-00015 to rezone the subject property from C-1/c (Commercial/conditions) to G-MU/c (General Mixed Use/conditions).

### **APPLICATION DESCRIPTION**

The property owners are requesting to release the zoning conditions imposed by Ordinance No. 17072. The property owners have proposed G-MU (General Mixed Use) zoning for the subject property to allow for a mixed use development. The property is 18.56 acres in size and is vacant. The condition release is requested for consistency in zoning across the entire development. Access to the property is proposed from Pebble Hills Boulevard and John Hayes Street. The following conditions were imposed on property by Ordinance No. 17072 dated February 10, 2009:

- 1) A detailed site development plan shall be reviewed and 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.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The DCC recommends **APPROVAL** of the zoning condition release request.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the zoning condition release request.

### **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 comments received.

Landscape Review:

Landscape required, no calculations submitted. Proposed building layout shows buildings on lot line. Need to verify landscape area.

**Development Services Department – Planning Division**

Current Planning: Recommends approval of the zoning condition release request.

**Engineering Department - Traffic Division**

No objections.

**Fire Department**

The El Paso Fire Department reviewed ZON09-00031 a Condition Release Application at the property located North of Pebble Hills and West of John Hayes and we have no opposition at this time.

**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 zoning condition release:

1. Recommend approval of the application finding that the zoning condition release is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the zoning condition release 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 zoning condition release 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

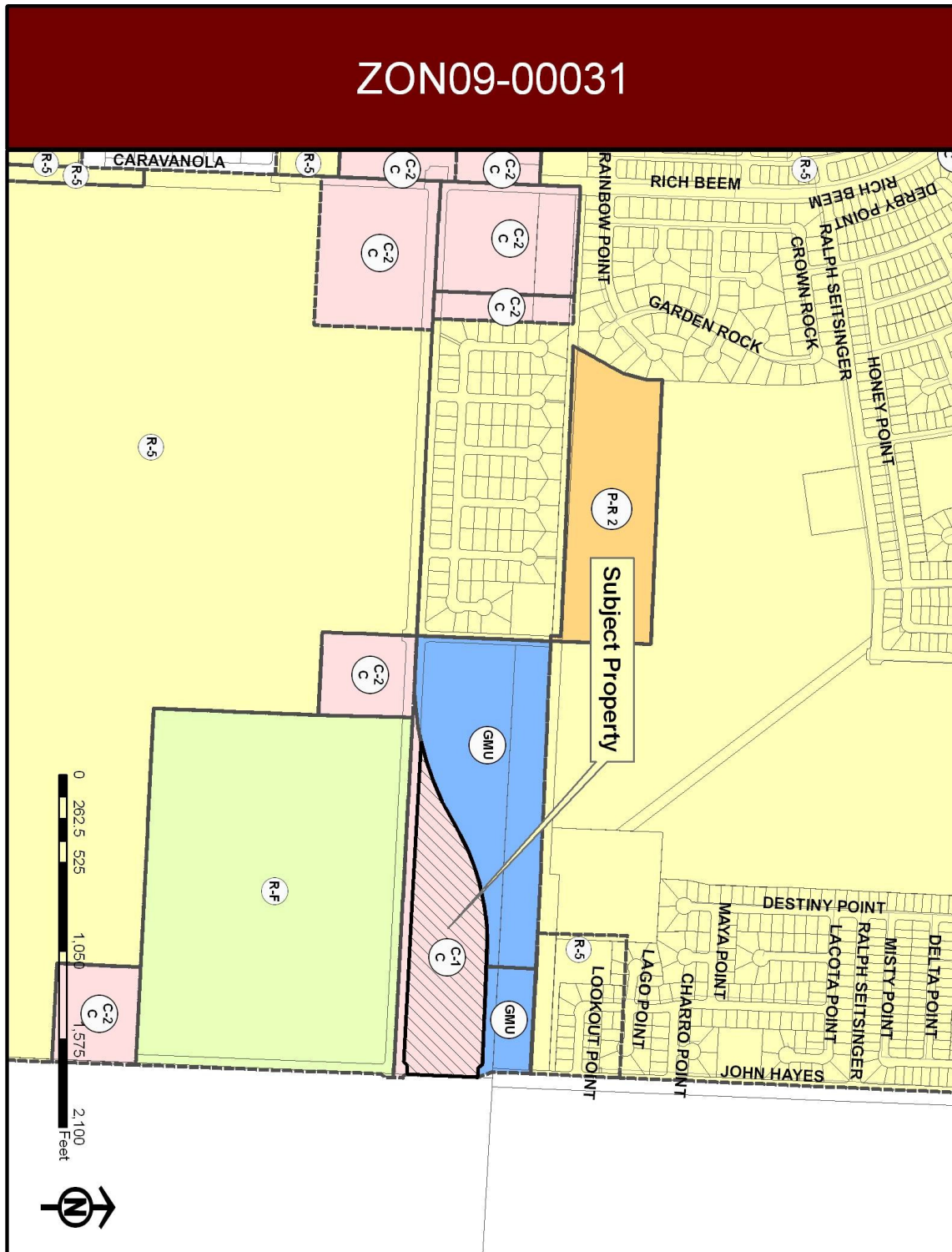
Attachment 2: Aerial Map

Attachment 3: Ordinance 17072

Attachment 4: Conceptual Site Plan

Attachment 5: Master Zoning Plan

ATTACHMENT 1: LOCATION MAP





ATTACHMENT 2: AERIAL MAP

ZON09-00031





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,

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**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,

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**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:

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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,

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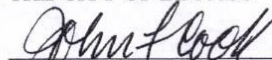
Further, that **Parcels 1, 3, 4, 5, 6 10 and 11** described above be subject to the following conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and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

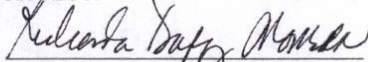
2. A ten 10' wide landscape buffer with high profile native trees placed at 10' on center be required along the property line abutting any residential use prior to the issuance of any certificates of occupancy. The buffer location, width and plant material may be modified by the City Plan Commission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

PASSED AND APPROVED this 10<sup>th</sup> day of February, 2009.

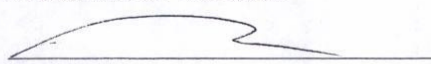
THE CITY OF EL PASO

  
John F. Cook  
Mayor

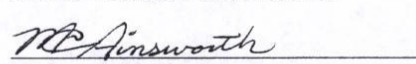
ATTEST:

  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

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

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

3

ORDINANCE NO. 017072

Zoning Case No: ZON08-00085

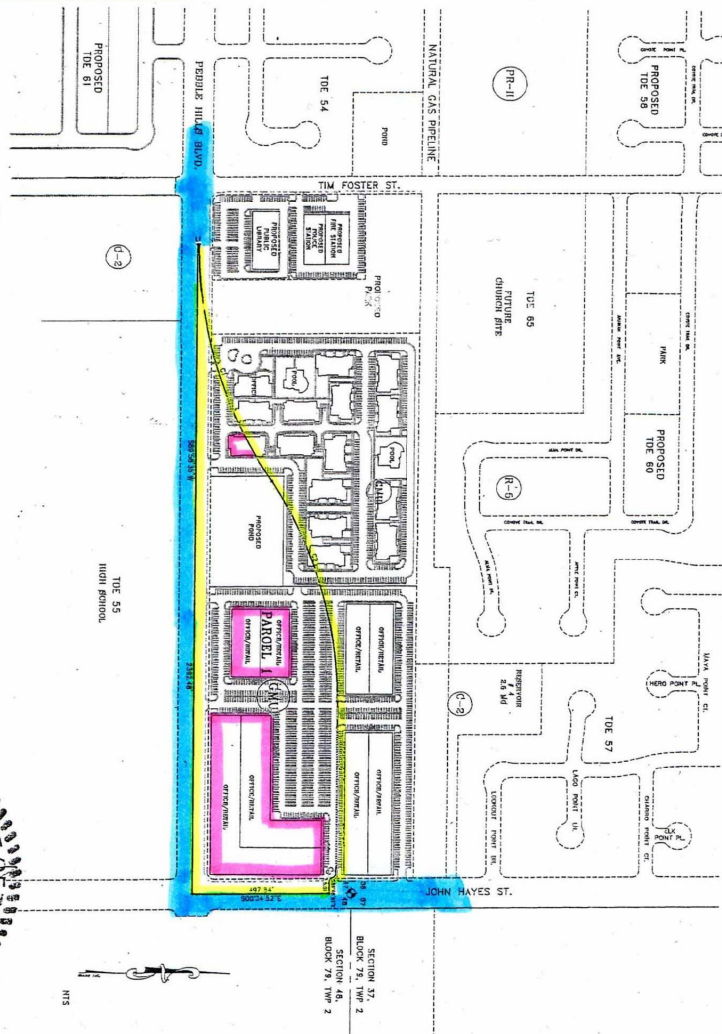
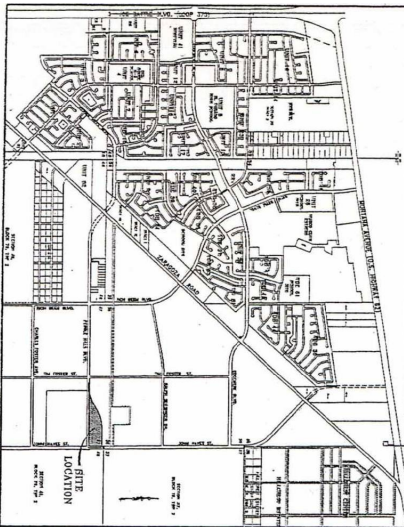
# ZONING PLAN

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

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

Chem	React	Levotin	Isobutyl	ClO <sub>2</sub>	De Anio	OC <sub>2</sub> A
C1	166.02	925.93	471.71	912.10	1172.57	282.5
C2	1445.00	869.25	442.76	816.05	5129.61	31.02
C3	26.00	29.03	27.16	35.19	144.02	22.1

Unit	LEIGH	EE A111C
LI	7.57	590.0125.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)