

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: September 13, 2011
Public Hearing: October 4, 2011

CONTACT PERSON/PHONE: Esther Guerrero, (915) 541-4720

DISTRICT(S) AFFECTED: 8

SUBJECT:

An ordinance changing the zoning of Lot 1, Block 1, Paisano Green Community, City of El Paso, El Paso County, Texas from A-3 (Apartment) to G-MU (General Mixed Use). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 4000 Paisano Drive. Property Owner: Housing Authority of the City of El Paso. PZRZ11-00030 (**District 8**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning and Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 1, PAISANO GREEN COMMUNITY, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-3 (APARTMENT) TO G-MU (GENERAL MIXED USE). 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 *Lot 1, Block 1, Paisano Green Community, City of El Paso, El Paso County, Texas*, be changed from **A-3 (APARTMENT)** to **G-MU (GENERAL MIXED USE)**, such land uses allowed as being 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.

PASSED AND APPROVED this _____ day of _____, 2011.

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

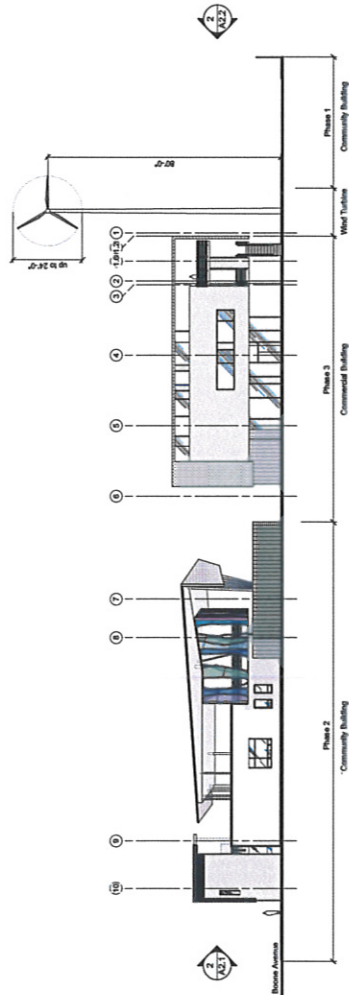
Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

APPENDIX A

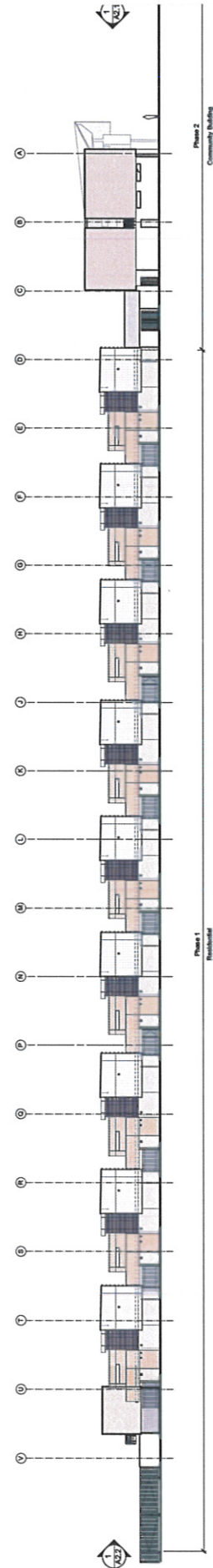
MIXED USE DEVELOPMENT PLANS

HACEP – Paisano Green Community project

Attached are 8.5" x 11" copies of the mixed use development plans.



1 Master Site North Elevation



2 Master Site East Elevation

Paisano Senior Housing - Master Site
HACEP - Phase 3
4000 East Paisano Drive, El Paso, TX



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Revisions	Date
1. Initial Design	
2. Final Design	
3. Construction	
4. Final Construction	

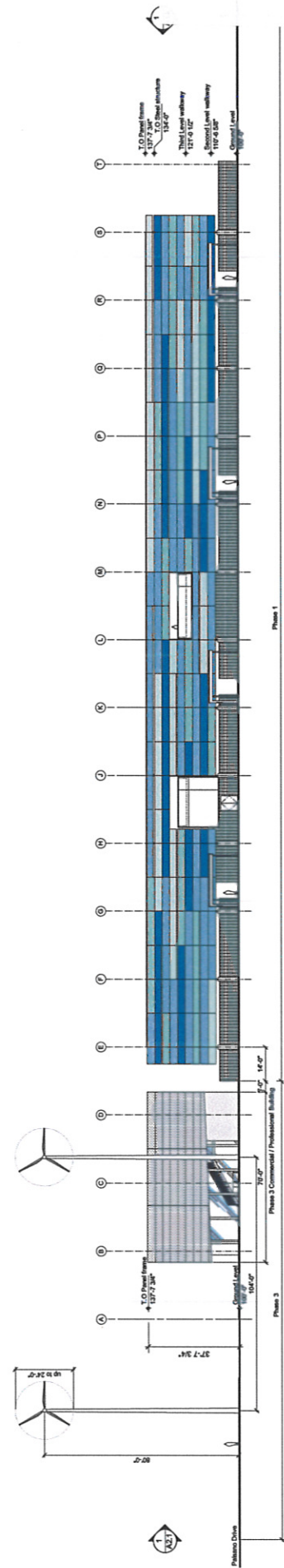
Paisano Senior Housing - Master Site
HACEP - Phase 3
4000 East Paisano Drive, El Paso, TX



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1 Master Site South Elevation
Scale: 1" = 20' 0"



2 Master Site West Elevation
Scale: 1" = 20' 0"

GMU REZONE - ZONING CODE ANALYSIS

HACEP – Paisano Green Community project

Legal Description:

Lot 1, Block 1, Paisano Green Community Subdivision

Property address:

4000 E. Paisano Drive
El Paso, Texas 79905

Current zoning designation: A-3

Proposed zoning designation: G-MU

Existing use (permitted):

Multi- family residential apartments with supporting community building

Proposed uses:

1. Multi- family residential apartments (Phase 1)
2. Community building supporting the resident population (Phase 2)
3. Wind turbines (wind driven electrical generators - free standing) and accessory equipment associated with wind turbines (Phase 3)
4. Commercial structure containing the following potential uses (Phase 4):
 - convenience store, grocery
 - restaurant
 - personal services supportive of resident senior/disabled population
 - beauty salon, barber shop, pharmacy, clinic
 - professional and business office space for agencies supportive of resident senior/disabled population: AARP, Volare, Meals on Wheels

Lot size:

Provided: 183,725 s.f. (4.18 acres)

Dimensions: 290' wide, 626' deep (minimum)

Breakdown by Phase:

Phase 1 area =	145,815
Phase 2 area =	18,930
Phase 3 area =	1,270
Phase 4 area =	17,710
Total	183,725

GMU REZONE - NARRATIVE

The design team for the Paisano Green Community project requests a rezoning of the site at 4000 East Paisano Drive to allow for the construction of two large wind turbines and additional future mixed use development of the site.

The following narrative gives a text description of the site and the proposed project in its entirety:

Site

The site is 4.2 acres in size, approximately 630' x 290' with its long axis running north south.

Site context

The project site is surrounded by the following uses:

- a large paved lot to the west owned by Texas DOT and used by US customs for the trucks coming across the international border
- a large detention pond to the south. The detention pond is dirt with a concrete culvert bringing stormwater from the paved TxDOT lot to the west.
- the Coliseum, a large scale event space, to the east.
- El Paso Zoo to the north.

Paisano, a six lane arterial street, forms the northern boundary of the site. Boone, a four lane street with parallel parking on each side forms the eastern boundary of the site.

Site context response

In response to the lack of any surrounding residential neighborhood fabric, buildings elements are used to form a strong set of edges to the site that hold and protect a central garden space containing the majority of the residential units – effectively creating a small island “neighborhood” within the 4.2 acre site. Vehicular circulation is pushed to the western and southern edges of the site to concentrate the energy of the central gardens and to avoid potential conflicts between vehicles and seniors who could have limited mobility.

Environmental response

Building elements are organized on the site to respect environmental forces including: cold winter winds from the west, cool summer breezes from the southeast, the path of the sun across the sky. A large “canopy wall” element on the west side of the site blocks the winter winds, acts as a radiant barrier for west walls of residential buildings and shades internal courtyards from afternoon sun. Primary building masses surround and form outdoor courtyards that open to summer breezes from the southeast. The buildings channel the moving air through the courtyard to encourage natural ventilation of residential units bordering these spaces. A large central park acts as a radiator – cooling summer breezes as they move through the site.

Proposed development intensity:

Phase 1

73 residential apartments
9 SRO
56 one-bedroom
8 two-bedroom
59,787 s.f. total
F.A.R. = 59,787 s.f./145,815 s.f. = .410

Phase 2

Community building
4,137 s.f. total
F.A.R. = 4,137 s.f./18,930 s.f. = .463

Phase 3

Wind turbines (wind driven electrical generators)
2 total

Phase 4

Commercial building (Phase 3)
9,800 s.f. total
F.A.R. = 9,800 s.f./17,710 s.f. = .553

TOTAL BUILDING AREA (Phases 1, 2 and 4)

73,724 s.f.
F.A.R. = .401

Lot size per unit: Phase 1

Minimum 500 s.f./unit
Provided = 145,815 s.f. / 73 units = 1,997 s.f./unit

Open space: Phase 1, 2, 3 and 4

Minimum open space: 30% of lot area for corner lot
Provided = 90,971 s.f. open / 183,725 s.f. total = 49% open

Landscape area: Phase 1, 2, 3 and 4

Minimum landscape area: 15% of lot area
Provided = 61,142 s.f. landscape / 183,725 s.f. total = 33% landscape

Setbacks:

Proposed front – 52.33' (community building to north property line)
42.33' (north wind turbine to north property line)
Proposed rear – 56.67' (south end of Boone Avenue residences to south property line)
Proposed side – 57.2' (west side of commercial building to west property line)
48.75' (north turbine to west property line)
Proposed side street – 5.5' (east side of Boone Avenue residences to east property line)

Height:

Buildings: 35'
Wind Turbines: 80' (horizontal axis)
92' (uppermost sweep of rotor)

Phase 1

Residential units – Flats and Canopy Wall

construction start date 1 February 2011

expected completion and occupancy 31 March 2012

The primary housing units on the site have been termed "flats" by the design team. There are 44 one bedroom flats, 8 two bedroom flats and three courtyard units. Individual units have generous, open, loft-like living/dining/kitchen spaces. Images of each of these unit types are illustrated in the accompanying image document.

These units are gathered into four wings – each containing between twelve (12) and fifteen (15) units. The one bedroom units are the basic module but each wing has at least one two bedroom unit and three of the wings contain a courtyard unit. These basic units occur in different combinations and orientations on different floors to create a set of dynamic facades within the same basic overall massing and form.

Courtyard units occur along the north side of three of the wings and face east into the large central park. These units occur only on the second floor. The space beneath the units is a shaded outdoor space adjacent to both the individual courtyards and the large central park.

Each wing faces south to maximize passive solar gain during winter months. Living spaces within each unit have large south facing windows or, on ground floor units, sliding glass doors. Shared circulation spaces linking individual units are on the north side of each wing. Circulation spaces are open and not thermally conditioned.

Each wing attaches on its western end to an open air structure called the "canopy wall." The canopy wall serves both environmental functions and service functions for the residential flats. Vertical circulation – both stairs and elevators occur within the canopy wall. Also housed within the canopy wall are support spaces: second floor laundry room, on grade trash and recycling areas, etc. Horizontal circulation also runs the entire length of the wall connecting each floor on a wing of flats to the same floor on other wings of flats.

Residential units – Boone Avenue

construction start date 1 February 2011

expected completion and occupancy 31 March 2012

A row of nine two-story structures forms the eastern boundary of the project along Boone Avenue. These structures contain small efficiency units on the ground floor and one bedroom units on the second floor. The second floor units have a different plan organization and are slightly larger in size than the typical one bedroom flat. These units have large open living/dining/kitchen spaces and a small private outdoor terrace.

The nine structures align one beside another along the street front. The second floor units are connected via an exterior exit balcony on the east side of the structure. The second floor units have their primary fenestration facing south with some additional north facing windows. The ground floor efficiency units have their primary fenestration facing west into the large central park. This west facing glass is protected by an overhanging portion of the second floor unit above to limit solar gain during afternoon hours.

Communal gardens

construction start date 1 February 2011

expected completion and occupancy 31 March 2012

The gardens in the center of the site are communal spaces for outdoor living. A large central park space – called the "Tapestry Garden" runs the length of the site from north to south and connects to a series of courtyards between the wings of flats on the west side of the site.

The name "Tapestry" is meant to imply the communal nature of the space – as in many lives woven into a larger communal fabric. This is the primary space for shared outdoor living opportunities. This garden contains areas of turf grass interspersed within areas of xeriscape planting. Within these areas are smaller spaces for seating, areas for outdoor activities such as horseshoes, lawn bowling, croquet. At the southwest corner of the site is a large community vegetable garden.

The southern end of the Tapestry Garden terminates in an outdoor terrace with a wall along its southern margin to block views of the vehicular roadway and the detention pond to the south. The northern end of the garden is an outdoor plaza adjacent to the community building. The plaza has an outdoor fireplace along its eastern edge. Adjacent to the plaza is a playground allowing residents to care for grandchildren during the day while parents are at work. The plaza is the heart of the neighborhood where indoor/outdoor activities take place.

A broad paved walkway along the west side of the Tapestry Garden provides a place for residents to stroll outside while being protected from the sun by building overhangs and trees.

Four courts open off the west side of the Tapestry Garden. The courts are smaller more intimate outdoor spaces protected by the wings of flats. Each courtyard has a distinct theme with hardscape and plant palettes selected to communicate the theme of the space.

Phase 2

Community building

construction start date 15 July 2011

expected completion and occupancy 31 March 2012

The community building faces Paisano Drive on the north side and Boone Avenue on the east side. It addresses Paisano Drive and together with a site wall encloses an entry plaza adjacent to the intersection. The entry plaza is intended to be public in nature and use.

The community building is comprised of four basic elements:

Assembly building

A single story building containing the primary communal spaces – a large, open assembly room with an adjunct warming kitchen, lobby, offices, library/community space and storage space for tables and chairs.

The lobby and offices are located at the northwest corner of the building at the primary entry to the site for people using public transportation. The large assembly hall occupies the central portion of the building. Three large sets of doors open from the assembly room directly onto the community plaza on the south side of the building.

Support wing

A two story wing on the east end of the building contains support spaces for the structure: restrooms, mechanical room, trash room, elevator and stair. In addition this structure contains a laundry room serving the residences along the northern end of Boone Avenue.

Roof terrace

The entire roof of the Assembly building is an open terrace that can be occupied and used by residents. The northwestern corner of the roof terrace is partially enclosed by a screen fabricated of steel and translucent acrylic panels.

Parasol roof

A large roof stands above the roof terrace providing shade for that outdoor space and serving as an armature for a large solar photo-voltaic array.

Environmental response

The large parasol roof protects and shades the primary inhabited spaces of the structure. Its shape also serves to draw southerly breezes across the roof terrace by creating a negative pressure zone on the north side of this large wing-like element.

Phase 3

Wind turbines

construction start date 1 November 2011

expected completion 31 March 2012

As part of its commitment to sustainability the project plans for two wind turbines to be installed on the northwest corner of the site alongside the site for a future commercial building and its parking area.

The wind turbines are proposed to be mounted on monopoles. Each is to be 80' tall to the horizontal axis of the turbine and 92' tall to the uppermost sweep of the blades. The turbines have a rotor diameter of 24' and a tailpiece which projects 12' to the rear. The tailpiece helps the turbine "find" the wind and improves its efficiency by assuring it maintains the proper orientation into the wind.

The monopoles are a twelve sided metal pole. See the images in Appendix A. The poles are 28" in diameter at the base with a 38" diameter base flange to accommodate the anchor bolts. The poles are 8" in diameter at the top. The poles will be powder coated. The color of the poles will be white to match the components of the wind turbine.

The height of the wind turbines is a result of the site and its surrounding context. The Patriot Freeway to the west and the Coliseum to the east are tall enough to create a significant amount of air turbulence around and over them. Turbulence diminishes the effectiveness of the turbines. The height requested gets the turbines into the margins of the laminar flow. Laminar flow will produce better energy generation from the turbines.

Height: 80 ft to horizontal axis of rotor
92 ft to tip at highest point of arc of blades
Rotor sweep area: 452 s.f.
Horizontal sweep area: 452 s.f.
Sound: 45 dB

Additional design information on the turbines is attached in Appendix C.

Phase 4

Commercial Building

construction start date 1 January 2016

expected completion 1 January 2017

A future structure containing commercial uses is planned for the northwestern corner of the site.

The structure will align with the northernmost wing of residential flats and take its architectural cues from it. It will be three stories tall with a retail space (impulse/drive by) on the ground floor. Retail and/or office space will occupy the second floor and professional/support office space will occupy the third floor. Potential retail for the second floor will need to destination services such as a beauty salon or a pharmacy.

The building faces Paisano for maximum visibility and is fronted by a large parking area containing 18 spaces.

The building's form and massing serve as the termination of the residential spaces on the west side of the site - ending the rhythm of the residential wings and courtyards and providing a completion to the north end of the canopy wall. In addition, the massing of the building serves to protect the northernmost wing of flats from noise and loss of privacy from Paisano Drive.

The ground floor commercial space faces the street. A space on the east side of the building provides loading and trash container storage.

The ground floor of the building is larger than the upper floors due to programmatic requirements for the proposed use as a convenience store. The upper floors are pushed to the north side of the building creating a three story building wall reminiscent of the flats and in scale with the other structures on the site. In addition this allows the roof of the ground floor to the south of the upper floors to be used as a large outdoor roof terrace with views of courtyards and gardens within the site.

An open circulation zone on the west side of the structure mimics the nature of the canopy wall and protects the western walls from the afternoon sun.

The architectural character of the commercial building is in keeping with the contemporary appearance of the remainder of the project.

The project design team proposes that the site be rezoned with a General Mixed Use designation. The primary intent of the commercial space on the northwest corner is to develop support services for the residents of the site. We believe this form of development is appropriate to the infill nature of the site and its isolated location relative to services for the residents.

Parking:

Required

Phase 1 and 2

Residential units – Elderly: 0.7 spaces per unit

Required: 73 units x 0.7 spaces/unit = 51.1 spaces = 51 spaces

Phase 3

Wind-driven electrical generator - none required

Required: none = 0 spaces

Phase 4

Convenience store - 1 space/360 s.f. min. 1/300 s.f. max.

Required: 3800 s.f./360 s.f./space = 10.556 spaces = 11 spaces min.

3800 s.f./300 s.f./space = 12.667 spaces = 13 spaces max.

Beauty salon/pharmacy - 1 space/300 s.f. min. 1/250 s.f. max.

Required: 3000 s.f./300 s.f./space = 10 spaces min.

3000 s.f./250 s.f./space = 12 spaces max.

Office Professional - 1 space/480 s.f. min 1/400 s.f. max.

Required: 3000 s.f./480 s.f./space = 6.25 spaces = 6 spaces min.

3000 s.f./400 s.f./space = 7.5 spaces = 8 spaces max.

Total for Phase 4 = 27 spaces min., 33 spaces max.

TOTAL REQUIRED SPACES - Phase 1, 2, 3 and 4 = 78 spaces min., 84 spaces max.

Proposed

Phases 1 and 2:	60 spaces provided
Phase 3	0 additional spaces
Phase 4	17 additional spaces
TOTAL	77 spaces

TOTAL PROPOSED SPACES - Phase 1, 2, 3 and 4 = 77

The project proposes that the following factors warrant a reduction in the total number of parking spaces to be provided:

1. The intent of developing commercial space as part of the project is to serve the resident population of the site. It is anticipated that a substantial portion of the customer/client base of the retail/office space to be constructed as Phase 4 will come from the residents living on site. The project team expects a much higher proportion of trips to the commercial structure to be pedestrian (as compared to vehicular) in nature than at a typical commercial site. The higher percentage of pedestrian trips should reduce the burden to provide full parking.
2. It is expected that the senior residents of the site will have very few cars. The Housing Authority believes that between the 73 residential units there will be only a very small number of cars - fewer than twenty (20) - and thus a portion of the spaces created for the residential use will be empty and available for use by commercial users.
3. The project shall implement a shared parking arrangement between the residential and commercial users. A portion of the spaces for residential users shall be reserved for their use by placing these spaces in a secured area behind a fence/gate. The parking spaces outside of the fenced area will be available for either residential or commercial users.
 - a. parking reserved for residential use = 47
 - b. parking available for shared residential or commercial use = 33

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The project proposes that as a result of the factors outlined above providing 77 spaces (98.7% of the 78 total spaces required) will meet the needs of the uses proposed for this G-MU.

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



Date: August 29, 2011
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Esther Guerrero, Planner
Subject: **PZRZ11-00030 Rezoning**

The City Plan Commission (CPC) on August 11, 2011, voted **7-0** to recommend **approval** of this rezoning request. The request is to change the zoning from A-3 (Apartment) to G-MU (General Mixed Use). This project proposes four phases of construction that will include 73 one and two bedroom apartment units for the senior and disabled population, communal and vegetable gardens, community building, two wind turbines as part of the project sustainability plan and a commercial building.

This recommendation is in agreement with the recommendation from staff and the Development Coordinating Committee (DCC).

The CPC found that the rezoning is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Central Planning Area. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general; and 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 one present at the meeting to speak in favor or in opposition to this request.

Attachment: Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



Planning & Economic Development

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City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00030
Application Type: Rezoning
CPC Hearing Date: August 11, 2011
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location: 4000 Paisano Drive
Legal Description: Lot 1, Block 1, Paisano Green Community, City of El Paso, El Paso County, Texas
Acreage: 4.217 acres
Rep District: 8
Zoning: A-3 (Apartment)
Existing Use: Vacant, previously multi-family units
Request: G-MU (General Mixed Use)
Proposed Uses: Apartments, community center, wind turbines, commercial building
Property Owner: Housing Authority of the City of El Paso
Representative: JV Desousa, Workshop 8

SURROUNDING ZONING AND LAND USE

North: A-3/sp (Apartment) / Zoo
South: A-3 (Apartment) / pond, vacant
East: C-3 (Commercial) / Coliseum
West: A-3 (Apartment) / U.S. Customs facility

The Plan for El Paso Designation: Mixed-Use (Central Planning Area)

Nearest Park: Washington Park (135 feet)

Nearest School: Burleson Elementary (2,102 feet)

NEIGHBORHOOD ASSOCIATIONS

Pasadena Neighborhood Association, Central Business

NEIGHBORHOOD INPUT

Notices of the August 11, 2011 public hearing were mailed to all property owners within 300 feet of the subject property on July 26, 2011. Planning Division has not received any phone calls or letters in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is to change the zoning from A-3 (Apartment) to G-MU (General Mixed Use) and will be built in four phases. The master zoning site plan proposes the following: Phase 1, 73 one and two bedroom apartment units for the senior and disabled population; communal gardens that contain turf grass interspersed within areas of xeriscape planting and a vegetable garden; Phase 2, a community building supporting the resident population with a kitchen, lobby, offices, library, storage and assembly room; Phase 3, two wind turbines measuring approximately 92 ft. at highest point of the blades are being proposed as part of the project sustainability plan; and Phase 4, three story commercial building containing the potential uses of a convenience store/grocery, restaurant, personal services supporting the residents such as a beauty salon, barber shop, pharmacy and clinic, professional and business office space for agencies supportive of the resident population such as AARP and Meals on Wheels. Access is proposed via Paisano Drive and Boone Street, with 77 proposed parking spaces.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning request.

The Plan for El Paso-City-Wide Land Use Goals

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

- a. Goal: establish 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 wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

The purpose of the 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.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for approval.

Department of Transportation

No objection to rezoning. Proposed change in zoning will not create a substantial increase in traffic.

Notes:

- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Engineering – Construction Management Division-Plan Review

Plan Review

No comments received.

Land Development

No objections.

Fire Department

No comments received.

El Paso Water Utilities

1. EPWU requests for the platted 20-foot PSB easement to be labeled in the site plan.

EPWU-PSB Comments

Water:

2. There is an existing 12-inch diameter water main along Boone Street that is available for service.
3. Previous water pressure readings from fire hydrant #609 located on Boone Street approximately 270-feet north of Caufield Street have yielded a static pressure of 96 pounds per square inch (psi), a residual pressure of 82 psi, and a discharge of 919 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and

relief valve, to be set for pressure as desired by the customer. The owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

4. There is an existing 36-inch diameter sewer interceptor within the subject subdivision. This interceptor is located along the platted 20-foot PSB easement on the western side of the subject property.

5. There is an existing 8-inch diameter sewer main along Boone Street. Also, there is an 8-inch diameter sewer main located within the southern portion of the subject property. As part of the improvements of the subdivision, this sewer main will be relocated to the platted 20-foot PSB easement within the property. The Owner has entered into a Development Agreement with EPWU-PSB to construct the proposed sanitary sewer mains to provide service to this property. The Owner's utility contractor is currently installing the sanitary sewer mains which will be available for permanent service after the EPWU-PSB issues a Letter of Final Acceptance.

Reclaimed Water:

6. There is an existing 12-inch diameter reclaimed water (non-potable) main along Delta Street. A reclaimed water main extension is required along Boone Street to the subject property.

General:

7. During the site improvement work, the Owner/Developer shall safeguard all sewer mains and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

8. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. EPWU-PSB requires access to the proposed sanitary sewer facilities and appurtenances within the easements 24 hours a day, seven (7) days a week.

9. EPWU requires a new service application to serve the subject property. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU-PSB Rules and Regulations. The owner 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.

CITY PLAN COMMISSION OPTIONS

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

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

Attachments

1. Zoning Map
2. Aerial Map
3. Master Zoning Site Plan
4. Analysis

PZRZ11-00030



ATTACHMENT 2: AERIAL MAP

PZRZ11-00030



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ATTACHMENT 4: ANALYSIS

GMU REZONE - NARRATIVE

The design team for the Paisano Green Community project requests a rezoning of the site at 4000 East Paisano Drive to allow for the construction of two large wind turbines and additional future mixed use development of the site.

The following narrative gives a text description of the site and the proposed project in its entirety:

Site

The site is 4.2 acres in size, approximately 630' x 290' with its long axis running north south.

Site context

The project site is surrounded by the following uses:

- a large paved lot to the west owned by Texas DOT and used by US customs for the trucks coming across the international border
- a large detention pond to the south. The detention pond is dirt with a concrete culvert bringing stormwater from the paved TxDOT lot to the west.
- the Coliseum, a large scale event space, to the east.
- El Paso Zoo to the north.

Paisano, a six lane arterial street, forms the northern boundary of the site. Boone, a four lane street with parallel parking on each side forms the eastern boundary of the site.

Site context response

In response to the lack of any surrounding residential neighborhood fabric, buildings elements are used to form a strong set of edges to the site that hold and protect a central garden space containing the majority of the residential units – effectively creating a small island “neighborhood” within the 4.2 acre site. Vehicular circulation is pushed to the western and southern edges of the site to concentrate the energy of the central gardens and to avoid potential conflicts between vehicles and seniors who could have limited mobility.

Environmental response

Building elements are organized on the site to respect environmental forces including: cold winter winds from the west, cool summer breezes from the southeast, the path of the sun across the sky. A large “canopy wall” element on the west side of the site blocks the winter winds, acts as a radiant barrier for west walls of residential buildings and shades internal courtyards from afternoon sun. Primary building masses surround and form outdoor courtyards that open to summer breezes from the southeast. The buildings channel the moving air through the courtyard to encourage natural ventilation of residential units bordering these spaces. A large central park acts as a radiator – cooling summer breezes as they move through the site.

Phase 1

Residential units – Flats and Canopy Wall

construction start date 1 February 2011

expected completion and occupancy 31 March 2012

The primary housing units on the site have been termed “flats” by the design team. There are 44 one bedroom flats, 8 two bedroom flats and three courtyard units. Individual units have generous, open, loft-like living/dining/kitchen spaces. Images of each of these unit types are illustrated in the accompanying image document.

These units are gathered into four wings – each containing between twelve (12) and fifteen (15) units. The one bedroom units are the basic module but each wing has at least one two bedroom unit and three of the wings contain a courtyard unit. These basic units occur in different combinations and orientations on different floors to create a set of dynamic facades within the same basic overall massing and form.

Courtyard units occur along the north side of three of the wings and face east into the large central park. These units occur only on the second floor. The space beneath the units is a shaded outdoor space adjacent to both the individual courtyards and the large central park.

Each wing faces south to maximize passive solar gain during winter months. Living spaces within each unit have large south facing windows or, on ground floor units, sliding glass doors. Shared circulation spaces linking individual units are on the north side of each wing. Circulation spaces are open and not thermally conditioned.

Each wing attaches on its western end to an open air structure called the “canopy wall.” The canopy wall serves both environmental functions and service functions for the residential flats. Vertical circulation – both stairs and elevators occur within the canopy wall. Also housed within the canopy wall are support spaces: second floor laundry room, on grade trash and recycling areas, etc. Horizontal circulation also runs the entire length of the wall connecting each floor on a wing of flats to the same floor on other wings of flats.

Residential units – Boone Avenue

construction start date 1 February 2011

expected completion and occupancy 31 March 2012

A row of nine two-story structures forms the eastern boundary of the project along Boone Avenue. These structures contain small efficiency units on the ground floor and one bedroom units on the second floor. The second floor units have a different plan organization and are slightly larger in size than the typical one bedroom flat. These units have large open living/dining/kitchen spaces and a small private outdoor terrace.

The nine structures align one beside another along the street front. The second floor units are connected via an exterior exit balcony on the east side of the structure. The second floor units have their primary fenestration facing south with some additional north facing windows. The ground floor efficiency units have their primary fenestration facing west into the large central park. This west facing glass is protected by an overhanging portion of the second floor unit above to limit solar gain during afternoon hours.

Communal gardens

construction start date 1 February 2011

expected completion and occupancy 31 March 2012

The gardens in the center of the site are communal spaces for outdoor living. A large central park space – called the “Tapestry Garden” runs the length of the site from north to south and connects to a series of courtyards between the wings of flats on the west side of the site.

The name “Tapestry” is meant to imply the communal nature of the space – as in many lives woven into a larger communal fabric. This is the primary space for shared outdoor living opportunities. This garden contains areas of turf grass interspersed within areas of xeriscape planting. Within these areas are smaller spaces for seating, areas for outdoor activities such as horseshoes, lawn bowling, croquet. At the southwest corner of the site is a large community vegetable garden.

The southern end of the Tapestry Garden terminates in an outdoor terrace with a wall along its southern margin to block views of the vehicular roadway and the detention pond to the south. The northern end of the garden is an outdoor plaza adjacent to the community building. The plaza has an outdoor fireplace along its eastern edge. Adjacent to the plaza is a playground allowing residents to care for grandchildren during the day while parents are at work. The plaza is the heart of the neighborhood where indoor/outdoor activities take place.

A broad paved walkway along the west side of the Tapestry Garden provides a place for residents to stroll outside while being protected from the sun by building overhangs and trees.

Four courts open off the west side of the Tapestry Garden. The courts are smaller more intimate outdoor spaces protected by the wings of flats. Each courtyard has a distinct theme with hardscape and plant palettes selected to communicate the theme of the space.

Phase 2

Community building

construction start date 15 July 2011

expected completion and occupancy 31 March 2012

The community building faces Paisano Drive on the north side and Boone Avenue on the east side. It addresses Paisano Drive and together with a site wall encloses an entry plaza adjacent to the intersection. The entry plaza is intended to be public in nature and use.

The community building is comprised of four basic elements:

Assembly building

A single story building containing the primary communal spaces – a large, open assembly room with an adjunct warming kitchen, lobby, offices, library/community space and storage space for tables and chairs.

The lobby and offices are located at the northwest corner of the building at the primary entry to the site for people using public transportation. The large assembly hall occupies the central portion of the building. Three large sets of doors open from the assembly room directly onto the community plaza on the south side of the building.

Support wing

A two story wing on the east end of the building contains support spaces for the structure: restrooms, mechanical room, trash room, elevator and stair. In addition this structure contains a laundry room serving the residences along the northern end of Boone Avenue.

Roof terrace

The entire roof of the Assembly building is an open terrace that can be occupied and used by residents. The northwestern corner of the roof terrace is partially enclosed by a screen fabricated of steel and translucent acrylic panels.

Parasol roof

A large roof stands above the roof terrace providing shade for that outdoor space and serving as an armature for a large solar photo-voltaic array.

Environmental response

The large parasol roof protects and shades the primary inhabited spaces of the structure. Its shape also serves to draw southerly breezes across the roof terrace by creating a negative pressure zone on the north side of this large wing-like element.

Phase 3

Wind turbines

construction start date 1 November 2011
expected completion 31 March 2012

As part of its commitment to sustainability the project plans for two wind turbines to be installed on the northwest corner of the site alongside the site for a future commercial building and its parking area.

The wind turbines are proposed to be mounted on monopoles. Each is to be 80' tall to the horizontal axis of the turbine and 92' tall to the uppermost sweep of the blades. The turbines have a rotor diameter of 24' and a tailpiece which projects 12' to the rear. The tailpiece helps the turbine "find" the wind and improves its efficiency by assuring it maintains the proper orientation into the wind.

The monopoles are a twelve sided metal pole. See the images in Appendix A. The poles are 28" in diameter at the base with a 38" diameter base flange to accommodate the anchor bolts. The poles are 8" in diameter at the top. The poles will be powder coated. The color of the poles will be white to match the components of the wind turbine.

The height of the wind turbines is a result of the site and its surrounding context. The Patriot Freeway to the west and the Coliseum to the east are tall enough to create a significant amount of air turbulence around and over them. Turbulence diminishes the effectiveness of the turbines. The height requested gets the turbines into the margins of the laminar flow. Laminar flow will produce better energy generation from the turbines.

Height: 80 ft to horizontal axis of rotor
92 ft to tip at highest point of arc of blades
Rotor sweep area: 452 s.f.
Horizontal sweep area: 452 s.f.
Sound: 45 dB

Additional design information on the turbines is attached in Appendix C.

Phase 4

Commercial Building

construction start date 1 January 2016

expected completion 1 January 2017

A future structure containing commercial uses is planned for the northwestern corner of the site.

The structure will align with the northernmost wing of residential flats and take its architectural cues from it. It will be three stories tall with a retail space (impulse/drive by) on the ground floor. Retail and/or office space will occupy the second floor and professional/support office space will occupy the third floor. Potential retail for the second floor will need to destination services such as a beauty salon or a pharmacy.

The building faces Paisano for maximum visibility and is fronted by a large parking area containing 18 spaces.

The building's form and massing serve as the termination of the residential spaces on the west side of the site - ending the rhythm of the residential wings and courtyards and providing a completion to the north end of the canopy wall. In addition, the massing of the building serves to protect the northernmost wing of flats from noise and loss of privacy from Paisano Drive.

The ground floor commercial space faces the street. A space on the east side of the building provides loading and trash container storage.

The ground floor of the building is larger than the upper floors due to programmatic requirements for the proposed use as a convenience store. The upper floors are pushed to the north side of the building creating a three story building wall reminiscent of the flats and in scale with the other structures on the site. In addition this allows the roof of the ground floor to the south of the upper floors to be used as a large outdoor roof terrace with views of courtyards and gardens within the site.

An open circulation zone on the west side of the structure mimics the nature of the canopy wall and protects the western walls from the afternoon sun.

The architectural character of the commercial building is in keeping with the contemporary appearance of the remainder of the project.

The project design team proposes that the site be rezoned with a General Mixed Use designation. The primary intent of the commercial space on the northwest corner is to develop support services for the residents of the site. We believe this form of development is appropriate to the infill nature of the site and its isolated location relative to services for the residents.

GMU REZONE - ZONING CODE ANALYSIS

HACEP – Paisano Green Community project

Legal Description:

Lot 1, Block 1, Paisano Green Community Subdivision

Property address:

4000 E. Paisano Drive
El Paso, Texas 79905

Current zoning designation: A-3

Proposed zoning designation: G-MU

Existing use (permitted):

Multi- family residential apartments with supporting community building

Proposed uses:

1. Multi- family residential apartments (Phase 1)
2. Community building supporting the resident population (Phase 2)
3. Wind turbines (wind driven electrical generators - free standing) and accessory equipment associated with wind turbines (Phase 3)
4. Commercial structure containing the following potential uses (Phase 4):
 - convenience store, grocery
 - restaurant
 - personal services supportive of resident senior/disabled population
 - beauty salon, barber shop, pharmacy, clinic
 - professional and business office space for agencies supportive of resident senior/disabled population: AARP, Volare, Meals on Wheels

Lot size:

Provided: 183,725 s.f. (4.18 acres)

Dimensions: 290' wide, 626' deep (minimum)

Breakdown by Phase:

Phase 1 area =	145,815
Phase 2 area =	18,930
Phase 3 area =	1,270
Phase 4 area =	17,710
Total	183,725

Parking:

Required

Phase 1 and 2

Residential units – Elderly: 0.7 spaces per unit

Required: 73 units x 0.7 spaces/unit = 51.1 spaces = 51 spaces

Phase 3

Wind-driven electrical generator - none required

Required: none = 0 spaces

Phase 4

Convenience store - 1 space/360 s.f. min. 1/300 s.f. max.

Required: 3800 s.f./360 s.f./space = 10.556 spaces = 11 spaces min.

3800 s.f./300 s.f./space = 12.667 spaces = 13 spaces max.

Beauty salon/pharmacy - 1 space/300 s.f. min. 1/250 s.f. max.

Required: 3000 s.f./300 s.f./space = 10 spaces min.

3000 s.f./250 s.f./space = 12 spaces max.

Office Professional - 1 space/480 s.f. min 1/400 s.f. max.

Required: 3000 s.f./480 s.f./space = 6.25 spaces = 6 spaces min.

3000 s.f./400 s.f./space = 7.5 spaces = 8 spaces max.

Total for Phase 4 = 27 spaces min., 33 spaces max.

TOTAL REQUIRED SPACES - Phase 1, 2, 3 and 4 = 78 spaces min., 84 spaces max.

Proposed

Phases 1 and 2:	60 spaces provided
Phase 3	0 additional spaces
Phase 4	17 additional spaces
TOTAL	77 spaces

TOTAL PROPOSED SPACES - Phase 1, 2, 3 and 4 = 77

The project proposes that the following factors warrant a reduction in the total number of parking spaces to be provided:

1. The intent of developing commercial space as part of the project is to serve the resident population of the site. It is anticipated that a substantial portion of the customer/client base of the retail/office space to be constructed as Phase 4 will come from the residents living on site. The project team expects a much higher proportion of trips to the commercial structure to be pedestrian (as compared to vehicular) in nature than at a typical commercial site. The higher percentage of pedestrian trips should reduce the burden to provide full parking.
2. It is expected that the senior residents of the site will have very few cars. The Housing Authority believes that between the 73 residential units there will be only a very small number of cars - fewer than twenty (20) - and thus a portion of the spaces created for the residential use will be empty and available for use by commercial users.
3. The project shall implement a shared parking arrangement between the residential and commercial users. A portion of the spaces for residential users shall be reserved for their use by placing these spaces in a secured area behind a fence/gate. The parking spaces outside of the fenced area will be available for either residential or commercial users.
 - a. parking reserved for residential use = 47
 - b. parking available for shared residential or commercial use = 33

The project proposes that as a result of the factors outlined above providing 77 spaces (98.7% of the 78 total spaces required) will meet the needs of the uses proposed for this G-MU.