

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: October 18, 2016  
Public Hearing: November 15, 2016

**CONTACT PERSON/PHONE:** Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov  
Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

An Ordinance granting Special Permit No. PZST16-00018, to allow for a hotel on the property described as Tracts 233 and 234, Maps of Sunrise Acres, 8725 South Gateway Boulevard, City of El Paso, El Paso County, Texas, Pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 8725 South Gateway Boulevard. Property Owner: SKRH, LLC. PZST16-00018 (**District 2**)

**BACKGROUND / DISCUSSION:**

On August 11, 2016, the CPC reviewed and recommended approval of the special permit request.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this special permit application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (6-0).

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Larry F. Nichols  
Director, Planning and Inspection Department

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST16-00018, TO ALLOW FOR A HOTEL ON THE PROPERTY DESCRIBED AS TRACTS 233 AND 234, MAPS OF SUNRISE ACRES, 8725 SOUTH GATEWAY BOULEVARD, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, SKRH, LLC** has applied for a Special Permit to allow for a hotel under Section 20.04.260 and 20.04.320 of the El Paso City Code; and,

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

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

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

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

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

1. That the property described as follows is in a S-D (Special Development) Zone District:  

Tracts 233 and 234, Maps of Sunrise Acres, City of El Paso, El Paso County, Texas; and,
2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code, to allow for a hotel; and,
3. That this Special Permit is issued subject to the development standards in the S-D (Special Development) District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST16-00018 shall automatically terminate, and

construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

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

**ADOPTED this** \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

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

**APPROVED AS TO FORM:**

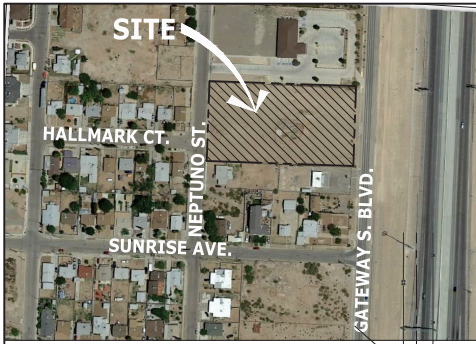


\_\_\_\_\_  
Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Larry F. Nichols, Director  
Planning and Inspections Department





**LOCATION MAP**  
SCALE: 1"=600'

**FLOOD INSURANCE**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0037 B, DATED OCTOBER 15, 1982 THIS PROPERTY LIES IN FLOOD ZONE C.

**NOTE:**  
DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**LEGAL DESCRIPTION:**  
TRACTS 233 AND 234, MAPS OF SUNRISE ACRES, AN ADDITION TO THE CITY OF EL PASO, EL PASO, EL PASO COUNTY, TEXAS.

**AREA:**  
87,200.00 SF  
2.0018 ACRES

**LANDSCAPING CALCULATIONS**

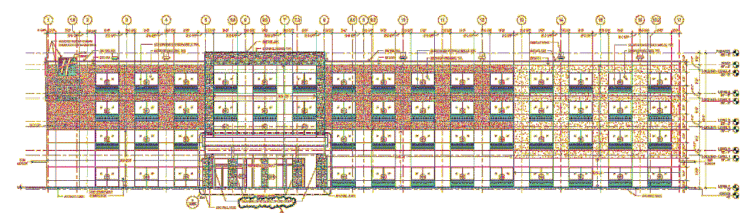
LAND AREA  
2.0018 ACRES OR 87,200 SQ. FT.  
BUILDING AREA  
13,540.00 SF (FOOT PRINT)  
87,200 - 13,540.00 = 73,660 SF  
73,660 X 0.15 = 11,049.00  
REQUIRED LANDSCAPE AREA  
11,049.00 SQ. FT.  
PROPOSED LANDSCAPE AREA  
19,224.07 SQ. FT.

**APPLICABLE CODES**  
INTERNATIONAL BUILDING CODE 2009  
NFPA  
ADAG

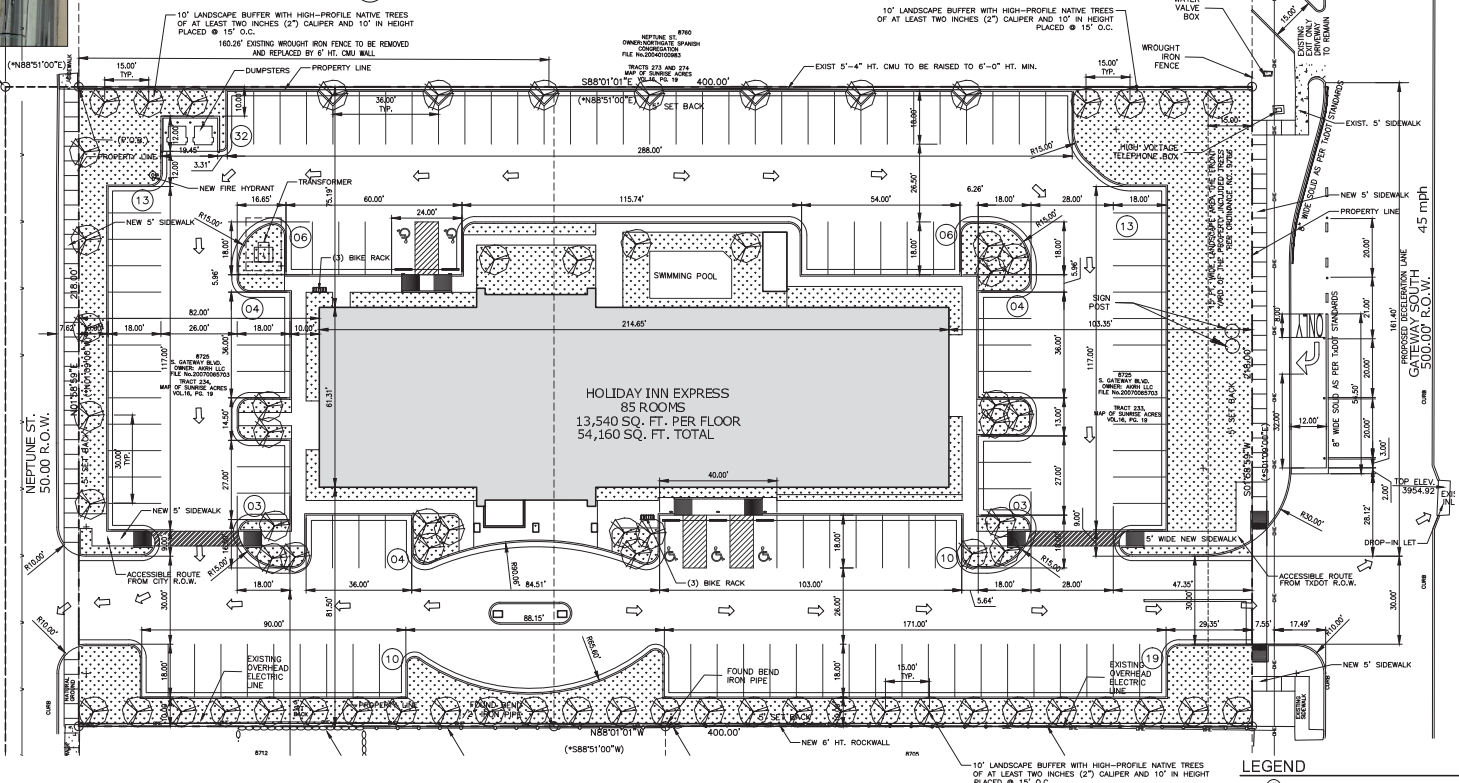
**PARKING CALCULATIONS**

BUILDING AREA = 13,540 SQ. FT. PER FLOOR.  
TOTAL AREA = 54,160 SQ. FT.  
HOTEL (4 FLOORS)  
CODE: HOTEL 0.80 RENTAL (85 ROOMS)  
85 X 0.80 = 68  
REQUIRED SPACES: 68 SPACES  
KITCHEN AND MEETINGS 2,848 SQ. FT.  
2,848/800 = 4 SPACES  
OVERALL REQUIRED SPACES : 72 SPACES  
OVERALL PROVIDED SPACES : 127 SPACES  
ALL PARKING STALLS SHALL BE 9'X18' MIN.  
H.C. REQUIRED = 3 PARKING SPACES  
H.C. PROVIDED = 5 PARKING SPACES  
BIKE RACK: 1 BIKE RACK ( 3 PARKING SPACES)  
TOTAL PROVIDED : 2 RACK ( 6 SPACES)

**USEFUL NUMBERS**  
TSDOT: 915-790-4200  
STORM WATER UTILITIES: 915-594-5887  
EL PASO WATER UTILITIES: 915-594-5887  
SEWER SERVICE: 915-594-5330  
WATER SERVICE: 915-594-5330  
CITY OF EL PASO: 300 N. CAMPBELL, 79901  
915-212-0000  
E.P.E. COMPANY: 915-543-5711



**FRONT ELEVATION**  
SCALE: 1"=20'



**1 DETAILED SITE PLAN**  
SCALE: 1"=20'

**NOTES CORRESPONDING TO ZONING**

CLASSIFICATION	PROPOSED ZONE OF THE PROPERTY	FRONT YARD	REAR YARD	COMBINATION FRONT & REAR YARD	SIDE YARD	BIKE STREET	MAXIMUM HEIGHT
	50	5'	5'	10'	5'	5'	45'

**LEGEND**

- NUMBER OF PARKING SPACES
- LAYOUT POINT
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- EXISTING CONCRETE CURB & GUTTER
- LIGHT POLE
- TRUNCATED DOME SURFACE
- LANDSCAPING
- EXISTING ROCK WALL
- NEW TREE
- ACCESSIBLE ROUTE
- WATER FLOW DRAINAGE
- PARKING SPACE

**REVISIONS**

DATE	BY	REVISIONS
04-01-16		REVISED P.A.D. COMMENTS
04-02-16		REVISED P.A.D. COMMENTS
04-10-16		REVISED TPOOT COMMENTS

**PROJECT NAME**  
8725 GATEWAY SOUTH BOULEVARD  
HOLIDAY INN

**SCALE:** 1"=20'  
**JOB NO.:** 2016-0004  
**FIELD BOOK:** 111  
**DATE:** 04/22/2016

**DESIGNED BY:** S.H. / J.E.  
**CHECKED BY:** S.H. / J.E.

**SLI ENGINEERING, INC.**  
CIVIL ENGINEERS  
LAND SURVEYORS  
1800 W. WILSON AVE  
SUITE 100  
DALLAS, TEXAS 75207

SU LICENSE NO. F-1902



**SHEET TITLE**  
DETAILED SITE DEVELOPMENT PLAN

**1 OF 1**

## MEMORANDUM

**DATE:** October 6, 2016

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

**FROM:** Andrew Salloum, Planner

**SUBJECT: PZST16-00018**

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The City Plan Commission (CPC), on August 11, 2016, voted 6-0 to recommend **approval** of the special permit to allow for the construction of a hotel in an S-D (Special Development) district. This case is related to the rezoning application - PZRZ16-00023, requesting a rezoning of the subject property from R-4 (Residential) and A-O (Apartment/Office) to S-D (Special Development).

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit 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 special permit will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division received 1 phone call and one person spoke at the CPC in opposition to the special permit request.

One person spoke at the CPC in support to the request.

**Property Owner:** SKRH, LLC  
**Representative:** SLI Engineering, Inc.

**Attachments:**

Staff Report



## City of El Paso – City Plan Commission Staff Report

**Case No:** PZST16-00018 (Related to Rezoning Application PZRZ16-00023)  
**Application Type:** Special Permit and Detailed Site Development Plan  
**CPC Hearing Date:** August 11, 2016  
**Staff Planner:** Andrew Salloum, (915) 212-1643, salloumam@elpasotexas.gov

**Location:** 8725 Gateway South Boulevard  
**Legal Description:** Tracts 233 and 234, Maps of Sunrise Acres, City of El Paso, El Paso County, Texas  
**Acreage:** 2.00 acres  
**Rep District:** 2  
**Zoning:** R-4 (Residential) and A-O/c (Apartment/Office/condition)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** Condition: Ordinance No. 9766, dated July 18, 1989  
**Request:** Special Use Permit to allow for a hotel in S-D (Special Development) zone district  
**Proposed Use:** Hotel

**Property Owner:** SKRH, LLC  
**Representative:** SLI Engineering, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential) / Church  
**South:** R-4 (Residential) / single-family dwelling; C-2/sp (Commercial/special permit) / Small contractor's yard  
**East:** A-O (Apartment/Office) / U.S. 54, the Patriot Freeway; A-2 (Apartment) / Single-family dwellings, apartment complex, and U.S. 54, the Patriot Freeway  
**West:** R-4 (Residential) / Single-family dwellings

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Northeast Planning Area)

**NEAREST PARK:** Sunrise Park (2,065 feet)

**NEAREST SCHOOL:** Park Elementary School (4,825 feet)

### **NEIGHBORHOOD ASSOCIATION**

Sunrise Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 27, 2016. The Planning Division has received one phone call in opposition to the special permit request.

### **CASE HISTORY**

On July 18 1989, the subject property was rezoned from R-4 (Residential) to A-O/c (Apartment-Office/condition) with the following conditions imposed by Ordinance No. 9766 (Attachment 6):

*Prior to the issuance of a certificate of occupancy, the property owners must provide a fifteen foot (15') wide landscaped area across the entire front of the property, except where driveway openings are proposed. The required landscaped area shall consist of trees, shrubs, ground cover or a combination thereof.*

The condition has been satisfied as shown on detailed site development plan.

## **APPLICATION DESCRIPTION**

The applicant is requesting a special permit and detailed site development plan approval to allow for the construction of a hotel in an S-D (Special Development) district. The detailed site development plan shows a new 54,160 sq. ft. hotel, 45 feet 4 inches in height. The development requires a minimum of 72 parking spaces and the applicant is providing 127 parking spaces and 6 bicycle spaces. Parking exceeds the maximum, therefore additional trees shall be provided. The condition imposed on subject property requires a fifteen (15) foot wide landscaped area across the entire front of the property, which is shown on detailed site development plan as required. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is provided from South Gateway Boulevard and Neptune Drive. This case is related to the rezoning application - PZRZ16-00023, requesting a rezoning of the subject property from R-4 (Residential) and A-O (Apartment/Office) to S-D (Special Development).

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends approval of the requests for special permit and detailed site development plan review for a hotel as it complies with Sections 20.04.260 and 20.04.320, Special Permit, 20.04.150, Detailed Site Development Plan, and the G-3 Post-war Plan El Paso designation and goals & policy in the Northeast Planning area.

## **ANALYSIS**

Hotel is a permitted use in S-D (Special Development) zone district with an approved Special Permit and Detailed Site Development Plan as identified by the zone district use regulations.

20.04.260 Special permits generally

A. The City Council may by special permit after hearing and report by the city plan commission authorize the location of the uses subject to special permits identified in the district regulations.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
  - 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
  - 2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
  - 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
  - 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;

5. The design of the proposed development mitigates substantial environmental problems;
  6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
  7. The proposed development is compatible with adjacent structures and uses;
  8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

*The application meets the requirements for special permit.*

#### 20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

*Detailed Site Development Plan review is required as part of the special permit application.*

#### 20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
  1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
  2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
  3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
  4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
  5. The design of the proposed development mitigates substantial environmental problems;

6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
  7. The proposed development is compatible with adjacent structures and uses;
  8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

*The application meets all the requirements for a special permit.*

#### 20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
  2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
  3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
  4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
  5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

*Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.*

#### **Plan El Paso-Future Land Use Map Designation**

All applications for special permit shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where

development has existed for at least twenty-five years.

**Plan El Paso - Goals & Policies**

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

**COMMENTS:**

**Planning and Inspections Department - Planning Division - Transportation**

No objections to the special permit and detailed site development plan.

Note:

All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

**Planning and Inspections Department – Building and Development Permitting**

No objections to proposed special permit.

Note:

At the time of submittal for building permits the project will need to comply with all applicable provisions of the IRC and local municipal code.

**Planning and Inspections Department - Land Development**

No objections to special permit and detailed site development plan review.

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**TxDOT**

The Site layout for the above mentioned development was presented to the AMC committee last Friday. The AMC decision was to request to have the existing driveway removed and place new curb and sidewalk. the committee also recommended to add a deceleration lane. Once this revision are made, please resubmit to this office. Along with the grading and drainage plan for review and approval. Only until these items are received and approved, TxDOT will execute the permit and will send the approval letter to the city so they can continue with their permitting process.

**Fire Department**

Recommend Approval.

**Sun Metro**

Sun Metro does not oppose this request.

**El Paso Water Utilities**

1. EPWater does not object to this request.

Water:

2. There is an existing 12-inch diameter water main extending along Gateway South Boulevard. This water main is available for service.

3. There is an existing 8-inch diameter water main extending along Neptune Street. This main reduces to a 6” diameter main south of Hallmark Court. This water main is available for service.

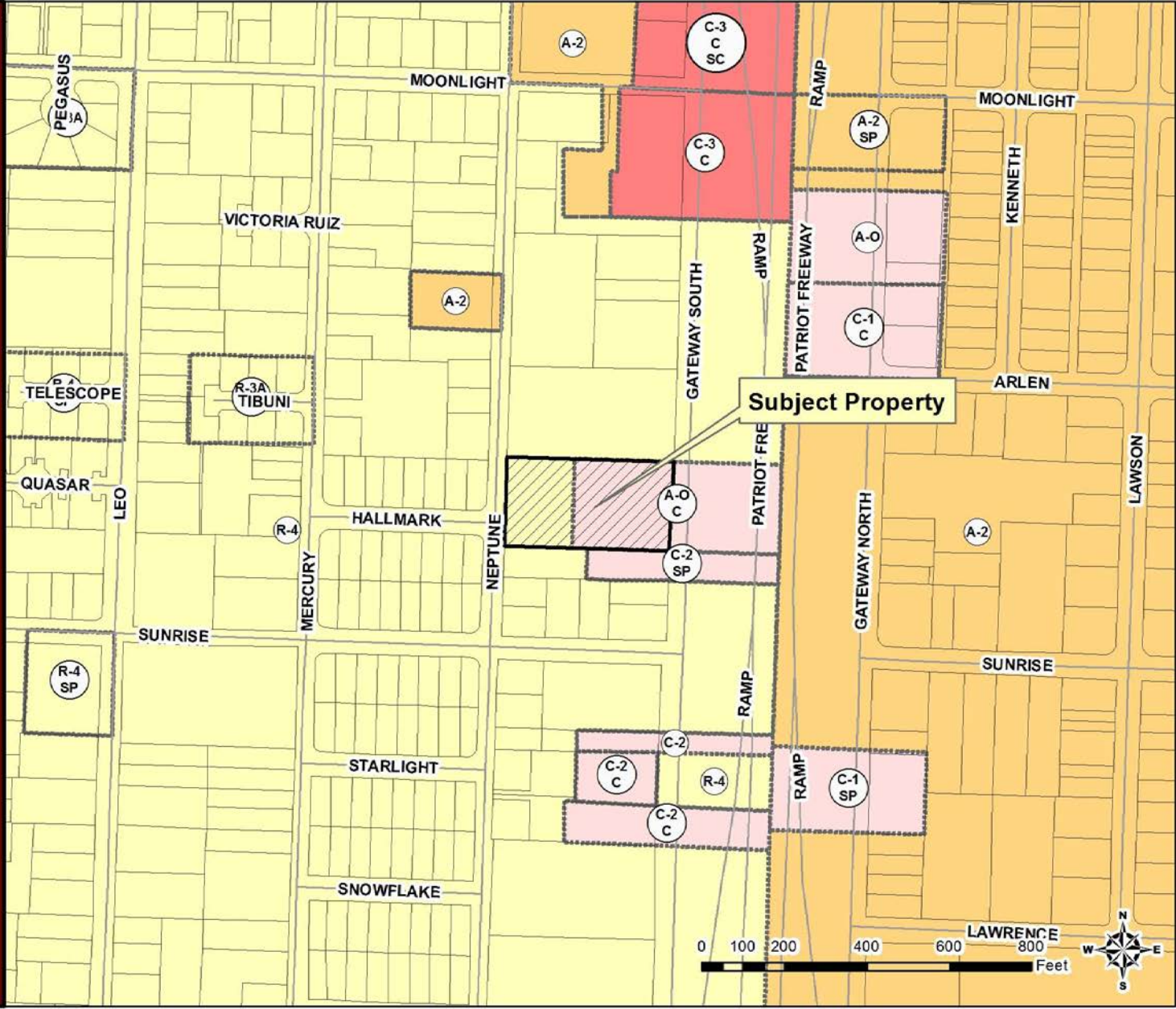
4. EPWater records indicate (1) ¾" service meter (Non-Active) on the property with 8725 Gateway South Boulevard as the service address.
5. Previous water pressure from fire hydrant #9104 located at 8747 Gateway South Boulevard and 810' S of Moonlight Drive, has yielded a static pressure of 86 psi, a residual pressure of 82 psi, and a discharge of 1,186 gallons per minute.
6. The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

**Attachments:**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevation
6. Ordinance No. 9766, dated July 18, 1989

ATTACHMENT 1: ZONING MAP

PZST16-00018



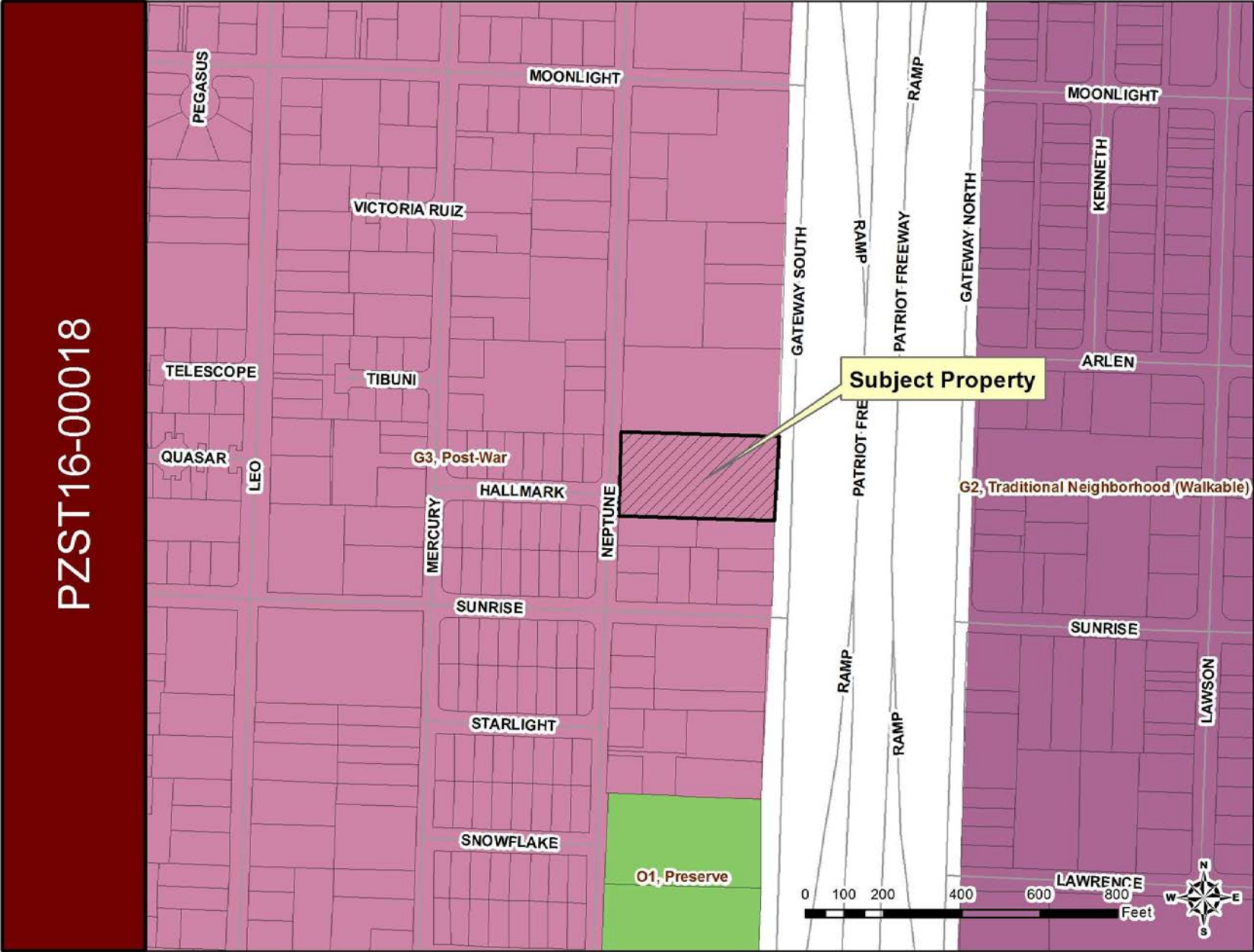
ATTACHMENT 2: AERIAL MAP

PZST16-00018

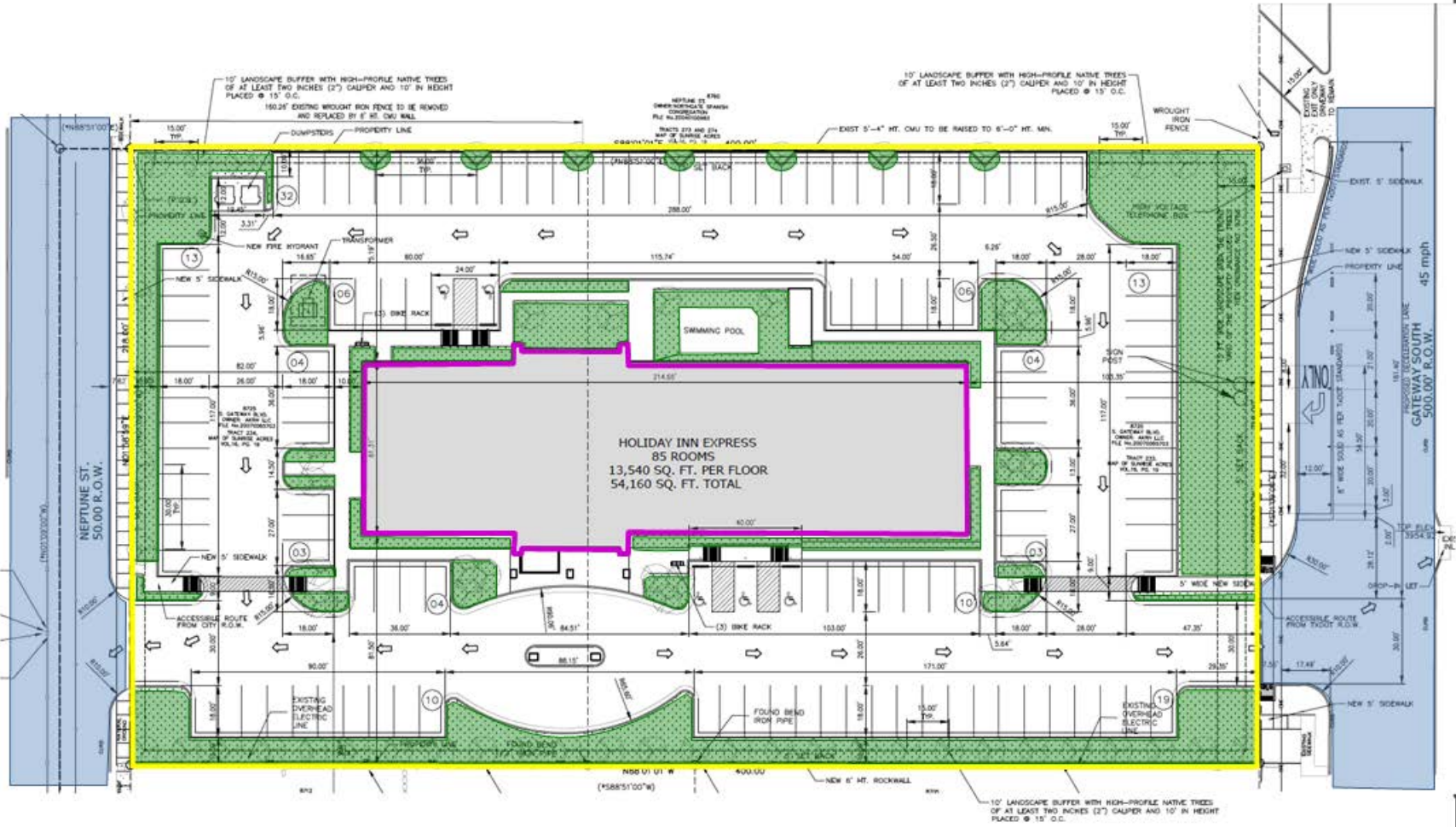


ATTACHMENT 3: FUTURE LAND USE MAP

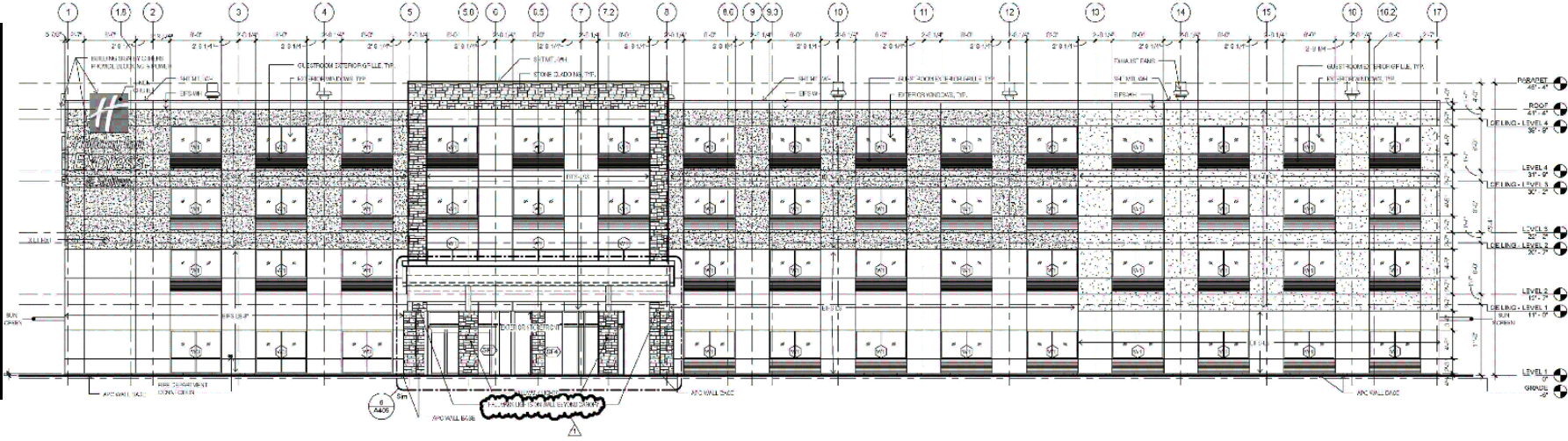
PZST16-00018



**ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN**



**ATTACHMENT 5: ELEVATION**



ATTACHMENT 6: ORDINANCE NO. 9766, DATED JULY 18, 1989

**009766**

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOT 233 AND THE EAST 38 FEET OF LOT 234, SUNRISE ACRES AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of all of Lot 233 and the East 38 feet of Lot 234, Sunrise Acres, be changed from R-4 (Residential) to A-0 (Apartment/Office), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-4 (Residential) to A-0 (Apartment/Office), in order to protect the health, safety and welfare of adjacent property owners and the residents of the city:

**Prior to the issuance of a certificate of occupancy, the property owners must provide a fifteen foot (15') wide landscaped area across the entire front of the property, except where driveway openings are proposed. The required landscaped area shall consist of trees, shrubs, ground cover or a combination thereof.**

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the

1

**009766**

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above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED THIS 18<sup>th</sup> day of July, 1989.

THE CITY OF EL PASO

\_\_\_\_\_  
Mayor S. Azar

ATTEST:

Carole Hunter  
City Clerk

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

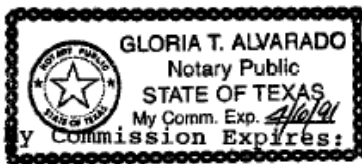
APPROVED AS TO CONTENT:

[Signature]  
Department of Planning,  
Research and Development

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS )  
                                  )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 18<sup>th</sup> day of July, 1989, by SUZANNE S. AZAR, as Mayor of the CITY OF EL PASO.



[Signature]  
Notary Public, State of Texas  
Notary's Printed or Typed Name  
Gloria T. Alvarado

ZNG8:5459.89  
6/20/89

009766



# Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (6-0)
- **Public Input:** The Planning Division has received a phone call in opposition to the rezoning and special permit request. A resident presented his opposition at CPC. A resident presented his support at CPC.

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community





PZRZ16-00023 & PZST16-00018

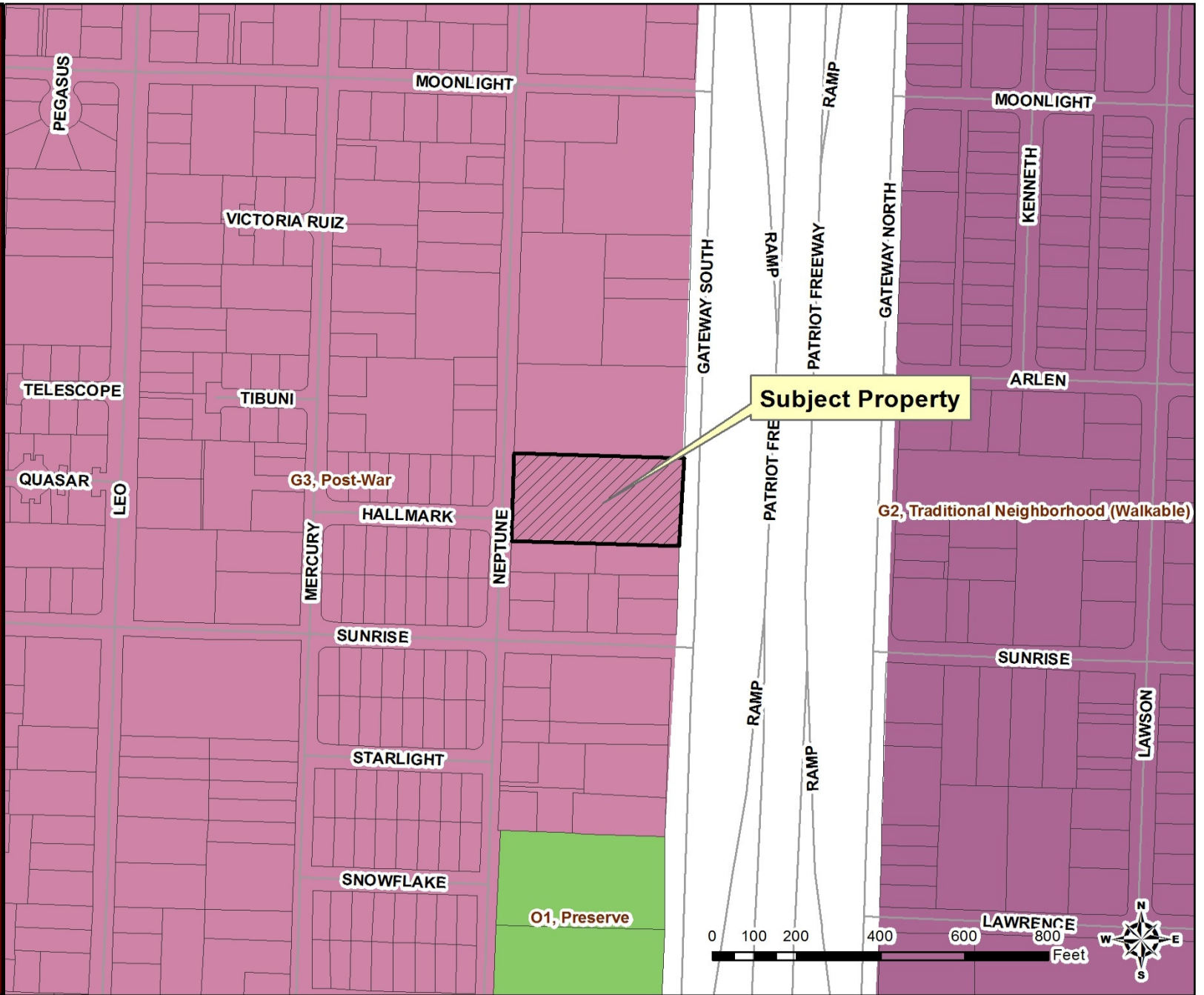
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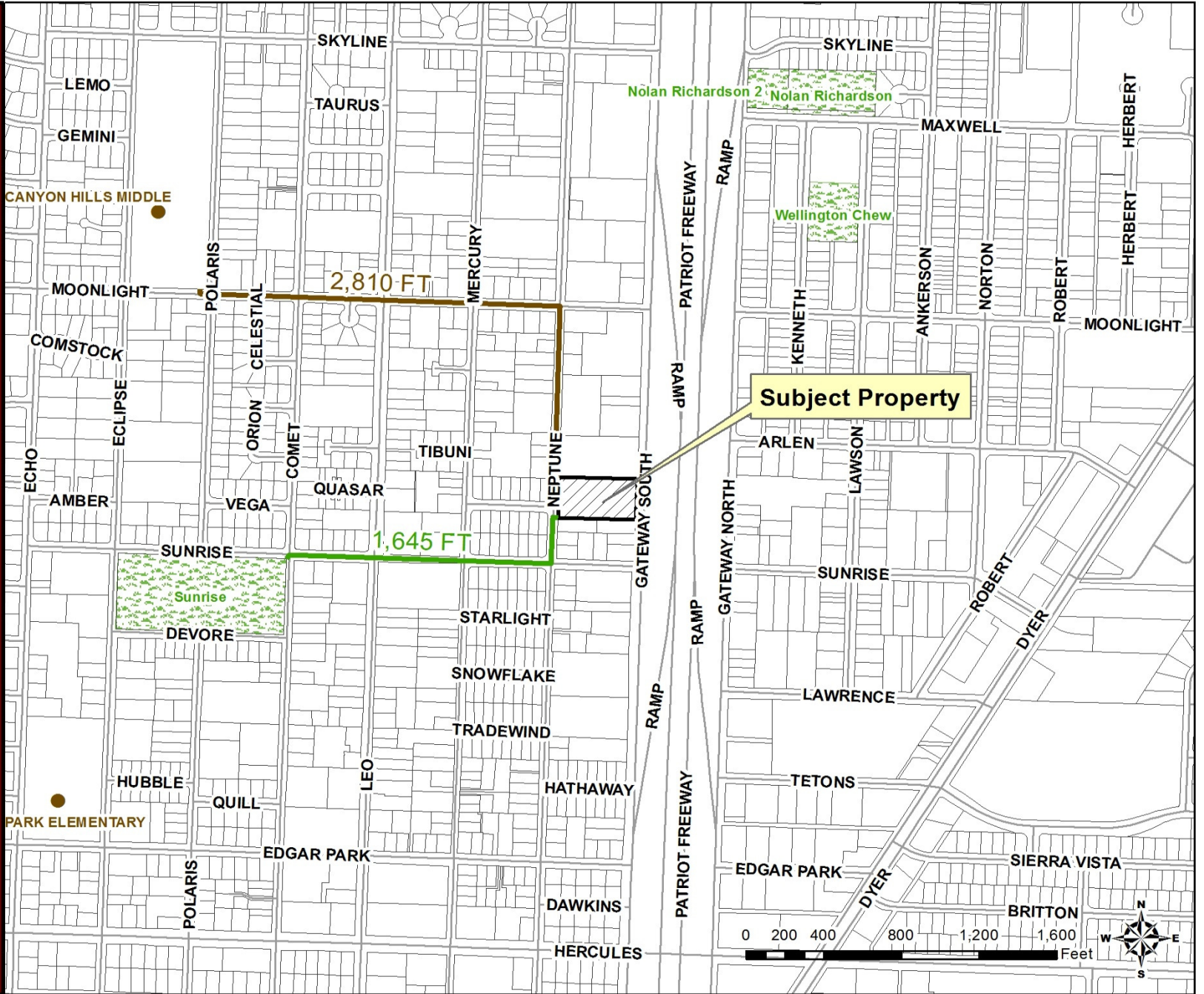
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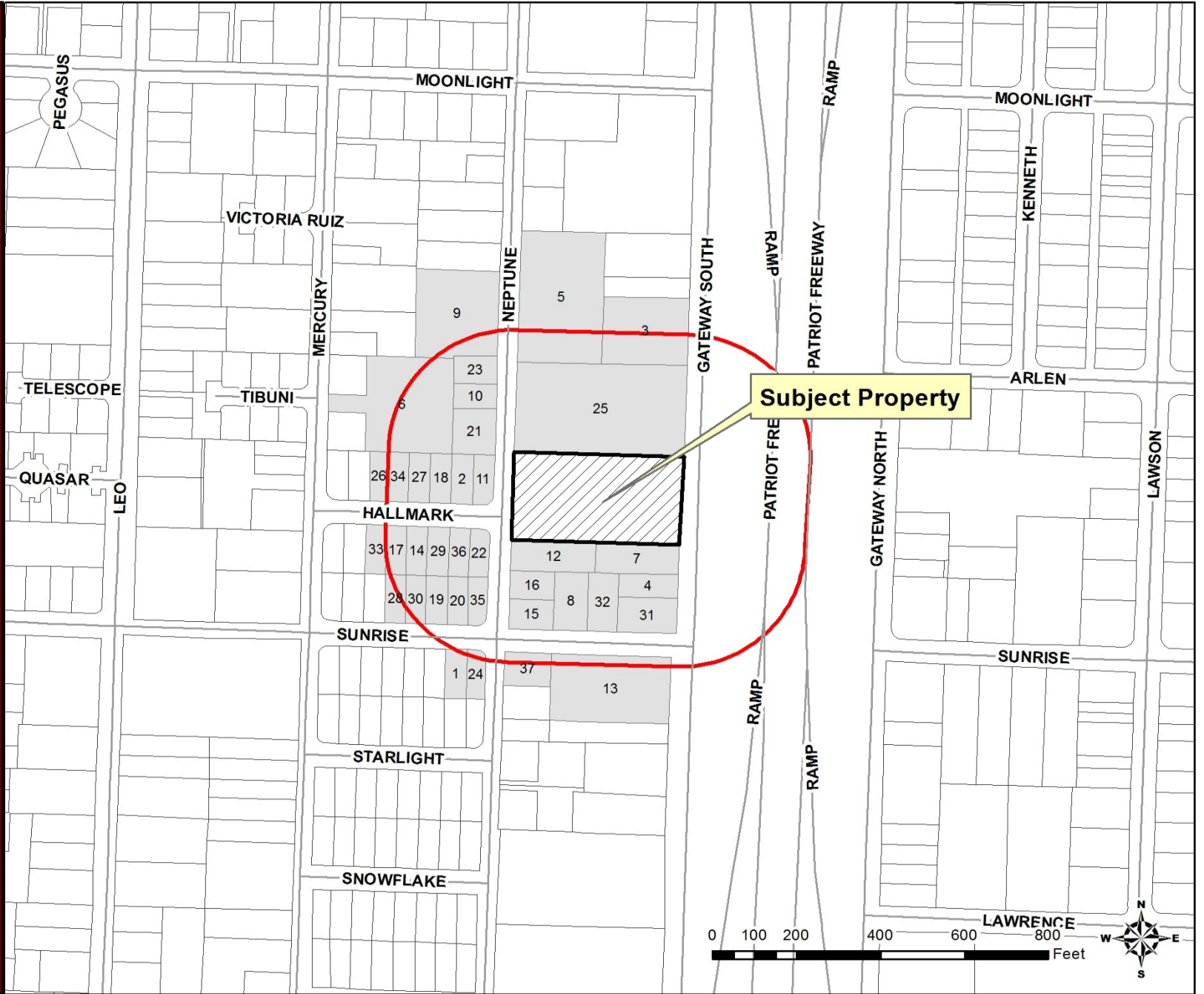


PZRZ16-00023 & PZST16-00018

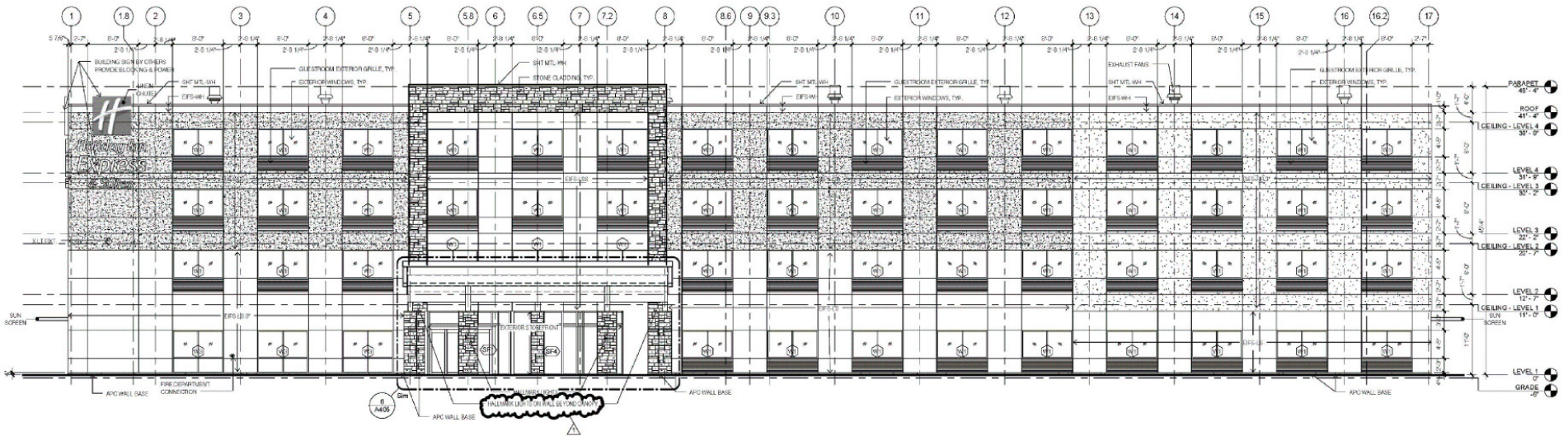
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PZRZ16-00023 & PZST16-00018







10

*“Delivering Outstanding Services”*



11

Subject  
Property



FOR  
SALE

12

North  
R-4



13

East  
A-O & A-2



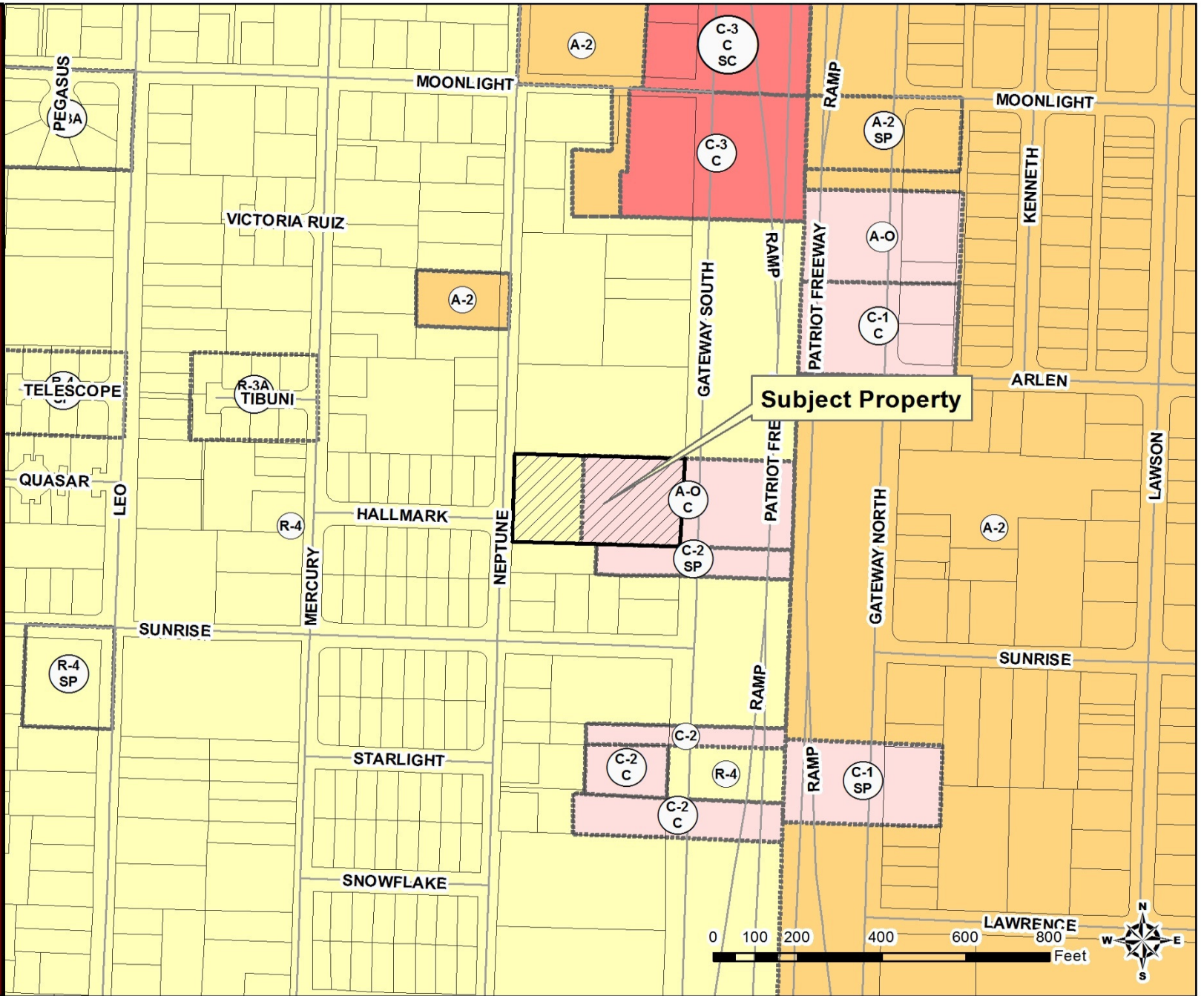
14

South  
R-2 & C-2



15

West  
R-4





**The Planning Division recommends approval of rezoning the subject property from R-4 (Residential) and A-O (Apartment/Office) to S-D (Special Development) with the following condition:**

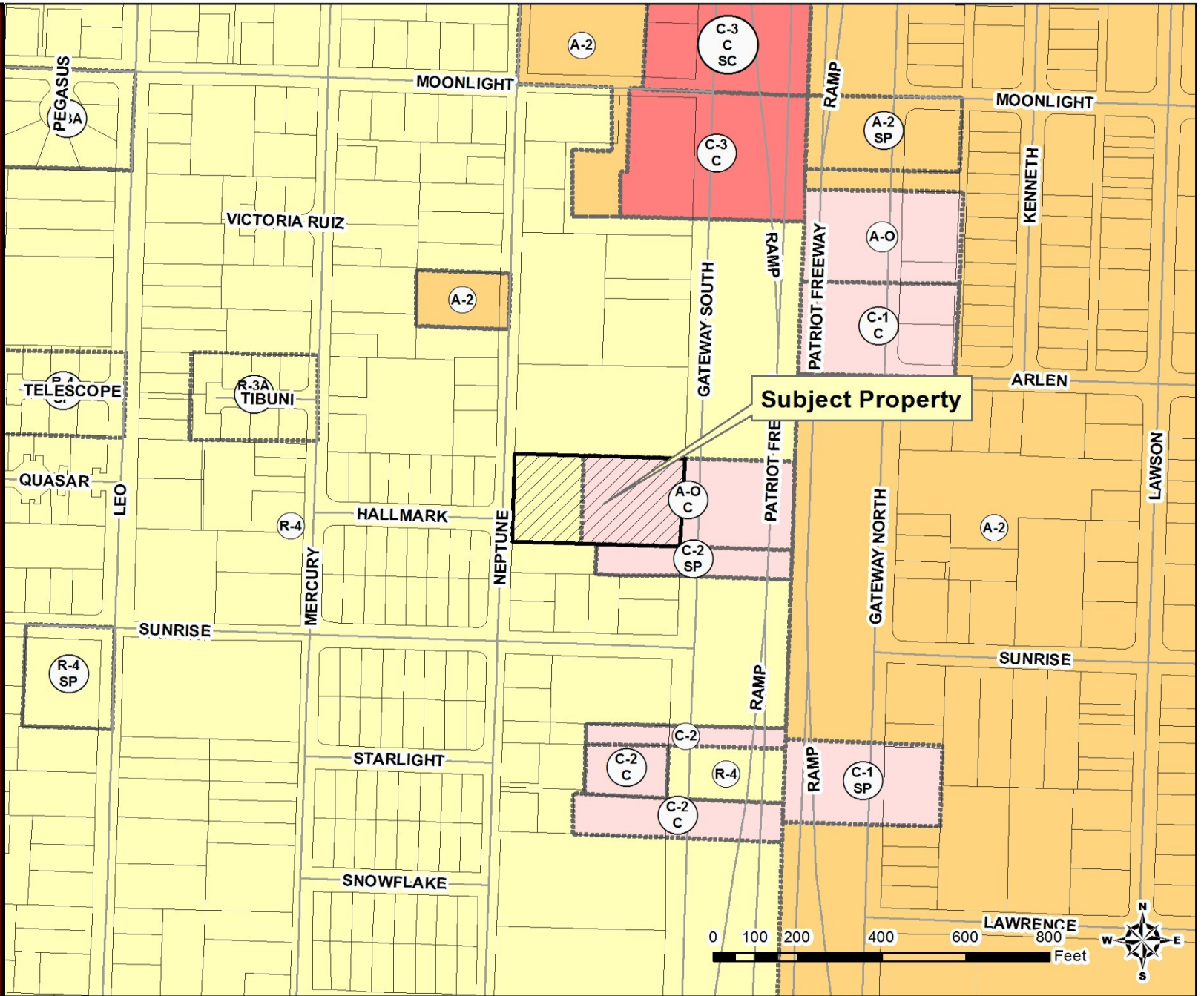
*A 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten (10') in height shall be placed at fifteen (15') on center along the property lines adjacent to the residential use or zone district. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*



# Plan El Paso - Goals & Policies

**Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.**

**- Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.**



PZRZ16-00023 & PZST16-00018

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