

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

DEPARTMENT: Planning and Inspections, Planning Division

AGENDA DATE: Introduction: October 31, 2017

Public Hearing: November 28, 2017

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance amending The Master Zoning Plan approved on June 17, 2014, by Ordinance No. 018186 for the rezoning to RMU of Tract 23-A-3 AF Miller Survey No. 214, City of El Paso, El Paso County, Texas, the penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 4 De Leon Drive. Property Owner: Westmount Assets, Inc. PZRZ17-00002 (District 8)

BACKGROUND / DISCUSSION:

On July 27, 2017, the CPC reviewed and recommended approval of the proposed amendment.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed amendment.

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 Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MASTER ZONING PLAN APPROVED ON JUNE 17, 2014, BY ORDINANCE NO. 018186 FOR THE REZONING TO RMU OF TRACT 23-A-3, AF MILLER SURVEY NO. 214, 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, on June 17, 2014, the City Council approved Ordinance No. 018186, which rezoned approximately 1 acre to Residential Mixed Use (RMU); and,

WHEREAS, as part of approving the rezoning of the land to (RMU), a Master Zoning Plan was submitted and approved in accordance with the city code; and,

WHEREAS, the property owner wishes to make a major amendment to the Master Zoning Plan approved on June 17, 2014; and

WHEREAS, the property owner wishes to modify the building configurations and dimensions: and

WHEREAS, the city code requires that major amendments to approved Master Zoning Plans must follow the same procedural and notice requirements required for the initial approval of the Master Zoning Plan;

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

That the Master Zoning Plan previously approved by Ordinance No. 018186 on June 17, 2014 for property legally described as Tract 23-A-3, AF Miller Survey No. 214, City of El Paso, El Paso County, Texas and more particularly described by metes and bounds on the attached **Exhibit "A"** be amended as reflected by Master Zoning Plan in **Exhibit "B"** which is incorporated herein for all purposes.

ADOPTED this _____ day of _____, 2017.

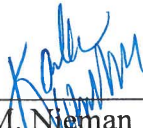
THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine, Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

PZRZ17-00002

EXHIBIT "A"

Being all of Tract 23A3,
A. F. Miller Survey No. 214,
City of El Paso, El Paso County, Texas
September 11, 2017

METES AND BOUNDS DESCRIPTION

4 De Leon Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of Tract 23A3, A. F. Miller Survey No. 214, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the common boundary corner of Tracts 23A and 23A3, same being the easterly right-of-way line of De Leon Drive (60' R.O.W.) and being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said easterly right-of-way line of De Leon Drive and along the common boundary line of Tracts 23A and 23A3, South 70°15'59" East, a distance of 190.57 feet to a point;

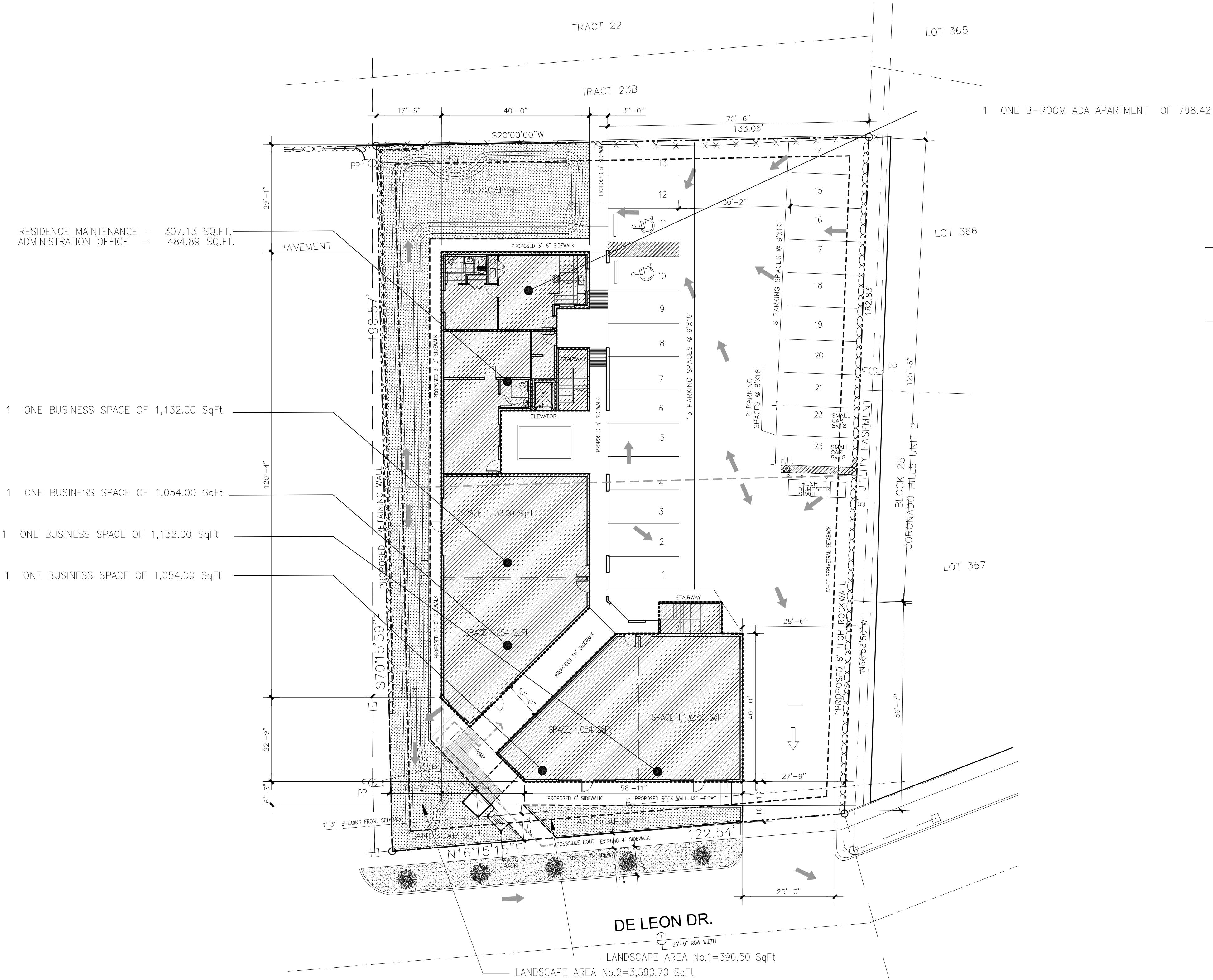
THENCE, leaving said common boundary line, South 20°00'00" West, a distance of 133.06 feet to a point;

THENCE, North 66°53'50" West, a distance of 182.83 feet to a point;

THENCE, North 16°15'15" East, a distance of 122.54 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 23,800.60 square feet or 0.5463 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive, Suite 503
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2017\17-1998.wpd





1

SITE PLAN

Scale: 1'-0"=20'

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2015

ZONING

R-MU C
NO MINIMUM SETBACKS, DETERMINED BY MASTER ZONING PLAN

OCCUPANCY

MIX USE
MERCANTILE GROUP/RESIDENTIAL GROUP R

PEOPOSED AREAS

1 ONE B-ROOM ADA APARTMENT OF 798.42 = 798.42 SQ.FT.
3 ONE B-ROOM APARTMENTS OF 798.42 SQ.FT. EACH = 2,395.26 SQ.FT.
3 TWO B-ROOMS APARTMENTS OF 1,194.22 SQ.FT. EACH = 3,582.68 SQ.FT.
3 TWO B-ROOMS APARTMENTS OF 1,251.46 SQ.FT. EACH = 3,754.39 SQ.FT.
3 TWO B-ROOMS APARTMENTS OF 1,349.05 SQ.FT. EACH = 4,047.15 SQ.FT.
3 TWO B-ROOM APARTMENTS OF 1,283.99 SQ.FT. EACH = 3,851.98 SQ.FT.
16 APARTMENTS = 18,429.88 SQ.FT.

1 ONE BUSINESS SPACE OF 1,132.00 SqFt
1 ONE BUSINESS SPACE OF 1,054.00 SqFt
1 ONE BUSINESS SPACE OF 1,132.00 SqFt
1 ONE BUSINESS SPACE OF 1,054.00 SqFt

4 RETAIL BUSINESS = 4,372.00 SQ.FT.
RESIDENCE MAINTENANCE = 307.13 SQ.FT.
ADMINISTRATION OFFICE = 484.89 SQ.FT.

TOTAL AREA = 23,593.90 S.F.

No. OF DWELLING UNITS PER ACRE

29.29 DU/AC

LANDSCAPING

LANDSCAPE REQUIRED
23,796.83 SQ.FT. - 6,793.47 SQ.FT. = 17,003.36 SQ.FT.
17,003.36 SQ.FT. x .15% = 2,550.50 SQ.FT.
TOTAL REQUIRED: 2,550.50 SQ.FT.
LANDSCAPE AREA No.1=390.50 SqFt
LANDSCAPE AREA No.2=3,590.70 SqFt

TOTAL REQUIRED: 2,550.50 SQ.FT.
TOTAL PROVIDED: 3,981.00 SQ.FT.

S-D SETBACK & DENSITY SIZE

YARD	REQUIRED	PROPOSED	MAX HEIGHT R-MU	PROPOSED HEIGHT
FRONT	0'-0"	5'-0"	35'-0"	44'-6"
REAR	0'-0"	5'-0"		
SIDE	0'-0"	5'-0"		
SIDE STREET	0'-0"	5'-0"		
CUMULATIVE F/R	N/A	5'-0"		

S.F. BUILDING FOOTPRINT

6,793.47 SqFt

OPEN SPACE

6,895.5 SqFt
6,895.5 SqFt / 23,796.83 OF AN ACRE = 0.292 %

PARKING SPACE

REQUIRED	TYPE OF APARTMENT	QUANTITY	TOTAL
2	2 BEDROOMS APARTMENT	12	24
1.5	1 BEDROOM APARTMENT	04	06
	4 COMMERCIAL (PERSONAL SERVICE) 4,372 SqFt Total	04	16
	1 PARKING FOR EVERY 288 SqFt		
	TOTAL PARKING REQUIRED		46 SPACES

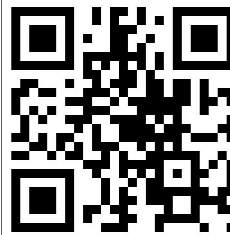
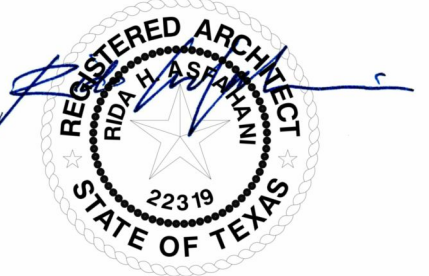
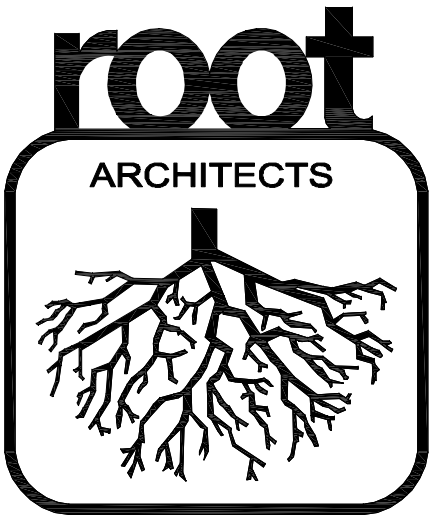
PARKING PROVIDED = 21
HANDICAP = 02
TOTAL = 23 SPACES (21 of 9X19){4 SMALL CAR 8X19}
BIKE RACK = 6 SPACES

LEGAL ADDRESS

4 DE LEON DRIVE
EL PASO, TEXAS 79912

LEGAL DESCRIPTION

A F MILLER SURV 214
ABST 3598 TR 23-A-3 (0.5463 AC)
(23,796.82 SqFt)



810 TEXAS
EL PASO, TX 79901
915.307.0574

www.arccroot.com



810 TEXAS
EL PASO TEXAS 79901
109 ARGONAUT DR.
EL PASO TEXAS 79901
915 630-4682 / 915 777-3056

Construction by:

MASTER ZONING PLAN (MZP)
PROPOSAL DESIGN

DE LEON APARTMENTS &
COMMERCIAL MIX USE

ADDRESS : 4 DE LEON DRIVE
EL PASO TEXAS

PROJECT

DE LEON APARTMENTS & COMMERCIAL MIX USE
ADDRESS : 4 DE LEON DRIVE
EL PASO TEXAS 79912

PROJECT NUMBER	DATE
033115	JULY,2017

REVISIONS

SHEET TITLE

MZP

SHEET NUMBER

A1.0
1 OF 1

EXHIBIT "B"

Proposed Platting, Residential Mixed Use
AMENDMENT
Zoning Report

Tract 23-A-3, A.F. Miller Survey #214
City of El Paso, El Paso County, Texas

Owner: Westmount Assets, Inc.

Prepared by: Root Architects

El Paso, Texas,
May 17, 2017

MIXED USE ZONING REPORT

4 De Leon Dr., El Paso, Texas

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ABSTRACT

This report is submitted to assist the owner/developer to meet the City of El Paso requirements for platting and rezoning the existing tract of land. It addresses the requirements as set in the City of El Paso Municipal Code Title 20, Section 20.10.380G.

LIMITATIONS

This report has been prepared for the exclusive use of the City of El Paso, Westmount Assets Inc. and its consultants for evaluation purposes and does not contain information for other parties or other uses. Westmount Assets Inc. authorized this study on March 1, 2017.

Results submitted in this report are based on data obtained from the following sources:

1. Root Architects
2. Complete Design and Drafting Inc.
3. Field data collected during study.

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

INTRODUCTION

Complete Design and Drafting Inc. is in the process of introducing a modified approved MZP to allow for a different building layout and to adjust the amount of open space provided for existing residential site (R-MU) containing 0.5463 acres located on 4 De Leon Dr., El Paso, Texas

EXECUTIVE SUMMARY

The proposed development shall be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks, Landscaping Principals and requirements listed under Chapter 20.10.380G Supplemental Use Regulations, Residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of balanced multifamily and commercial areas. The two areas will be within walking distance of each other. This will encourage a better, more efficient, and positive social environment.
- **Residential:** The Multifamily development will be located on the first, second, third and fourth floors of Building. It will consist of a total 12-2 bedroom apartments

(3-1,194.22 SqFt) (3-1,251.46 SqFt) (3-1,349.05 SqFt) (3-1,283.98) SqFt) for a total of 15,236.16 SqFt and 4-1 bedroom apartments @ 798.42 SqFt per apartment for one total 3,193.68 for a grand total of Residential Area of 18,429.88 Square Feet.

- **Commercial:** The commercial areas shall be located on the first floor of the building 4 spaces 2 with 1,132.00 SqFt each and 2 with 1,054 SqFt each for one total of 4,372.00 Square Feet
- **Neighborhood:** The proposed development with the apartments, commercial spaces and parking area within walking distance from each other provides a very efficient vehicular and pedestrian circulation system. The neighborhood commercial services shall be compatible with the neighborhood residential character.

COMPREHENSIVE PLAN

The selected Site at 4 De Leon Dr., is designed to meet El Paso's Regulations and Policies to guide the design and economic Development for the Area

SITE LOCATION

The proposed site is a parcel of land located in the City of El Paso, El Paso County, Texas. The site is located at 4 De Leon in the West area of El Paso. The legal description being Tract 23-A-3, A.F.-Miller Survey #214. It contains 0.5464 acres of land.

The site is shown on pages 12,13, 14 and 15. The site is located half a block South of N. Mesa St. and approximately adjacent to Fiesta Dr. It is surrounded by residential developments on the South and West sides and by commercial developments on the North.

COMPREHENSIVE PLAN

The selected Site at 4 De Leon Dr., is designed to meet El Paso's Regulations and Policies to guide the design and economic Development for the Area

SITE DESCRIPTION

PLATTING DETERMINATION AND PHYSICAL BOUNDARY

The site consist of 0.5464 acres. The legal description as mentioned before, in Tract 23-A-3, A.F.Miller Survey #214, City of El Paso, El Paso County, Texas.

Modification to the approved MZP to allow for a different building layout and to adjust the amount of open space provided.

PRINCIPALS AND REQUIREMENTS

The following principals and requirements shall apply to a mixed-used development and shall serve as the basis for approval. According to the General Design Principals as per Title 20.10.360G the following bullets are to be used as guidelines only and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the RMU residential-mixed use plan approval.

DEVELOPMENT PERSPECTIVE

- That natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

This is an existing site. It will contain only a parking area with a driveway that will discharge onto De Leon St. The topography of the area shall not change.

- That the development strategy utilized encourage infill and redevelopment in parity with new and existing neighborhoods.

The development will be considered as infill since the site has been vacant for a long period of time. The Mixed-use will be compatible with the residential usage along the south and west sides and the commercial uses along the north side.

- That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

This item is not applicable.

- That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

This item is not applicable.

- That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development consists of one and two-bedroom apartments, commercial areas, a parking area and green areas.

- That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existing.

- That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

This item is not applicable.

- That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

Use of the Sun Metro is available. Commercial areas are within walking distance and bicycles can be used.

- That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This item is not applicable.

- That neighborhoods be compact, pedestrian-friendly, and mixed-use.

The proposed development includes sidewalks with access to existing city sidewalks, bicycles can be used, and includes multi-family and commercial areas.

- That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed development, amenities, and bus stop are located within walking distance from all dwellings.

- That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

This item is not applicable.

- That within neighborhoods, a range of housing types, and price levels be provided to accommodate people of diverse ages and incomes.

The development comprises one and two bedroom apartments.

- That appropriate building densities and land use be provided within walking distance of transit stops.

Existing Sun Metro service on Mesa St. is available half a block from the development.

Brio system is within a block, see page 13.

- That civic, institutional and commercial activity be embedded, and not isolated, in the development.

Proposed development has commercial and multi-family built-in. Other commercial activities are within walking distance.

- That a range of open space including parks, squares, and playgrounds be distributed within the development.

This item is not applicable.

- That development has sufficient size to accommodate the mixed-use concentration of uses.

As presented the development has sufficient space for commercial, multi-family, parking and landscape uses.

BUILDING PERSPECTIVE

The following items are the guidelines for building perspectives under the General Design Principles as per Title 20.10.360G

- That building and landscaping contribute to the physical definition of streets as civic places.

This item is not applicable.

- That the design of streets and buildings reinforce safe environment.

This item is not applicable.

- That architecture and landscape design grow from local climate, topography, history, and building practice.

The design will be typical of this region.

- That the preservation and renewal of historic buildings be facilitated.

This item is not applicable.

- That principal building and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Refer to attached site plan.

GENERAL DESIGN ELEMENTS

The following items are general design elements according to the General Design Principals as per Title 20.10.360G.

1. Neighborhoods limited in size and oriented toward pedestrian activity.

The size and location of this development make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services and public facilities.

The size and location of this development make it pedestrian friendly.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.

The development will be in a developed area. Commercial areas are within the development and at a close proximity to all dwellings.

4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

This item is not applicable.

5. Natural feature and undisturbed areas that are incorporated into the open space of the neighborhood.

6. A coordinated transportation system with a hierarchy of appropriately design facilities for pedestrians, bicycles, public transit, and automotive vehicles.

The site is close to bus stops to encourage residents to use alternative transportation methods.

7. Well configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

8. Building, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context grouping of natural and urban areas to ensure compatibility of land uses.

The proposed development complies with most of items listed above. The developer and the design team will make an extra effort with items 7 thru 10.

ARCHITECTURAL OBJECTIVES

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility.
2. Human scale design.
3. Integration of uses.
4. Encouragement of pedestrian activity.
5. Building that relate to and are oriented toward the street.
6. Residential scale buildings in any mixed residential area.
7. Building that contain special architectural features to signify entrances to the mixed-use development.
8. Building that focus activity on a neighborhood open space, square or plaza.

ROADWAY DESIGN.

Driveway will be used for traffic circulation within the proposed development. However, the design of this driveway will comply with the City of El Paso rules and regulations. The design used will meet the existing load requirement.

PARKING

The required parking spaces will be calculated and provided according to the parking requirements in Chapter 20.14. A parking reduction of 50% will be requested to accommodate our needs.

* Also, the community parking facility will be used to assist the installation of required parking for individual uses in order to promote pedestrian activity within the development.

Required	Type of apartment	Quantity	Total
2	2 bedrooms apartment	12	24
1.5	1 bedroom apartment	04	06
	4 Commercial (Personal service) 4,372 SqFt Total 1 parking for every 288 SqFt	04	16
	Total Parking Required		46 Spaces

Parking Provided = 21 Bike Rack = 6 Spaces
Handicap = 02
Total = 23 Spaces (21- 9X19) (2- Small Car 8X19)

SETBACKS

According to the General Design Principles of title 20.10.36G, "Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by City Council as part of the review of the Master Zoning Plan". Therefore, this development will have a minimum of 5 feet setbacks.

LANDSCAPING

According to the General Design Principles of the Title 20.10.36G: Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of El Paso City Code".

The landscaping proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

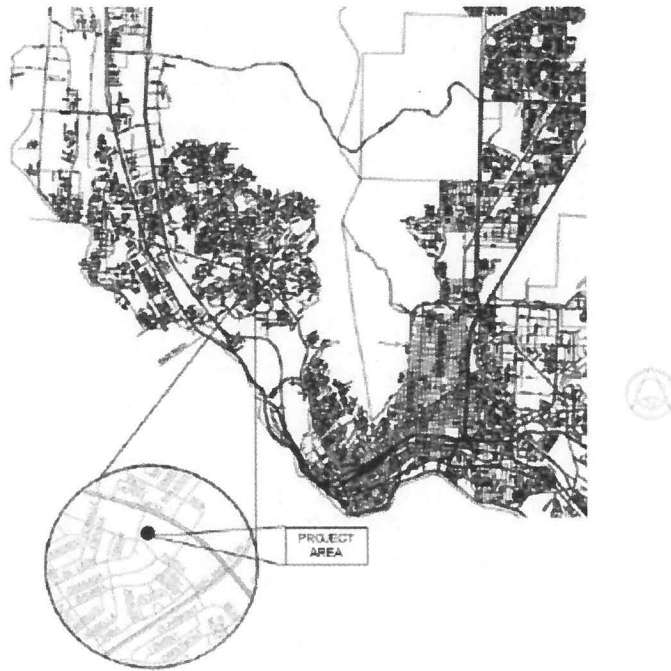
*The required footage of landscaping is 2,550.50 SqFt. We are proposing 3,981.00 SqFt which is a 150.9% footage, meaning an 84.6% increase from the requirement.

PHASING

The development will be constructed in one phase.

De Leon Courtyard Apartments Mix Use Table					
Use	Set backs				Maximum Building Height
	Minimum Areas	Front	Back	Side	
Art Gallery	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Office, medical	1,054 S.F.	0 Ft.	0 Ft.		10 Ft.
Office, professional	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
School, Arts and Crafts	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Studio, Dance and Music	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Studio, Photography	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Drug Store	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Barber Shop	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Beauty Salon	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Laundromat, laundry	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Shoe repair	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Book Store	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Boutique	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Convenience Store	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Flower Shop	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Music Store	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Other retail establishment (low volume)	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.

Residential Uses					
Multi-family:		0 Ft.	0 Ft.	0 Ft.	44.5 Ft.
2 Bedroom Apartments (12 spaces)	1,349 S.F.				44.5 Ft.
1 Bedroom Apartments (4 spaces)	798 S.F.				44.5 Ft.

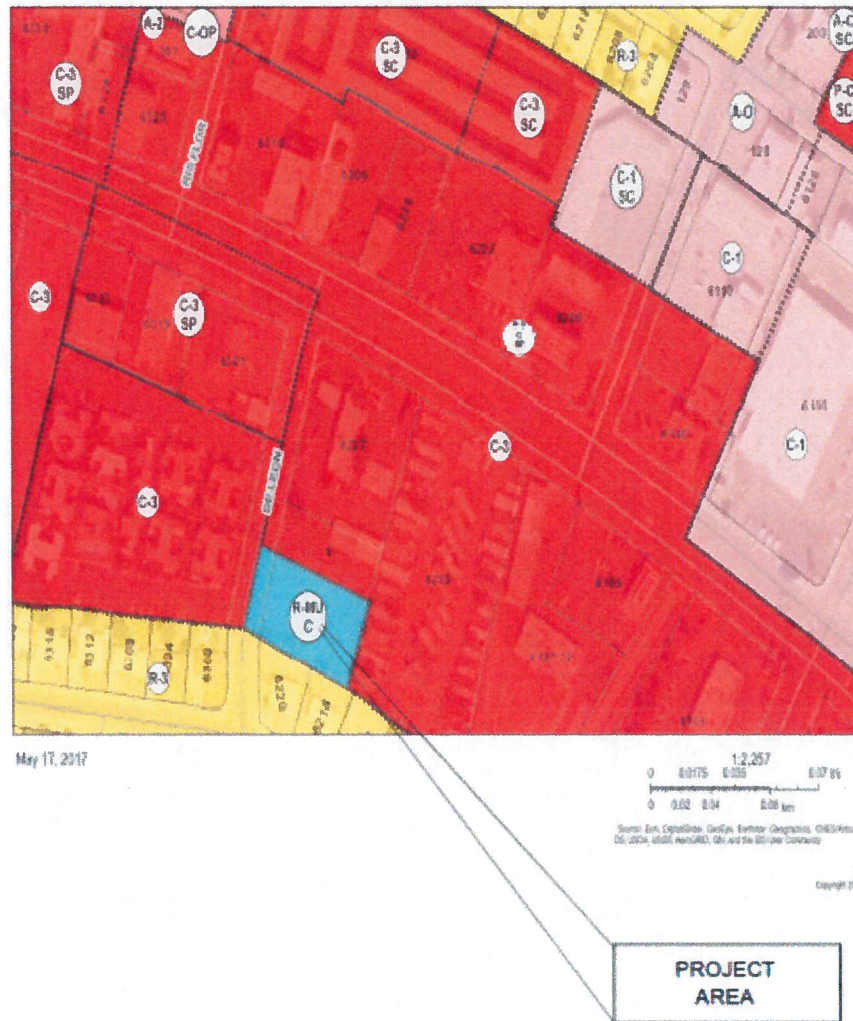


SITE LOCATION PLAN

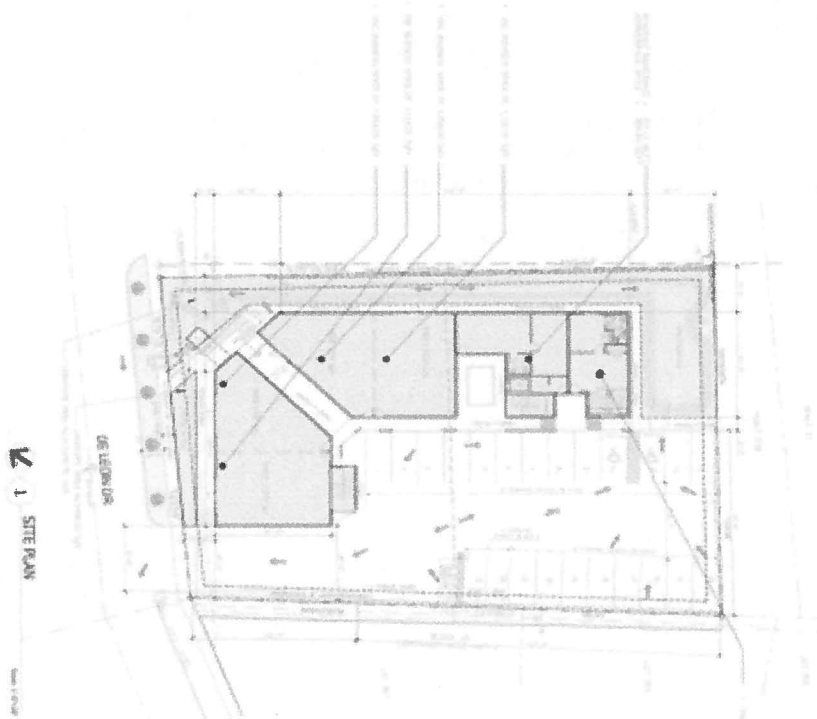


AERIAL LOCATION MAP

Viewer Map



ZONING PLAN



1 SITE PLAN

APPLICABLE CODES		LEGAL ADDRESS	
ZONING		LEGAL DESCRIPTION	
OCCUPANCY			
PROPOSED AREAS			
NO. OF DWELLING UNITS PER ACRE			
LANDSCAPING		F.A.R.	
S.O. SETBACK & DENSITY SIZE			
S.P. BUILDING FOOTPRINT			
OPEN SPACE			
PARKING SPACE			

SITE DEVELOPMENT PLAN

MEMORANDUM

DATE: October 10, 2017

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

FROM: Larry F. Nichols, Director - Planning & Inspections
Anne Antonini, Planner

SUBJECT: Major Amendment to the Adopted Master Zoning Plan for a property in the R-MU (Residential Mixed Use) District for the property located at 4 De Leon Drive. Property Owner: Westmount Assets, Inc. PZRZ17-00002 (District 8)

The City Plan Commission unanimously recommended approval (6-0) of the proposed amendment at its July 27, 2017 meeting.

As of October 10, 2017, Planning staff has not received any opposition to the proposed amendment.

The CPC found that the proposed amendment is in conformance with Plan El Paso. The CPC also determined that the amendment would protect the best interest, health, safety, and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and that the rezoning will have no negative effects on the natural environment, socio-economic conditions, or property values in the vicinity or the city as a whole.

The Planning Division has received no communications in support of or opposition to the proposed amendment.

Property Owner: Westmount Assets, Inc.

Applicant: Randy Lucero

Attachments: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ17-00002
Application Type: Rezoning - Major Amendment to Approved Master Zoning Plan (MZIP)
CPC Hearing Date: July 27, 2017
Staff Planner: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov
Location: 4 De Leon Drive
Legal Description: Tract 23-A-3, AF Miller Survey No. 214, City of El Paso, El Paso County, Texas
Acreage: 0.5464 acres
Rep District: 8
Current Zoning: R-MU (Residential Mixed Use)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Master Zoning Plan (attachment 6)
Request: Major Amendment to Approved Master Zoning Plan
Property Owner: Westmount Assets, Inc.
Representative: Randy Lucero

SURROUNDING ZONING AND LAND USE

North: C-3 (Commercial) / Car Wash
South: R-3 (Residential) / Single-Family Homes
East: C-3 (Commercial) / Mobile Homes
West: C-3 (Commercial) / Apartments

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

NEAREST PARK: James Schwitters Family Park (487 feet)

NEAREST SCHOOL: Putnam Elementary School (1,372 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Save the Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 12. The Planning Division has received no communications in support or opposition to the rezoning request.

APPLICATION BACKGROUND

The subject property was rezoned from R-5/sp/c to R-MU in 2014. A Master Zoning Plan was adopted as part of that rezoning, which bound the applicant to develop the lot in the manner specified therein. The applicant wishes to modify the proposed building configuration and thus requests this amendment to the approved Master Zoning Plan.

APPLICATION DESCRIPTION

The applicant is requesting to modify the configuration of the buildings in the adopted Master Zoning Plan and make corresponding modifications to the Master Zoning Plan Report to reflect the new configuration and dimensions. Also proposed is the reduction of one parking stall. The applicant requests to relocate the proposed four story buildings closer to the street and enlarge them slightly. Originally, 3,210 square feet of commercial and 16,094 square feet of apartment use were proposed, with two commercial pad sites on the ground floor and sixteen apartments on the floors above. The current proposal shows 4,372 square feet of commercial use, 18,429 square feet of apartments, a management office and maintenance storage for the apartments totaling approximately 792.02 square feet. One ADA accessible apartment is shown on the ground floor. This configuration would allow four commercial pad sites on the ground floor, and still sixteen apartments.

Proposed Changes from Approved Master Zoning Plan:

Element	Existing	Proposed	Change
<i>APARTMENTS:</i>			
Number of Apartments	16 (4 one bedroom units, 12 two bedroom units)	16 (4 one bedroom units, 12 two bedroom units)	<i>No change</i>
Management Office and Maintenance	Not shown	792.02 sq. ft.	<i>+792.02 sq. ft.</i>
Total Apartment Square Footage	16,094 sq. ft.	18,429 sq. ft.	<i>+2,335 sq. ft. (13.8%)</i>
<i>COMMERCIAL:</i>			
Number of Commercial Pads	3	4	<i>+25%</i>
Total Commercial Square Footage	3,210 sq. ft.	4,372 sq. ft.	<i>+1,162 sq. ft. (36.1%)</i>
<i>PARKING:</i>			
Number of Stalls Required	43	42	<i>-1 stall</i>
Number of Stalls Provided	26	25	<i>-1 stall</i>
<i>LANDSCAPING:</i>			
Landscaped Area Required	2,806 sq. ft.	2,550 sq. ft.	<i>-256 sq. ft.</i>
Landscaped Area Provided	3,419 sq. ft.	3,981 sq. ft.	<i>+562 sq. ft.</i>
<i>SETBACKS:</i>			
Front	5'	10'10"	<i>+5'5"</i>
Sides	0', 25'4"	18'7", 29'9"	<i>+18'7", +4'5"</i>
Rear	5'6"	29'1"	<i>+23'5"</i>

The mix of uses proposed is detailed in the Master Zoning Plan (MZIP) Report (attachment 4). Yard setbacks are proposed at 10'10' from the front property line, 29'1" from the rear, and side yard setbacks of 18'7" and 29'9". Vehicular and pedestrian access is from De Leon Drive.

Retail frontage, comprised of two retail spaces, is proposed along De Leon within Building 1, and two retail additional spaces are proposed within the property inside Building 2.

Twenty-five parking spaces are proposed while 42 are required per standard off-street parking calculations. In the original approved Master Zoning Plan, twenty-six spaces were provided and 43 were required. With this Master Zoning Plan Amendment, the applicant is requesting a reduction of 40% of the number of required parking spaces, which is less than the 45% reduction approved in the currently adopted Master Zoning Plan. A parking study completed in April of 2017 shows 126 on-street parking spaces within a 300 foot radius of the subject property. The parking study, covering both peak AM and PM times, shows that a maximum of 20 spaces (15.8%) were in use at any time (see attachment 5). Furthermore, a Bus Rapid-Transit (BRT) station exists at the corner of Mesa and De Leon, 300 feet north of the subject property to efficiently accommodate increased transit ridership. Six bicycle parking spaces are proposed.

A waiver for a R-MU district of less than one acre was granted by City Council in 2014 with the original rezoning and Master Zoning Plan approval.

ANALYSIS

20.04.200.B.

Amendments to an Approved Master Zoning Plan. An applicant may request amendments to an approved MZIP. These amendments shall be delineated as minor or major amendments according to the criteria set forth herein.

1. Major Amendments.

- a. Any amendment meeting one or more of the criteria listed below or any other proposed change not considered a minor amendment as described below shall require resubmittal, review and approval of a new zoning application to amend the MZIP by the CPC and city council. Major amendments shall follow the same procedural and notice requirements required for the initial approval of the MZIP, except that the mixed use zoning district designation shall not be revised unless requested by the applicant. If a change within a subdistrict constitutes a major**

amendment, as defined herein, requiring an amendment to the MZP, the CPC and city council shall review the proposed change for compatibility within the subdistrict and the adjacent subdistricts.

Because the applicant is altering the building size and configuration and eliminating one parking stall, the City Plan Commission and City Council are asked to review the changes from the approved MZP for compatibility with the surrounding neighborhood. Relevant provisions are shown in bold, with staff commentary provided in italics.

- i. Any change to the overall mixed use district boundary. *(No such changes proposed to the approved MZP)*
- ii. Any change to the approved mix of land use types within a designated subdistrict that increases the nonresidential intensity of development within that subdistrict by ten percent or more of the relevant characteristic(s) of development intensity, provided that the total projected nonresidential development intensity within the entire MZP shall not increase by ten percent of such characteristic(s). For purposes of this section, intensity may be measured by a single characteristic or by multiple characteristics as appropriate to the land use type, including, but not limited to, FAR, parking, and vehicular trips generated. *(No subdistricts included in the approved MZP or proposed amendment.)*
- iii. Any change to the boundary of a land use within a subdistrict that results in the relocation of ten percent or more of the area of that land use. *(No subdistricts included in the approved MZP or proposed amendment.)*
- iv. Any change to the boundary of a subdistrict that results in the relocation of ten percent or more of the area of the subdistrict. *(No subdistricts included in the approved MZP or proposed amendment.)*
- v. An increase of ten percent or more of the originally approved number of projected dwelling units within a designated subdistrict, provided that the total projected dwelling units within the entire MZP shall not increase by ten percent. *(The same number of dwelling units is proposed as were shown in the approved MZP.)*

vi. An increase of ten percent or more of the originally approved floor area for nonresidential uses within a designated subdistrict.

The proposed Master Zoning Plan Amendment shows an increase in proposed commercial area from three pads totaling 3,210 square feet of retail use to four pads totaling 4,372 square feet. This represents an increase of 36% or 1,162 square feet.

- vii. Any reduction to the public or private open space components within a designated subdistrict. *(The original approved MZP did not specifically address total open space. The total shown in the proposed amendment is 29%. It is assumed that the proposed open space is greater than the approved because the total landscaping is proposed to increase 1,175 square feet from 2,806 square feet to 3,981 square feet. This is an increase of 41%.)*
- viii. A twenty percent or greater increase in the height of structures by land use type within a designated subdistrict. *(The building height is proposed to decrease from 48 feet to 44'6".)*
- ix. A ten percent or greater reduction in the originally approved setbacks by land use type within a designated subdistrict. *(All of the proposed setbacks are proposed to increase by between 4'5" and 23'5".)*

x. A five percent or greater increase in lot coverage by structures by land use type within a designated subdistrict.

The approved building footprint for the Master Zoning Plan is 5,090 square feet, which creates a lot coverage ratio of 21.4%, and the proposed building footprint is 6,793.5 square feet, which would cover 28.5% of the lot. This would be a 7.2% increase.

- xi. Any changes within and/or between subdistricts that, when aggregated result in an increase to one or more of the aforementioned variances for the mixed use district as a whole. *(No such changes proposed.)*
- xii. Any change which would result in the juxtaposition of incompatible land uses. *(No such changes proposed.)*

b. Approval of a major amendment may be granted upon a finding that:

- i. The requested amendment is in general conformity with the stated purposes of this section and the purposes of the specific zoning district to which the property is subject to;**

According to 20.06.020.D.10, the purpose of the R-MU district is “to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.”

The proposed building configuration better represents best practices in creating human-scale, pedestrian friendly design than the configuration approved in the original Master Zoning Plan. It locates the parking behind and beside the buildings, which are now clustered at the front and northerly side of the site, abutting De Leon Drive and the existing commercial property to the north. The previous configuration showed Building 2 located behind the parking lot, 5’ from the rear property line, abutting an adjacent mobile home park. The proposed configuration provides better protection for the established neighborhood from the negative visual impacts of the parking lot. It provides better separation from the proposed mixed use buildings for the established mobile home park by providing a 29’1” x 57’6” landscaped buffer at the rear property line along the length of Building 2. The proposed configuration also provides significantly more landscaping than what is shown in the approved Master Zoning Plan. The inclusion of an additional commercial site in the proposed Master Zoning Plan creates an opportunity for an additional use to serve the established neighborhood. Additionally, as within the adopted Master Zoning Plan, the proposal would locate sixteen dwelling units and four commercial site within very close proximity to the BRIO stop at the corner of N. Mesa Street De Leon Drive.

- ii. The requested amendment meets all other applicable zoning, building, drainage, water quality, and safety code requirements, and any other applicable law or regulation; and**

The requested amendment meets all applicable requirements.

- iii. The requested amendment will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated.**

The proposed amendment to the adopted Master Zoning Plan will not negatively impact the health, safety, or general welfare of surrounding property owners.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the amendment to the approved Master Zoning Plan. The approval recommendation is based on the compatibility with existing commercial and apartment zoning in the area and the Future Land Use Map.

Plan El Paso- Future Land Use Map Designation

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

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the RMU (Residential Mixed Use) district is to provide neighborhood-serving residential and commercial land uses, provide service to a neighborhood with uses compatible with the residential areas that

the uses serve, and to allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

Sun Metro

Sun Metro does not oppose this request. Proposed development is within at ¼ mile of the Mesa Brio RTS system and recommends the construction of sidewalks to permit pedestrian access to mass transit options.

Note: All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning & Inspections Department – Plan Review & Landscaping

1. Remove all references to the IBC and IFC, approval of a site plan does not constitute approval of life safety issues. *(Note: language has been removed.)*
2. Provide a clear breakdown of the required vs. proposed parking, per use. *(Note: Parking table now shows this information.)*
3. Label 6' rockwall were abutting residential. *(Note: Height of rockwall now labeled.)*

Planning & Inspections Department - Land Development

1. Include proposed storm-water drainage runoff direction arrows showing how addressing runoff. Verify how harvesting runoff within recessed landscaping. *(Note: Drainage arrows and pond now labelled with required information.)*
2. Label proposed retaining wall location on plan view with 5' from high side abutting residential. *(Note: Height of rockwall now labeled.)*
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

Recommend approval.

Police Department

The El Paso Police Department's Westside Regional Command- Special Operations Section received the below listed email regarding a rezoning plan application for 4 De Leon. After reviewing the attached documents and viewing the proposed site, it does not appear it will have an adverse effect on the community or public safety. Should you need further assistance in this matter please contact us, thank you.

El Paso Water Utilities

We have reviewed the rezoning change request reference above and provide the following comments:

EPWU does not object to this request.

EPWU-PSB Comments

Water:

1. There is an existing 8-inch diameter water main that extends along the west side of De Leon Drive, approximately 15-feet east of and parallel to the western right-of-way line of De Leon Drive. This water main is available for service.

EPWU records indicate no active meters serving the subject property.

2. Previous water pressure from fire hydrant #952 located at the southeast corner of Fiesta Drive and De Leon Drive have yield a static pressure of 78 (psi), a residual pressure of 74 (psi), and a discharge of 1404 gallons per minute.

Sewer:

3. There is an existing 8-inch diameter sanitary sewer main that extends along the west side of De Leon Drive, approximately 25-feet east of and parallel to the western right-of-way line of De Leon Drive. This sanitary sewer main is available for service.

General

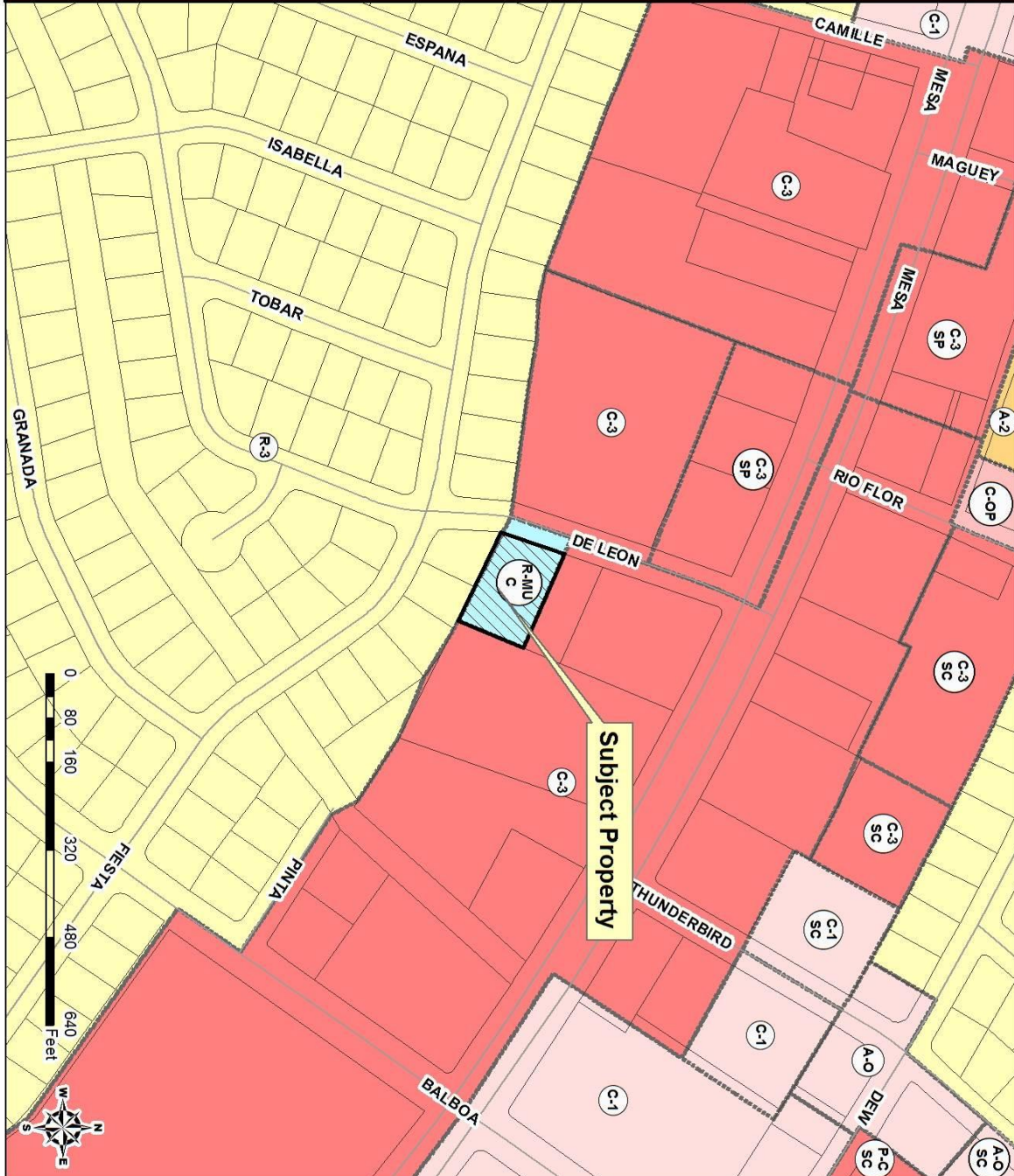
4. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Master Zoning Plan (MZIP)
- Attachment 4: Master Zoning Plan (MZIP) Report
- Attachment 5: Parking Study
- Attachment 6: Approved Master Zoning Plan (MZIP)
- Attachment 7: Approved Master Zoning Plan (MZIP) Report

ATTACHMENT 1: ZONING MAP

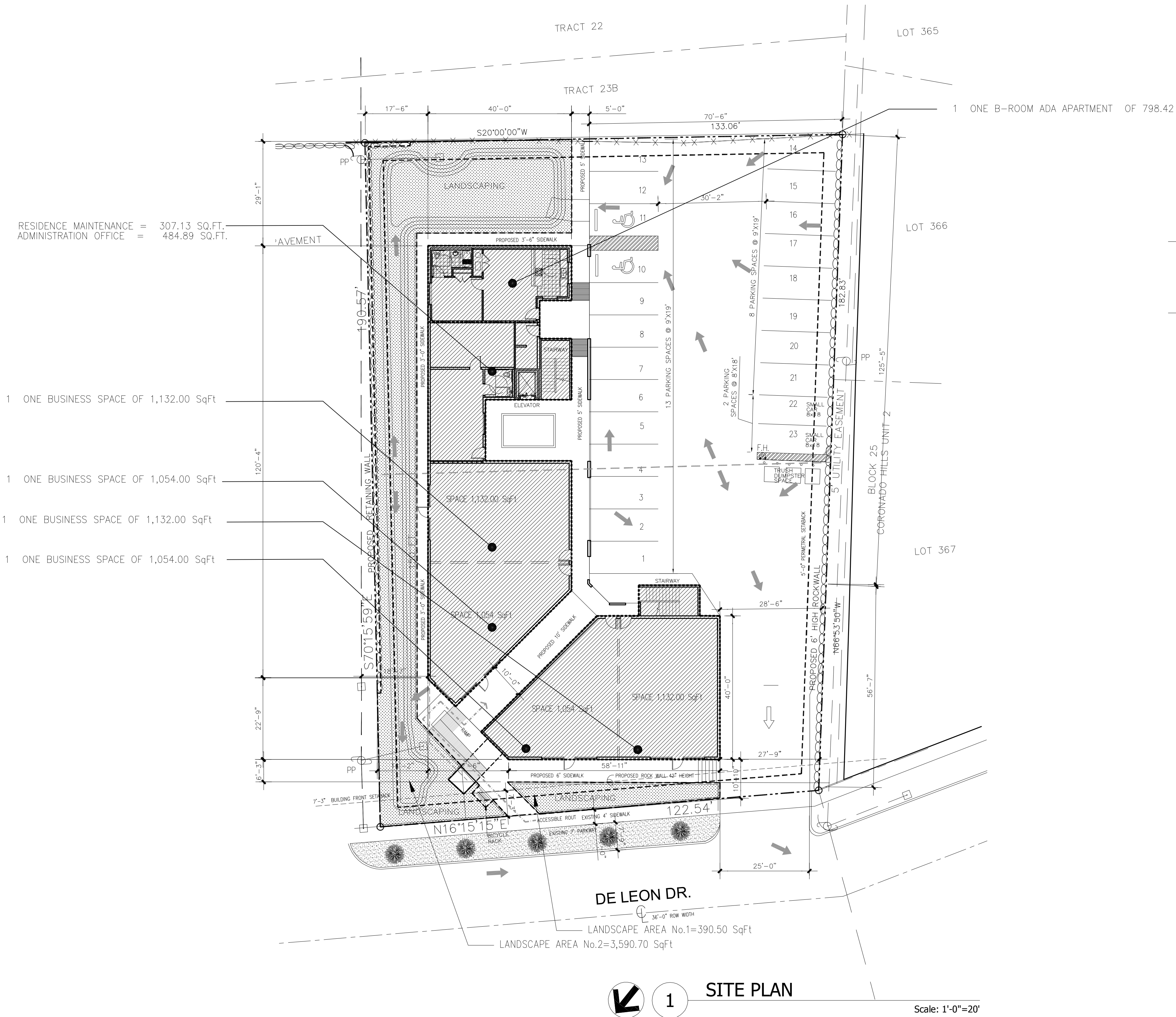
PZRZ17-00002



ATTACHMENT 2: AERIAL MAP

PZRZ17-00002





APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2015

ZONING

R-MU C
NO MINIMUM SETBACKS, DETERMINED BY MASTER ZONING PLAN

OCCUPANCY

MIX USE
MERCANTILE GROUP/RESIDENTIAL GROUP R

PEOPOSED AREAS

1 ONE B-ROOM ADA APARTMENT OF 798.42 = 798.42 SQ.FT.
3 ONE B-ROOM APARTMENTS OF 798.42 SQ.FT. EACH = 2,395.26 SQ.FT.
3 TWO B-ROOMS APARTMENTS OF 1,194.22 SQ.FT. EACH = 3,582.68 SQ.FT.
3 TWO B-ROOMS APARTMENTS OF 1,251.46 SQ.FT. EACH = 3,754.39 SQ.FT.
3 TWO B-ROOMS APARTMENTS OF 1,349.05 SQ.FT. EACH = 4,047.15 SQ.FT.
3 TWO B-ROOM APARTMENTS OF 1,283.99 SQ.FT. EACH = 3,851.98 SQ.FT.
16 APARTMENTS = 18,429.88 SQ.FT.

1 ONE BUSINESS SPACE OF 1,132.00 SqFt
1 ONE BUSINESS SPACE OF 1,054.00 SqFt
1 ONE BUSINESS SPACE OF 1,132.00 SqFt
1 ONE BUSINESS SPACE OF 1,054.00 SqFt

4 RETAIL BUSINESS = 4,372.00 SQ.FT.
RESIDENCE MAINTENANCE = 307.13 SQ.FT.
ADMINISTRATION OFFICE = 484.89 SQ.FT.

TOTAL AREA = 23,593.90 S.F.

No. OF DWELLING UNITS PER ACRE

29.29 DU/AC

LANDSCAPING

LANDSCAPE REQUIRED
23,796.83 SQ.FT. - 6,793.47 SQ.FT. = 17,003.36 SQ.FT.
17,003.36 SQ.FT. x .15% = 2,550.50 SQ.FT.
TOTAL REQUIRED: 2,550.50 SQ.FT.
LANDSCAPE AREA No.1=390.50 SqFt
LANDSCAPE AREA No.2=3,590.70 SqFt

TOTAL REQUIRED: 2,550.50 SQ.FT.
TOTAL PROVIDED: 3,981.00 SQ.FT.

S-D SETBACK & DENSITY SIZE

YARD	REQUIRED	PROPOSED	MAX HEIGHT R-MU	PROPOSED HEIGHT
FRONT	0'-0"	5'-0"	35'-0"	44'-6"
REAR	0'-0"	5'-0"		
SIDE	0'-0"	5'-0"		
SIDE STREET	0'-0"	5'-0"		
CUMULATIVE F/R	N/A	5'-0"		

S.F. BUILDING FOOTPRINT

6,793.47 SqFt

OPEN SPACE

6,895.5 SqFt
6,895.5 SqFt / 23,796.83 OF AN ACRE = 0.292 %

PARKING SPACE

REQUIRED	TYPE OF APARTMENT	QUANTITY	TOTAL
2	2 BEDROOMS APARTMENT	12	24
1.5	1 BEDROOM APARTMENT	04	06
	4 COMMERCIAL (PERSONAL SERVICE) 4,372 SqFt Total	04	16
	1 PARKING FOR EVERY 288 SqFt		
	TOTAL PARKING REQUIRED		46 SPACES

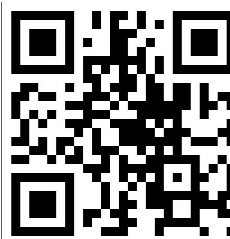
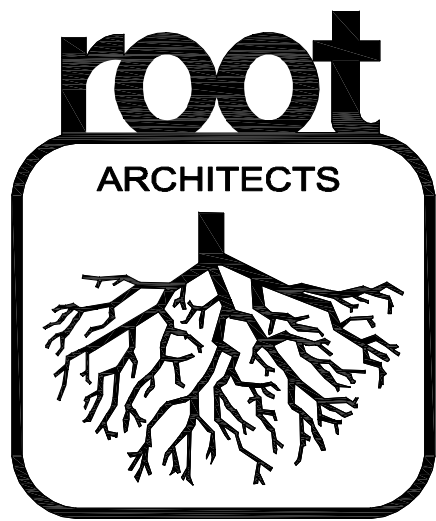
PARKING PROVIDED = 21
HANDICAP = 02
TOTAL = 23 SPACES (21 of 9X19)(4 SMALL CAR 8X19)
BIKE RACK = 6 SPACES

LEGAL ADDRESS

4 DE LEON DRIVE
EL PASO, TEXAS 79912

LEGAL DESCRIPTION

A F MILLER SURV 214
ABST 3598 TR 23-A-3 (0.5463 AC)
(23,796.82 SqFt)



810 TEXAS
EL PASO, TX 79901
915.307.0574

www.arccroot.com



Construction by:

MASTER ZONING PLAN (MZIP)
PROPOSAL DESIGN

DE LEON APARTMENTS &
COMMERCIAL MIX USE

ADDRESS : 4 DE LEON DRIVE
EL PASO TEXAS

PROJECT

DE LEON APARTMENTS & COMMERCIAL MIX USE
ADDRESS : 4 DE LEON DRIVE
EL PASO TEXAS 79912

PROJECT NUMBER	DATE
033115	JULY,2017

REVISIONS	

SHEET TITLE
MZP

SHEET NUMBER

A1.0
1 OF 1

ATTACHMENT 4: PROPOSED MASTER ZONING PLAN (MZIP) REPORT

See Following Pages

Proposed Platting, Residential Mixed Use
AMENDMENT
Zoning Report

Tract 23-A-3, A.F. Miller Survey #214
City of El Paso, El Paso County, Texas

Owner: Westmount Assets, Inc.

Prepared by: Root Architects

El Paso, Texas,
May 17, 2017

MIXED USE ZONING REPORT

4 De Leon Dr., El Paso, Texas

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LIMITATIONS	3
INTRODUCTION	3
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SITE LOCATION	4
COMPREHENSIVE PLAN.....	4
SITE DESCRIPTION	4
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SETBACKS	10
LANDSCAPING	10
PHASING	11
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AERIAL LOCATION MAP	13
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SITE DEVELOPMENT PLAN	15

ABSTRACT

This report is submitted to assist the owner/developer to meet the City of El Paso requirements for platting and rezoning the existing tract of land. It addresses the requirements as set in the City of El Paso Municipal Code Title 20, Section 20.10.360G.

LIMITATIONS

This report has been prepared for the exclusive use of the City of El Paso, Westmount Assets Inc. and its consultants for evaluation purposes and does not contain information for other parties or other uses. Westmount Assets Inc. authorized this study on March 1, 2017.

Results submitted in this report are based on data obtained from the following sources:

1. Root Architects
2. Complete Design and Drafting Inc.
3. Field data collected during study.

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

INTRODUCTION

Complete Design and Drafting Inc. is in the process of introducing a modified approved MZP to allow for a different building layout and to adjust the amount of open space provided for existing residential site (R-MU) containing 0.5463 acres located on 4 De Leon Dr., El Paso, Texas

EXECUTIVE SUMMARY

The proposed development shall be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks, Landscaping Principals and requirements listed under Chapter 20.10.360G Supplemental Use Regulations, Residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of balanced multifamily and commercial areas. The two areas will be within walking distance of each other. This will encourage a better, more efficient, and positive social environment.
- **Residential:** The Multifamily development will be located on the first, second, third and fourth floors of Building. It will consist of a total 12-2 bedroom apartments

(3-1,194.22 SqFt) (3-1,251.46 SqFt) (3-1,349.05 SqFt) (3-1,283.98) SqFt) for a total of 15,236.16 SqFt and 4-1 bedroom apartments @ 798.42 SqFt per apartment for one total 3,193.68 for a grand total of Residential Area of 18,429.88 Square Feet.

- **Commercial:** The commercial areas shall be located on the first floor of the building 4 spaces 2 with 1,132.00 SqFt each and 2 with 1,054 SqFt each for one total of 4,372.00 Square Feet
- **Neighborhood:** The proposed development with the apartments, commercial spaces and parking area within walking distance from each other provides a very efficient vehicular and pedestrian circulation system. The neighborhood commercial services shall be compatible with the neighborhood residential character.

COMPREHENSIVE PLAN

The selected Site at 4 De Leon Dr., is designed to meet El Paso's Regulations and Policies to guide the design and economic Development for the Area

SITE LOCATION

The proposed site is a parcel of land located in the City of El Paso, El Paso County, Texas. The site is located at 4 De Leon in the West area of El Paso. The legal description being Tract 23-A-3, A.F.-Miller Survey #214. It contains 0.5464 acres of land.

The site is shown on pages 12,13, 14 and 15. The site is located half a block South of N. Mesa St. and approximately adjacent to Fiesta Dr. It is surrounded by residential developments on the South and West sides and by commercial developments on the North.

COMPREHENSIVE PLAN

The selected Site at 4 De Leon Dr., is designed to meet El Paso's Regulations and Policies to guide the design and economic Development for the Area

SITE DESCRIPTION

PLATTING DETERMINATION AND PHYSICAL BOUNDARY

The site consist of 0.5464 acres. The legal description as mentioned before, in Tract 23-A-3, A.F.Miller Survey #214, City of El Paso, El Paso County, Texas.

Modification to the approved MZP to allow for a different building layout and to adjust the amount of open space provided.

PRINCIPALS AND REQUIREMENTS

The following principals and requirements shall apply to a mixed-used development and shall serve as the basis for approval. According to the General Design Principals as per Title 20.10.360G the following bullets are to be used as guidelines only and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the RMU residential-mixed use plan approval.

DEVELOPMENT PERSPECTIVE

- That natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

This is an existing site. It will contain only a parking area with a driveway that will discharge onto De Leon St. The topography of the area shall not change.

- That the development strategy utilized encourage infill and redevelopment in parity with new and existing neighborhoods.

The development will be considered as infill since the site has been vacant for a long period of time. The Mixed-use will be compatible with the residential usage along the south and west sides and the commercial uses along the north side.

- That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

This item is not applicable.

- That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

This item is not applicable.

- That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development consists of one and two-bedroom apartments, commercial areas, a parking area and green areas.

- That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existing.

- That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

This item is not applicable.

- That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

Use of the Sun Metro is available. Commercial areas are within walking distance and bicycles can be used.

- That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This item is not applicable.

- That neighborhoods be compact, pedestrian-friendly, and mixed-use.

The proposed development includes sidewalks with access to existing city sidewalks, bicycles can be used, and includes multi-family and commercial areas.

- That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed development, amenities, and bus stop are located within walking distance from all dwellings.

- That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

This item is not applicable.

- That within neighborhoods, a range of housing types, and price levels be provided to accommodate people of diverse ages and incomes.

The development comprises one and two bedroom apartments.

- That appropriate building densities and land use be provided within walking distance of transit stops.

Existing Sun Metro service on Mesa St. is available half a block from the development.

Brio system is within a block, see page 13.

- That civic, institutional and commercial activity be embedded, and not isolated, in the development.

Proposed development has commercial and multi-family built-in. Other commercial activities are within walking distance.

- That a range of open space including parks, squares, and playgrounds be distributed within the development.

This item is not applicable.

- That development has sufficient size to accommodate the mixed-use concentration of uses.

As presented the development has sufficient space for commercial, multi-family, parking and landscape uses.

BUILDING PERSPECTIVE

The following items are the guidelines for building perspectives under the General Design Principles as per Title 20.10.360G

- That building and landscaping contribute to the physical definition of streets as civic places.

This item is not applicable.

- That the design of streets and buildings reinforce safe environment.

This item is not applicable.

- That architecture and landscape design grow from local climate, topography, history, and building practice.

The design will be typical of this region.

- That the preservation and renewal of historic buildings be facilitated.

This item is not applicable.

- That principal building and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Refer to attached site plan.

GENERAL DESIGN ELEMENTS

The following items are general design elements according to the General Design Principals as per Title 20.10.360G.

1. Neighborhoods limited in size and oriented toward pedestrian activity.
The size and location of this development make it pedestrian friendly.
2. A variety of housing types, jobs, shopping, services and public facilities.
The size and location of this development make it pedestrian friendly.
3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
The development will be in a developed area. Commercial areas are within the development and at a close proximity to all dwellings.
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
This item is not applicable.
5. Natural feature and undisturbed areas that are incorporated into the open space of the neighborhood.
6. A coordinated transportation system with a hierarchy of appropriately design facilities for pedestrians, bicycles, public transit, and automotive vehicles.
The site is close to bus stops to encourage residents to use alternative transportation methods.
7. Well configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
8. Building, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.
10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context grouping of natural and urban areas to ensure compatibility of land uses.

The proposed development complies with most of items listed above. The developer and the design team will make an extra effort with items 7 thru 10.

ARCHITECTURAL OBJECTIVES

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility.
2. Human scale design.
3. Integration of uses.
4. Encouragement of pedestrian activity.
5. Building that relate to and are oriented toward the street.
6. Residential scale buildings in any mixed residential area.
7. Building that contain special architectural features to signify entrances to the mixed-use development.
8. Building that focus activity on a neighborhood open space, square or plaza.

ROADWAY DESIGN.

Driveway will be used for traffic circulation within the proposed development. However, the design of this driveway will comply with the City of El Paso rules and regulations. The design used will meet the existing load requirement.

PARKING

The required parking spaces will be calculated and provided according to the parking requirements in Chapter 20.14. A parking reduction of 50% will be requested to accommodate our needs.

* Also, the community parking facility will be used to assist the installation of required parking for individual uses in order to promote pedestrian activity within the development.

Required	Type of apartment	Quantity	Total
2	2 bedrooms apartment	12	24
1.5	1 bedroom apartment	04	06
	4 Commercial (Personal service) 4,372 SqFt Total 1 parking for every 288 SqFt	04	16
	Total Parking Required		46 Spaces

Parking Provided	=	21	Bike Rack = 6 Spaces
Handicap	=	02	
Total	=	23	Spaces (21- 9X19) (2- Small Car 8X19)

SETBACKS

According to the General Design Principles of title 20.10.36G, "Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by City Council as part of the review of the Master Zoning Plan". Therefore, this development will have a minimum of 5 feet setbacks.

LANDSCAPING

According to the General Design Principles of the Title 20.10.36G; Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of El Paso City Code".

The landscaping proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

*The required footage of landscaping is 2,550.50 SqFt. We are proposing 3,981.00 SqFt which is a 160.9% footage, meaning an 64.6% increase from the requirement.

PHASING

The development will be constructed in one phase.

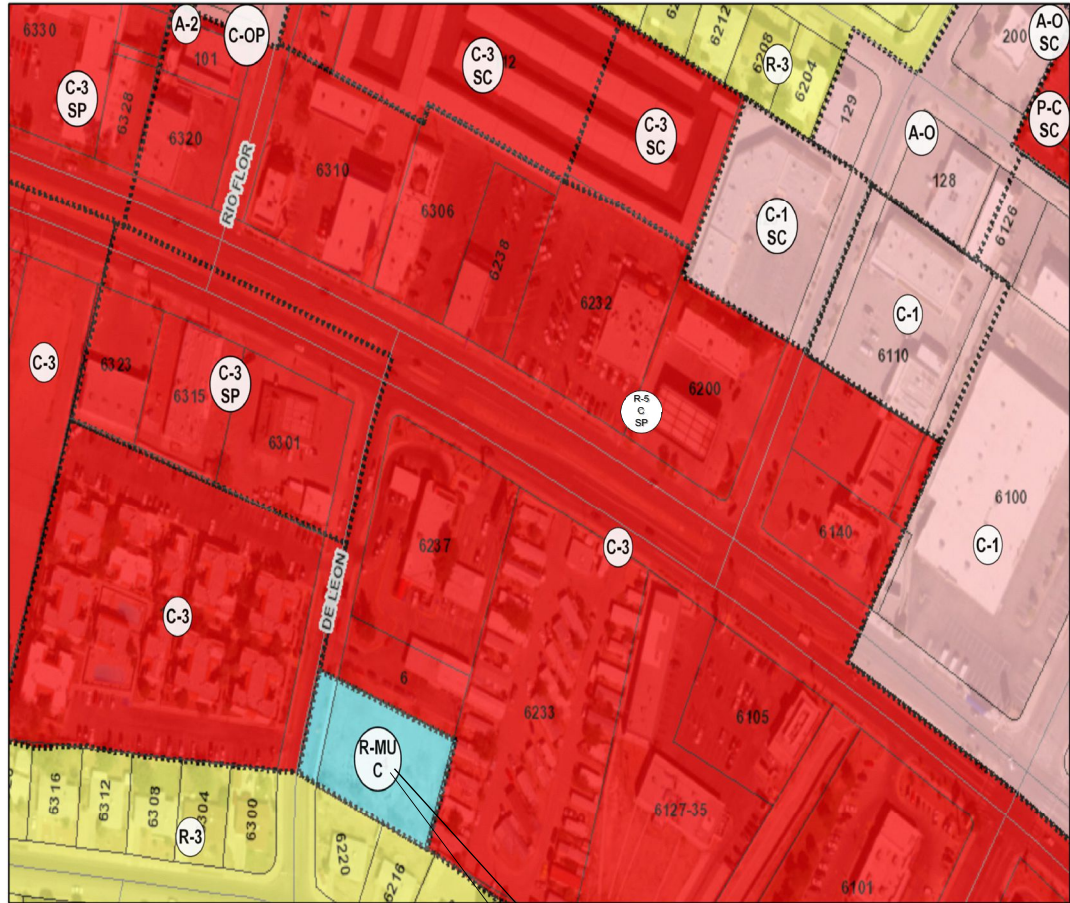
De Leon Courtyard Apartments Mix Use Table					
	Set backs				Maximum Building Height
Use	Minimum Areas	Front	Back	Side	
Art Gallery	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Office, medical	1,054 S.F.	0 Ft.	0 Ft.		10 Ft.
Office, professional	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
School, Arts and Crafts	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Studio, Dance and Music	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Studio, Photography	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Drug Store	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Barber Shop	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Beauty Salon	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Laundromat, laundry	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Shoe repair	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Book Store	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Boutique	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Convenience Store	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Flower Shop	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Music Store	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Other retail establishment (low volume)	1,054 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.

Residential Uses					
Multi-family:		0 Ft.	0 Ft.	0 Ft.	44.5 Ft.
2 Bedroom Apartments (12 spaces)	1,349 S.F.				44.5 Ft.
1 Bedroom Apartments (4 spaces)	798 S.F.				44.5 Ft.

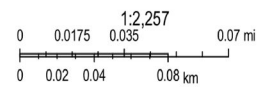


AERIAL LOCATION MAP

Viewer Map



May 17, 2017

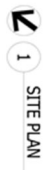


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Me
Copyright 2014

**PROJECT
AREA**

ZONING PLAN



ATTACHMENT 5: PARKING STUDY

Parking study N Mesa/De Leon Dr./Fiesta Dr./Tobar Way

April 2017

Time	N Mesa St		Total Parking Space			De Leon Dr.		Total Parking Space		
			04					67		
	Occupied			Unoccupied		Occupied			Unoccupied	
08:00		00			04		10			57
09:00		00			04		07			60
10:00		00			04		08			59
11:00		00			04		07			60
12:00		00			04		07			60
13:00		00			04		07			60
14:00		00			04		08			59
15:00		00			04		09			57
16:00		00			04		07			60
17:00		00			04		08			59
18:00		00			04		10			57
19:00		00			04		11			56
20:00		00			04		11			56

Time	Fiesta Dr.		Total Parking Space			Tobar Way		Total Parking Space		
			45					10		
	Occupied			Unoccupied		Occupied			Unoccupied	
08:00		05			40		03			07
09:00		05			40		02			08
10:00		04			41		00			10
11:00		03			42		01			09
12:00		03			42		01			09
13:00		05			40		01			09
14:00		03			42		03			07
15:00		02			43		01			09
16:00		04			41		01			09
17:00		04			41		00			10
18:00		05			40		02			08
19:00		05			40		03			07
20:00		06			39		03			07

Total space available is 126	Average Occupied spaces is 9.54 %	Average Unoccupied space is 90.46%
---------------------------------	--------------------------------------	---------------------------------------

ATTACHMENT 5: PARKING STUDY



ATTACHMENT 6: APPROVED MZP

See Following Pages

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 23-A-3, AF MILLER SURVEY NO. 214, 2 DE LEON DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5/C/SP (RESIDENTIAL/CONDITION/SPECIAL PERMIT) TO R-MU (RESIDENTIAL MIXED USE) AND APROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tract 23-A-3, AF Miller Survey No. 214, 2 De Leon Drive, 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/C/SP (RESIDENTIAL/CONDITION/SPECIAL PERMIT)** to **R-MU (RESIDENTIAL MIXED USE) AND APROVING A MASTER ZONING PLAN**, as required by 20.04.200. The City Council also waives the one (1) acre minimum district area to allow the land uses being reflected in the Master Zoning Plan attached as Exhibit "B" and the Master Zoning Report attached as Exhibit "C" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning Ordinance are found in Chapter 20.24 of the El Paso City Code.

PASSED AND APPROVED this _____ day of _____, 2014.

THE CITY OF EL PASO


ATTEST:

Oscar Leaser
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Karla M. Nieman
Assistant City Attorney
ORDINANCE NO. _____

Mathew S. McElroy, Director
City Development Department
ZONING CASE NO. PZRZ13-00047

Exhibit "A"

METES AND BOUNDS

Description of a parcel of land being Tract 23-A-3, AF Miller Survey No. 214, City of El Paso, El Paso County, Texas and more particularly described by metes and bounds as follows;


Commencing at an existing city monument on De Leon Drive (60 feet R.O.W.) opposite Lot 367, Block 25, Coronado Hills Section No. 2, recorded in volume 8, page 40, El Paso County deed records, said city monument also being the Point of Commencement, Thence leaving said De Leon Drive center line S 84° 03' 00" E a distance of 30.16 feet to a point lying on the Easterly Right-of-Way line of De Leon Drive, said point being the point of beginning of this description;

Thence along said Right-of-Way line N 16° 15' 15" E a distance of 122.54 feet to a point;

Thence leaving said Right-of-Way line S70° 15' 59" E a distance of 190.57 feet to a point;

Thence S 20° 00' 00" W a distance of 133.06 feet to a point;

Thence N 66° 53' 50" W a distance of 182.83 feet to the point of beginning of this description. Said parcel of land contains 23,801 square feet or 0.5464 acres of land more or less.


Enrique A. Rey
TPLS TX 3505

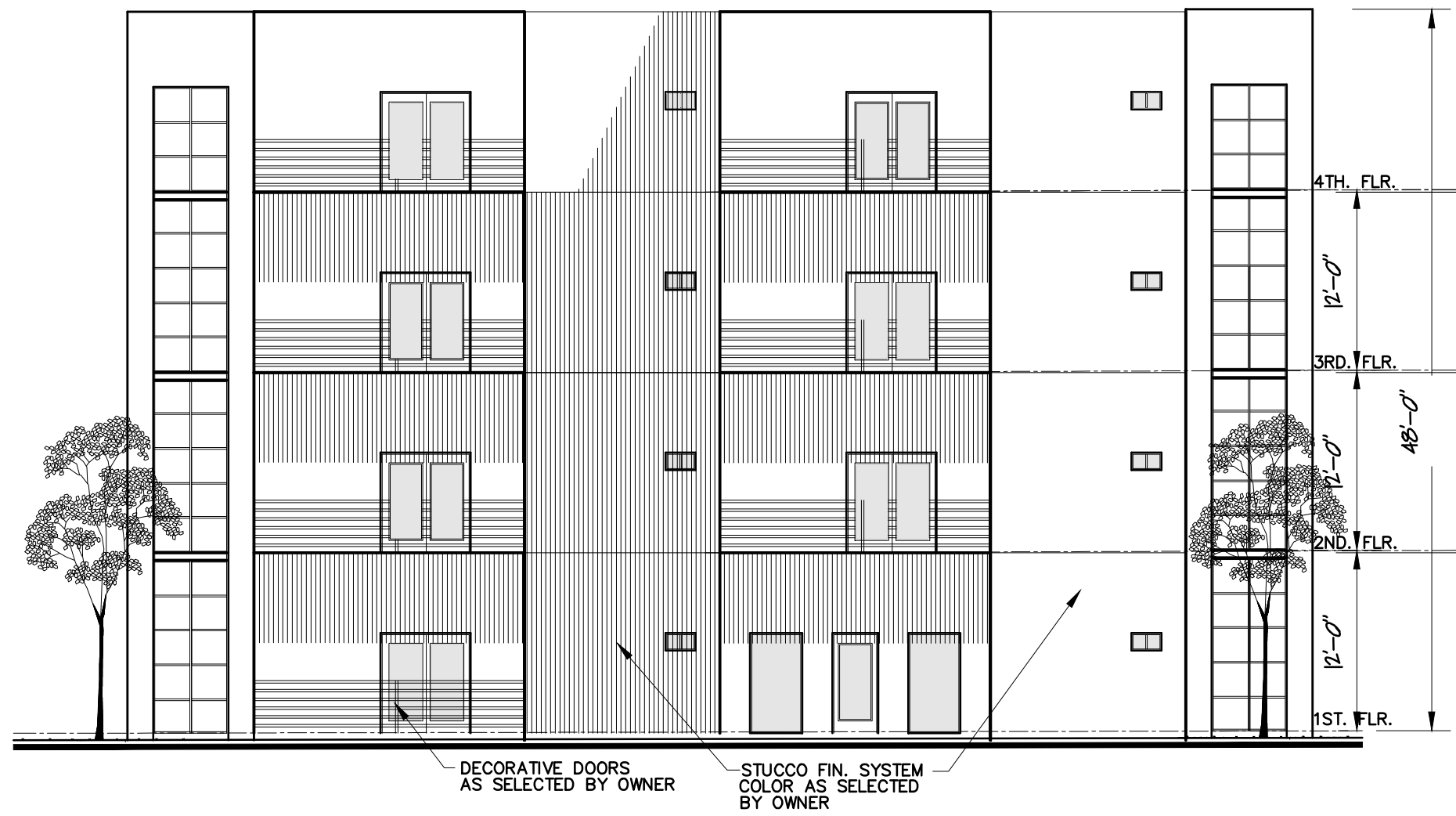


El Paso, Texas --- Wednesday, November 13, 2013



FRONT ELEVATION BUILDING # 1

Scale: 1" = 10.0"



FRONT ELEVATION BUILDING # 2

Scale: 1" = 10.0"

PARKING REQUIRED

2 BEDROOMS TOTAL OF 12 = 24 SPACES
1.5 BEDROOM TOTAL OF 4 = 6 SPACES
COMERCIAL (PERSONAL SERVICES) 3,210/250 = 13 SPACES
TOTAL PARKING REQUIRED = 43 SPACES

PARKING PROVIDED = 25
H/C PROVIDED = 1
TOTAL = 26 SPACES

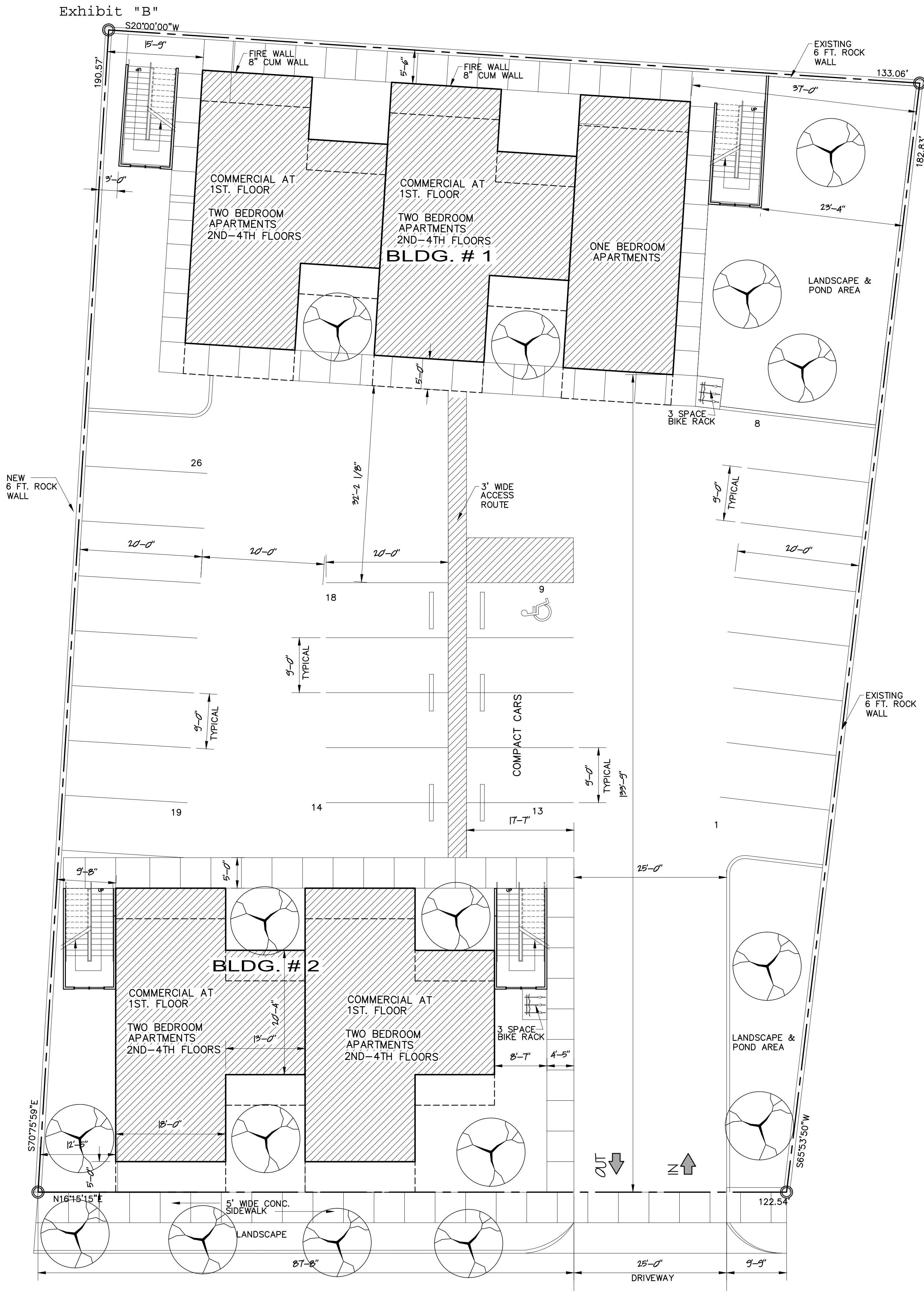
BIKE RACK = 6 SPACES

AREA TABULATION

BUILDING # 1
COMMERCIAL SPACES = 2 SPACES AT 1,070 SQ. FT. = 2,140 SQ. FT.
1 BEDROOM = 4 SPACES AT 806 SQ. FT. = 3,224 SQ. FT.
2 BEDROOMS = 6 SPACES AT 1,070 SQ. FT. = 6,420 SQ. FT.
TOTAL= 11,784 SQ. FT

BUILDING # 2
COMMERCIAL SPACES = 1 SPACES AT 1,070 SQ. FT. = 1,070 SQ. FT.
2 BEDROOMS = 7 SPACES AT 1,070 SQ. FT. = 7,490 SQ. FT.
TOTAL= 8,560 SQ. FT

LANDSCAPE ORDINANCE		
REQUIRED LANDSCAPABLE AREA: 23,800 sq. ft. -BUILDING 5,090 sq. ft.= 18,710 x .15		2,806 SQ.FT.
PROPOSED LANDSCAPABLE AREA		3,419 SQ.FT.
TOTAL PARKING SPACES		28
FRONTAGE A:	122 ft. / 30 ft.	4
FRONTAGE B:	xxx ft. / 30 ft.	xx
FRONTAGE C:	xxx ft. / 30 ft.	xx
PLANT QUANTITIES		REQUIRED
QTY. OF BUFFER TREES	4	4
QTY. OF FRONTAGE TREES	4	4
QTY. OF CANOPY TREES	3	5
QTY. OF PROJECT TREES	3	5
QTY. OF 5 GAL. SHRUBS	135	135



REVISIONS	
△	
△	
△	
△	
△	
△	

PROJECT ARCHITECT:	PROJECT NUMBER:	DRAWING BY:	DATE:	FILE
			03-13-14	

PROJECT NAME
NEW BUILDING FACILITY FOR
DE LEON APARTMENTS
4 DE LEON DRIVE
EL PASO, TEXAS

J. L. J DESIGNS
CELL (915) 329-4346
FAX (915) 633-8060
9434 VISCOUNT BLVD. STE. 148
EL PASO, TEXAS. 79925

SHEET TITLE
SITE PLAN
A-1
SHT. 01 OF 01

ATTACHMENT 7: APPROVED MZP REPORT

See Following Pages

Exhibit "C"

Proposed Platting, Residential Mixed Use

Zoning Report

**Tract 23-A-3, A.F. Miller Survey # 214
City of El Paso, El Paso County, Texas**

Owner: Westmount Assets, Inc.

Prepared by: Enrique A. Rey P.E.

El Paso, Texas, February 24, 2014

MIXED USE ZONING REPORT

4DeLeon Dr., El Paso, Texas

ABSTRACT.....	3
LIMITATIONS.....	3
INTRODUCTION.....	3
EXECUTIVE SUMMARY.....	4
SITE LOCATION.....	4
SITE DESCRIPTION.....	5
PRINCIPALS AND REQUIREMENTS.....	5
DEVELOPMENT PERSPECTIVE.....	5
BUILDING PERSPECTIVE.....	7
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ROADWAY DESIGN.....	10
PARKING.....	10
SETBACKS.....	10
LANDSCAPING.....	10
PHASING.....	10
MIXED USE TABLE.....	11
SITE LOCATION PLAN.....	12
AERIAL LOCATION MAP.....	13
ZONING PLAN.....	14
SITE DEVELOPMENT PLAN.....	15

ABSTRACT

This report is submitted to assist the owner / developer to meet the City of El Paso requirements for platting and rezoning the existing tract of land. It addresses the requirements as set in the City of El Paso Municipal Code Title 20, Section 20.10.360G

LIMITATIONS

The report has been prepared for the exclusive use of the City of El Paso, Westmount Assets Inc. and its consultants for evaluation purposes and does not contain information for other parties or other uses. Westmount Assets Inc. authorized this study on 1 Dec. 2013.

Results submitted in this report are based on data obtained from the following sources:

1. Rey Engineering, Inc.
2. JLJ Designs.
3. Field data collected during the study.

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

INTRODUCTION

Rey Engineering Inc. is in the process of introducing a Rezoning Application for existing residential site (R-5) containing 0.5464 acres located on 4 De Leon Dr., El Paso, Texas. The developer is applying for a residential mixed use to accommodate ,

EXECUTIVE SUMMARY

The proposed development shall be in compliance with all the General Design Principals, General Design Elements, Architectural objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirements listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of balanced multifamily and commercial areas. The two areas will be within walking distance from each other. This will encourage a better and more efficient and positive social environment.
- **Residential:** The Multifamily development will be located on the second, third and fourth floors of buildings #1 and #2. It will consist of a total of 12- 2 bedroom apartments @ 1,070 square feet per apartment for a total of 12,840 square feet and 4- 1 bedroom apartments @ 806 square feet per apartment for a total of 3,224 square feet.
- **Commercial:** The commercial areas shall be located on the first floor of buildings #1 and #2 for a total of 3-spaces @ 1,070 square feet per space for a total of 3, 210 square feet.
- **Neighborhood:** The proposed development with the apartments, commercial spaces and parking area within walking distance from each other provides a very efficient vehicular and pedestrian circulation system. The neighborhood commercial services shall be compatible with the neighborhood residential character.

SITE LOCATION/

The proposed site is a parcel of land located in the City of El Paso, El Paso County, Texas. The site is located on 4 DeLeon in the West area of El Paso. Its legal description being Tract 23-A-3, A.F. Miller Survey # 214. It contains 0.5464 acres of land.

The site is shown on pages 12, 13, 14 and 15. The site is half a block South of Mesa St. and almost adjacent to Fiesta Dr. It is surrounded by residential development on the South and West sides and by commercial development on the North.

SITE DESCRIPTION

PLATTING DETERMINATION & PHYSICAL BOUNDARY

The site has never been platted. It was originally a C-1 zone area. Later it was changed to its present R-5 and now is being rezoned to RMU (Residential Mixed Use).

The site consists of 0.5464 acres. Its legal as mentioned before is Tract 23-A-3, A.F. Miller Survey # 214, City of El Paso, El Paso County, Texas.

PRINCIPALS AND REQUIREMENTS

The following principals and requirements shall apply to a mixed- use development and shall serve as the basis for approval. According to the General Design Principals as per Title 20.10.360G the following bullets are to be used as guidelines only and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the RMU residential-mixed use plan approval.

DEVELOPMENT PERSPECTIVE.

- That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

This is an existing site. It will contain only a parking area with a driveway that will discharge onto DeLeon St. The topography of the area shall not change.

- That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development will be considered as infill since the site has been vacant for a long period of time. The Mix-use will be compatible with the residential usage along the south and west sides and the commercial uses along the north side.

- That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated and be integrated with the existing urban pattern.

This item is not applicable.

- That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

This item is not applicable.

- That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development consists of one and two bedroom apartments, commercial areas, a parking lot and green areas.

- That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are exiting.

- That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that that these areas allow for connectivity outside of the development where feasible.

This item is not applicable.

- That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

Use of the Sun Metro is available. Commercial areas are within walking distance and bicycles can be used.

- That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This item is not applicable.

- That neighborhoods be compact, pedestrian-friendly, and mixed-use.

The proposed development includes sidewalks with access to existing city sidewalks, bicycles can be used, and includes multi-family and commercial areas.

- That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed development, amenities and bus stop are located within walking distance from all dwellings.

- That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

This item is not applicable.

- That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

The development comprises 1 and 2 bedroom apartments.

- That appropriate building densities and land use be provided within walking distance of transit stops.

Existing Sun Metro service on Mesa St is available half a block from the development.

- That civic, institutional and commercial activity be embedded, and not isolated, in the development.

Proposed development has commercial and multi-family built-in. Other commercial activities are within walking distance.

- That a range of open space including parks, squares, and playgrounds be distributed within the development.

This item is not applicable.

- That a development has sufficient size to accommodate the mixed-use concentration of uses.

As presented, the development has sufficient space for commercial, multi-family, parking and landscape uses.

BUILDING PERSPECTIVE

The following items are the guidelines for building perspectives under the General Design Principles as per Title 20.10.360G

- That building and landscaping contribute to the physical definition of streets as civic places.

This item is not applicable.

- That the design of streets and buildings reinforce safe environment

This item is not applicable.

- That architecture and landscape design grow from local climate, topography, history and building practice.

The design will be typical of this region.

- That the preservation and renewal of historic buildings be facilitated.

This item is not applicable.

- That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Refer to attached site plan

GENERAL DESIGN ELEMENTS

The following items are the general design elements according to the General Design Principals as per Title 20.10.360G.

- 1 Neighborhoods limited in size and oriented toward pedestrian activity.

The size and location of this development make it pedestrian friendly.

- 2 A variety of housing types, jobs, shopping, services and public facilities.

The development will have multi-family dwellings, commercial areas, parking, sidewalks and green areas.

- 3 Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.

The development will be in a developed area. Commercial areas are within the development and at a close proximity to all dwellings..

- 4 A network of interconnecting streets and blocks that maintain respect for the natural landscape.

This item is not applicable.

- 5 Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

- 6 A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

The site is close to bus stops to encourage residents to use alternative transportation methods.
- 7 Well configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
- 8 Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
- 9 Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
- 10 Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

The proposed development complies with most of items listed above. The developer and the design team will make an extra effort with items 7 thru 10.

ARCHITECTURAL OBJECTIVES.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development;

8. Buildings that focus activity on a neighborhood open space, square or plaza.

ROADWAY DESIGN.

Driveway will be used for traffic circulation within the proposed development. However, the design of this driveway will comply with the City of El Paso rules and regulations. The design used will meet the existing traffic load requirement.

PARKING.

The required parking spaces will be calculated and provided according to the parking requirements in Chapter 20.14. A parking reduction will be requested to accommodate our needs.

*Also, the community parking facility will be used to assist the installation of required parking for individual uses in order to promote pedestrian activity within the development.

2 Bedroom Apartments (12 Total)	24 Spaces
1.5 Bedroom Apartments (4 Total)	6 Spaces
Commercial (Personal Services) 3,210 total 1 parking for every 250 ft.	13 Spaces
Total Parking Required	43 spaces

Parking Provided	=	25
Handicap Provided	=	1
Total	=	26 Spaces

Bike Rack = 6 Spaces

SETBACKS.

According to the General Design Principles of Title 20.10.360G, "Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the City Council as part of the review of the master zoning plan". Therefore this development will have a minimum of 5 feet setbacks.

LANDSCAPING.

According to the General Design Principles of Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

The landscaping proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

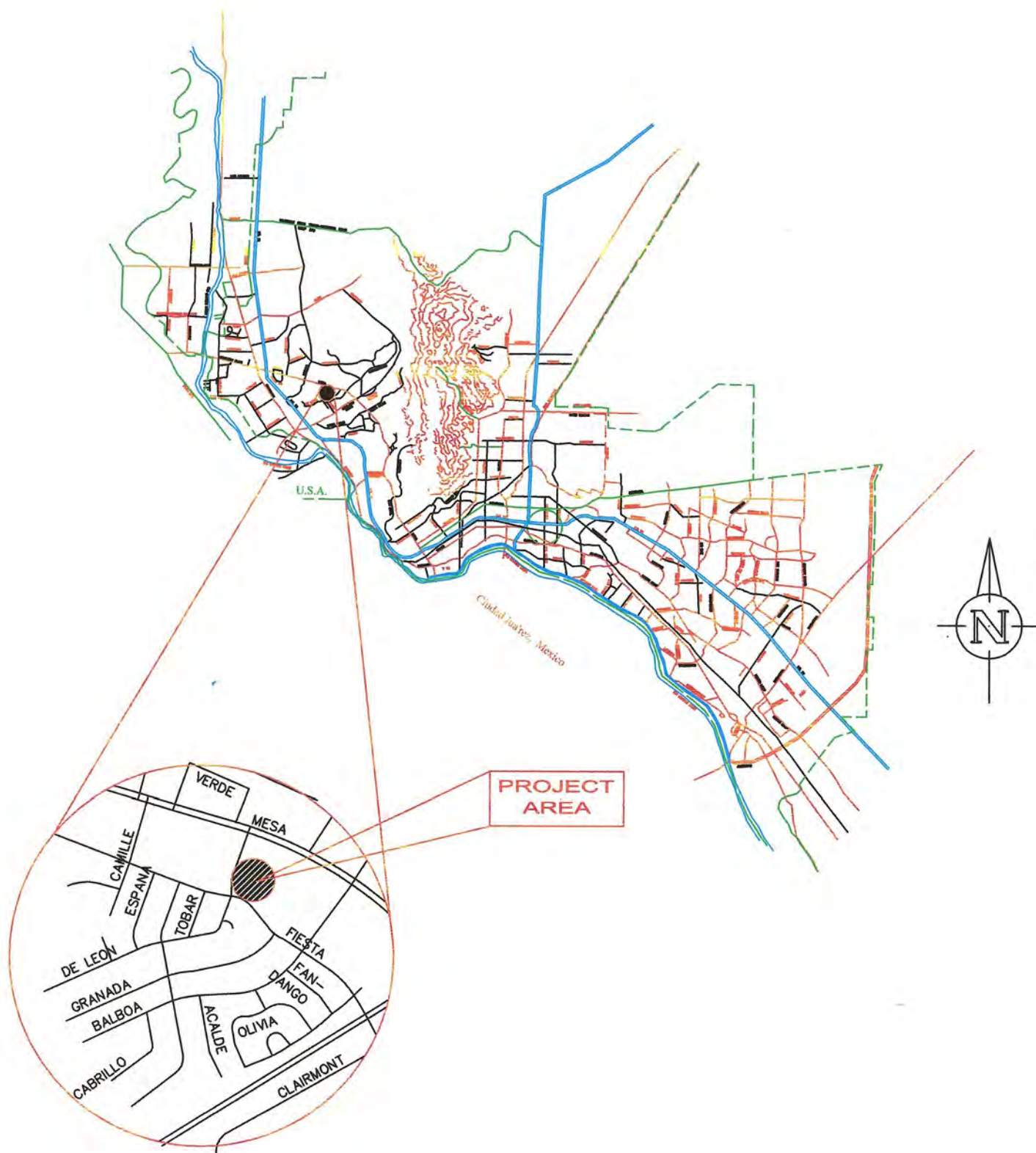
*The required footage of landscaping is 2, 806 sq. ft. We are proposing 3, 419 square feet which is a 118% footage, meaning an 18% increase from the requirement.

PHASING

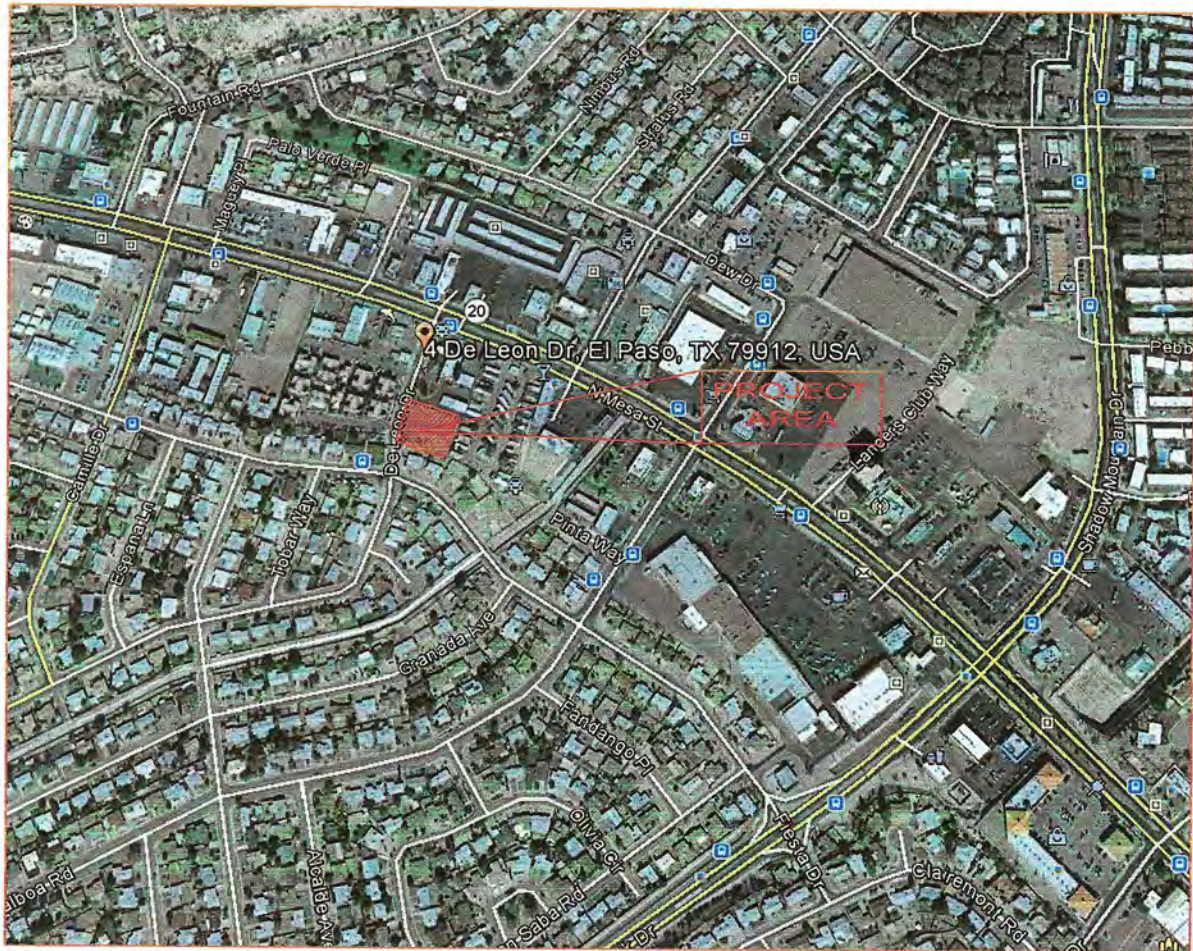
The development will be constructed in one phase.

De Leon Courtyard Apartments Mix Use Table					
		Set backs			Maximum Building Height
Use	Minimum Area	Front	Back	Side	
Commercial Uses					
Art Gallery	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Courier & Message Center	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Office, medical	1,070 S.F.	0 Ft.	0 Ft.		10 Ft.
Office, professional	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
School, Arts and Crafts	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Studio, Dance and Music	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Studio, Photography	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Drug Store	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Barber Shop	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Beauty Salon	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Laundromat, laundry	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Locksmith	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Shoe repair	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Book Store	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Boutique	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Convenience Store	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Flower shop	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Hobby Store	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Music Store	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Other retail establishment (low volume)	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Pet Shop	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Print and Copy Shop	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Produce stand	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.
Specialty Shop	1,070 S.F.	0 Ft.	0 Ft.	0 Ft.	10 Ft.

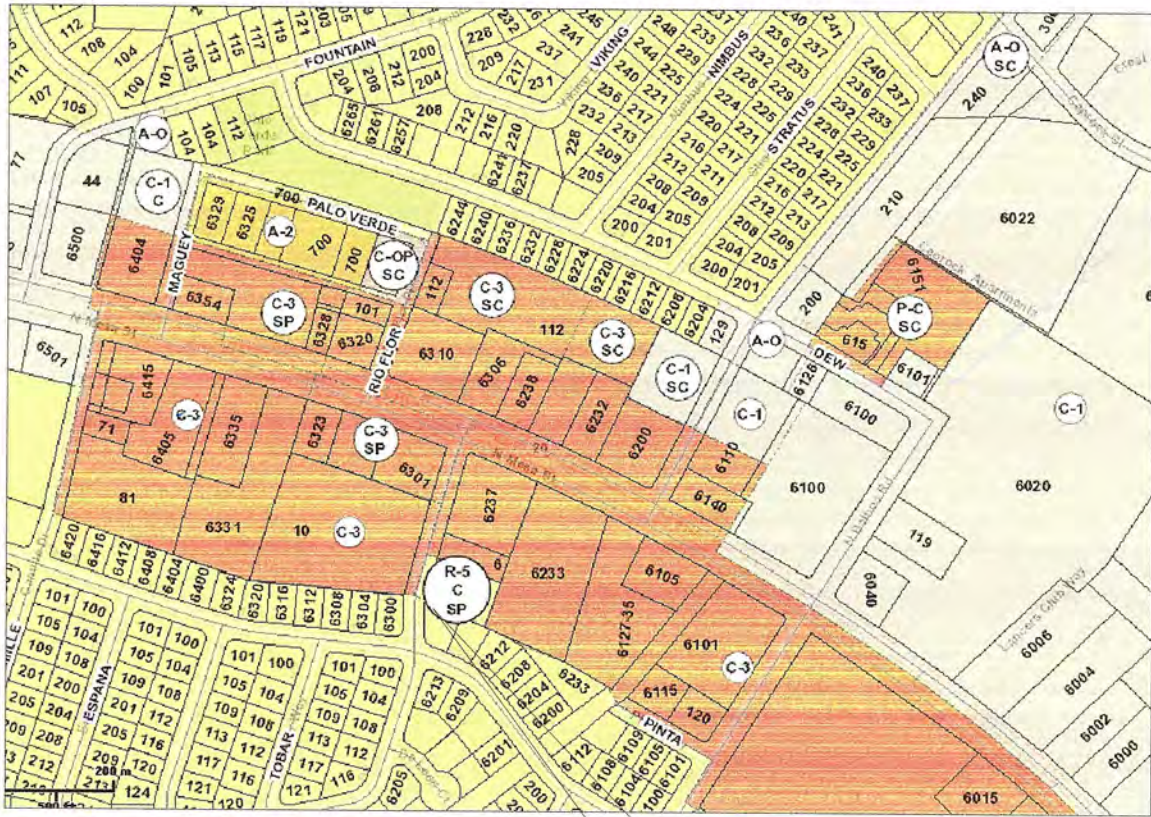
Residential Uses					
Multi-family:		0 Ft.	0 Ft.	0 Ft.	48 Ft.
2 Bedroom Apartments (12 spaces)	1,070 sq. ft.				48 Ft.
1 Bedroom Apartments (4 spaces)	806 sq. ft.				48 Ft.



SITE LOCATION PLAN

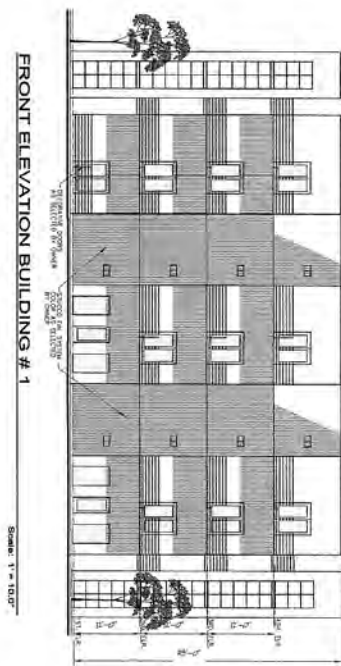


AERIAL LOCATION MAP



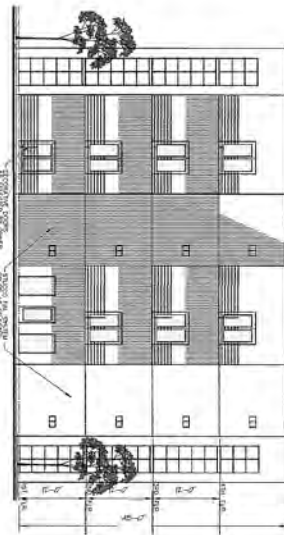
PROJECT
AREA

ZONING PLAN



FRONT ELEVATION BUILDING # 1

Scale: 1" = 10.0'



FRONT ELEVATION BUILDING # 2

Scale: 1" = 10.0'

PARKING REQUIRED

2 BEDROOMS TOTAL OF 12	= 24 SPACES
1.5 BEDROOM TOTAL OF 4	= 6 SPACES
COMMERCIAL (PERSONAL SERVICES) 3,210/250	= 13 SPACES
TOTAL PARKING REQUIRED	= 43 SPACES

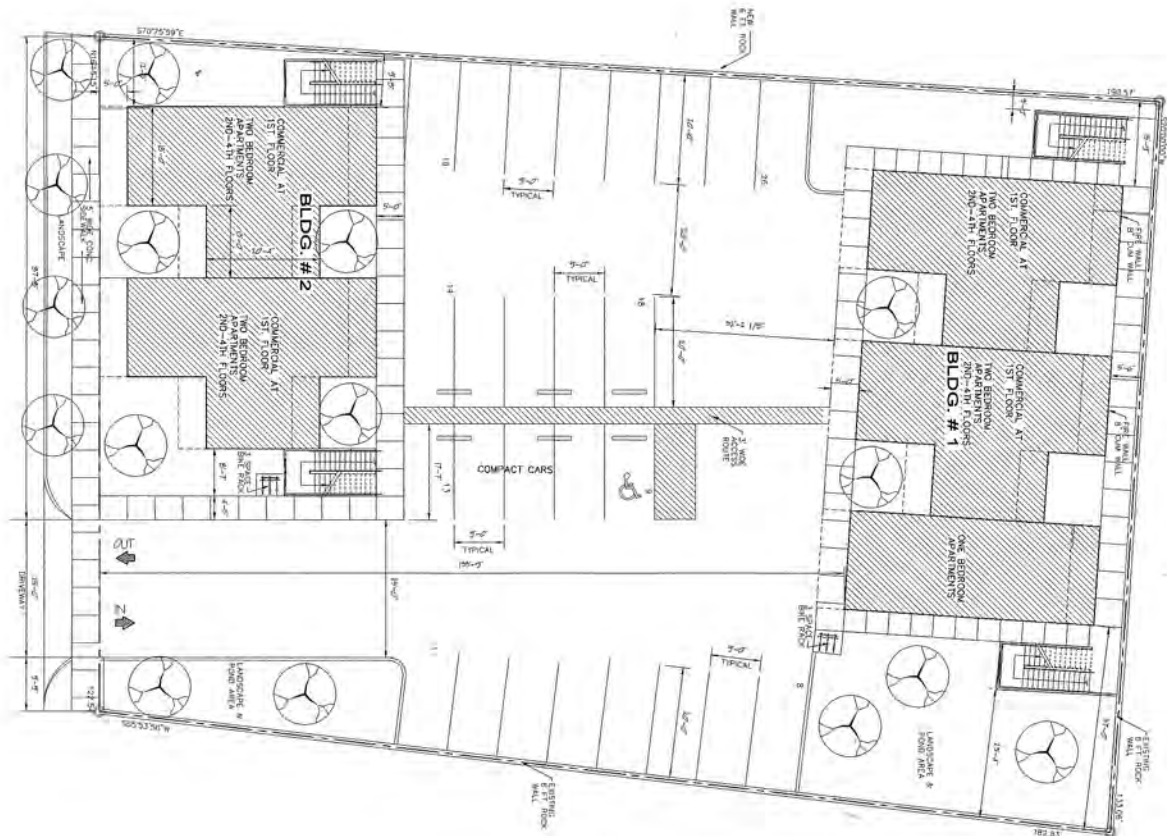
PAVING PROVIDED = 25
 M/C PROVIDED = 1
 TOTAL = 26 SPACES

BRIEF TRACK • 6 SPACES

AREA TABULATION

ROOMS	3 SPACES AT 1.070 SQ. FT.	3.210 SQ. FT.
COMMERCIAL		
SPACES	4 SPACES AT 500 SQ. FT.	2,000 SQ. FT.
1 RESTROOM		
= 6 SPACES AT 1.070 SQ. FT.	6,420 SQ. FT.	
2 BEDROOMS		
= 8 SPACES AT 1.070 SQ. FT.	8,560 SQ. FT.	
TOTAL		17,190 SQ. FT.
Building # 2		
COMMERCIAL		
SPACES	1 SPACES AT 1.070 SQ. FT.	1,070 SQ. FT.
2 BEDROOMS		
= 7 SPACES AT 1.070 SQ. FT.	7,490 SQ. FT.	
TOTAL		8,560 SQ. FT.

LIDOCAINE DRONING		7.65 30.17
FLAVOR: LIDOCAINE, REF.	21402, N. 18-26155, 1500, N. 18-19, 15	3.40 3.17
PACKAGING: LIDOCAINE 100g		28
(500 mg/500g)		
PROPOSED A	102 N. 15	1
PROPOSED B	102 N. 15	1
PROPOSED C	102 N. 15	1
PROPOSED D	102 N. 15	1
PROPOSED E	102 N. 15	1
PROPOSED F	102 N. 15	1
PROPOSED G	102 N. 15	1
PROPOSED H	102 N. 15	1
PROPOSED I	102 N. 15	1
PROPOSED J	102 N. 15	1
PROPOSED K	102 N. 15	1
PROPOSED L	102 N. 15	1
PROPOSED M	102 N. 15	1
PROPOSED N	102 N. 15	1
PROPOSED O	102 N. 15	1
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PROPOSED Y	102 N. 15	1
PROPOSED Z	102 N. 15	1
PROPOSED AA	102 N. 15	1
PROPOSED AB	102 N. 15	1
PROPOSED AC	102 N. 15	1
PROPOSED AD	102 N. 15	1
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SITE DEVELOPMENT PLAN



Recommendation/Public Input

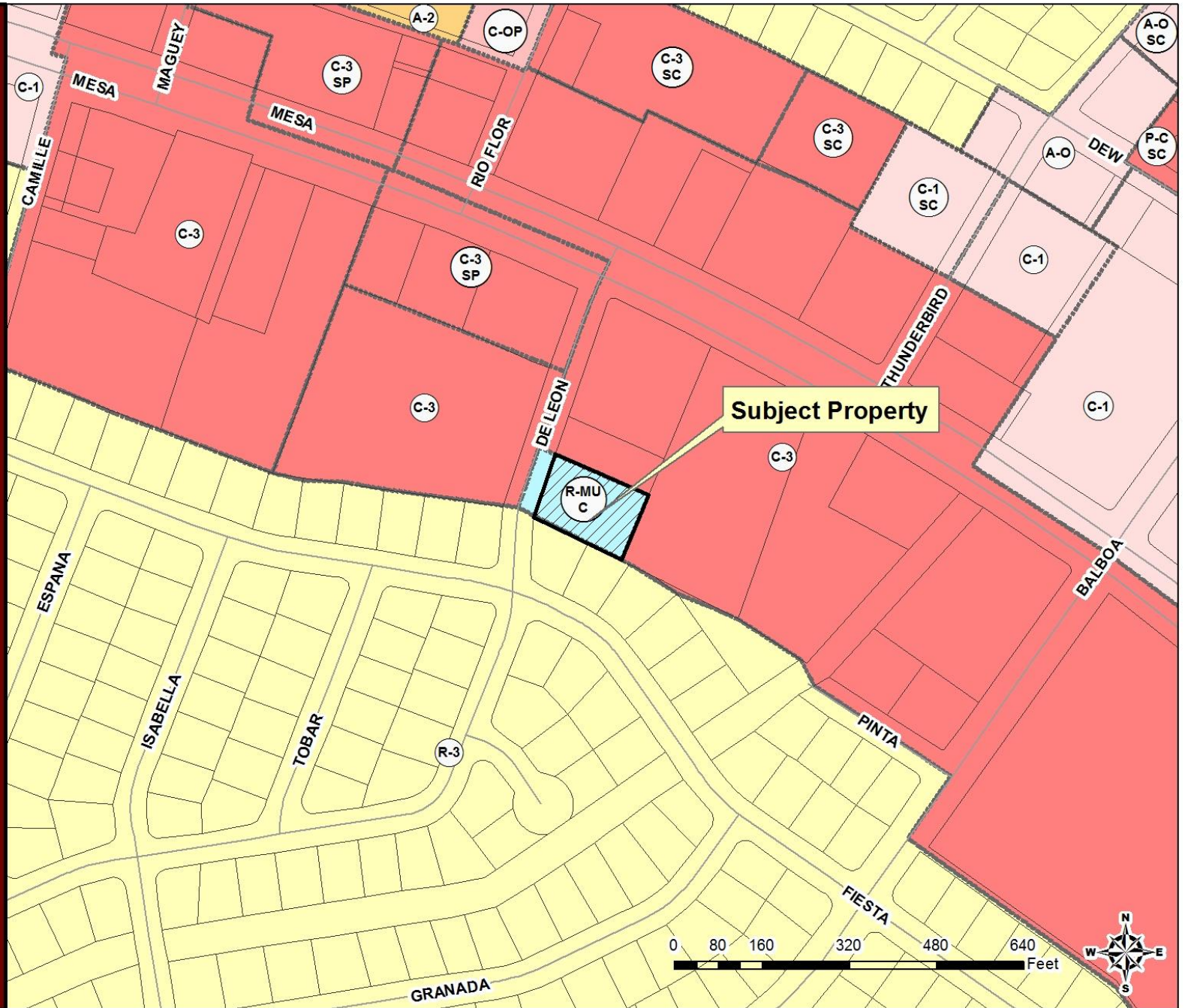
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval (7-0)

Public Input: The Planning Division received no communication in support of or opposition to the request.

Strategic Goal #3 Promote the Visual Image of El Paso

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

PZRZ17-00002



PZRZ17-00002

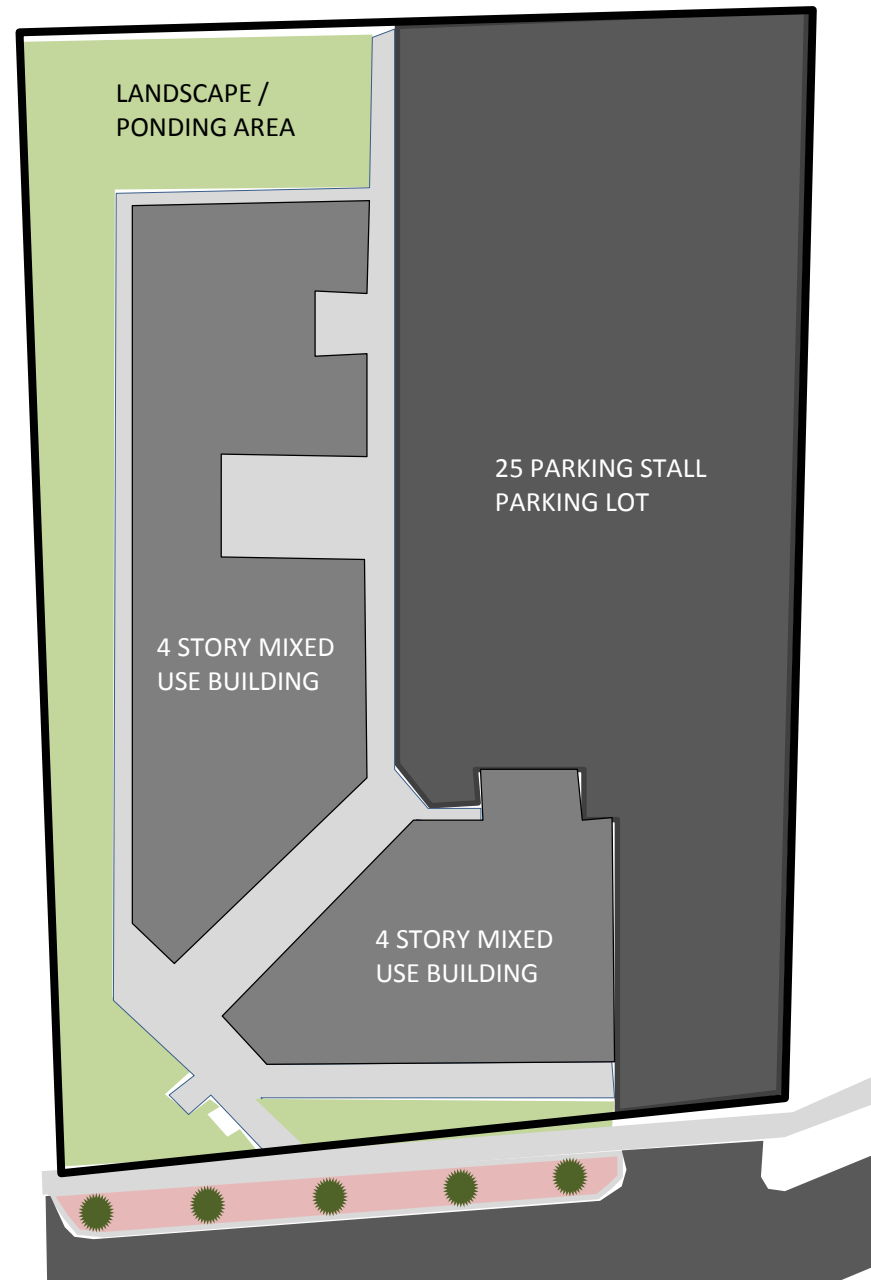




LAYOUT APPROVED IN 2014



PROPOSED LAYOUT





North



West



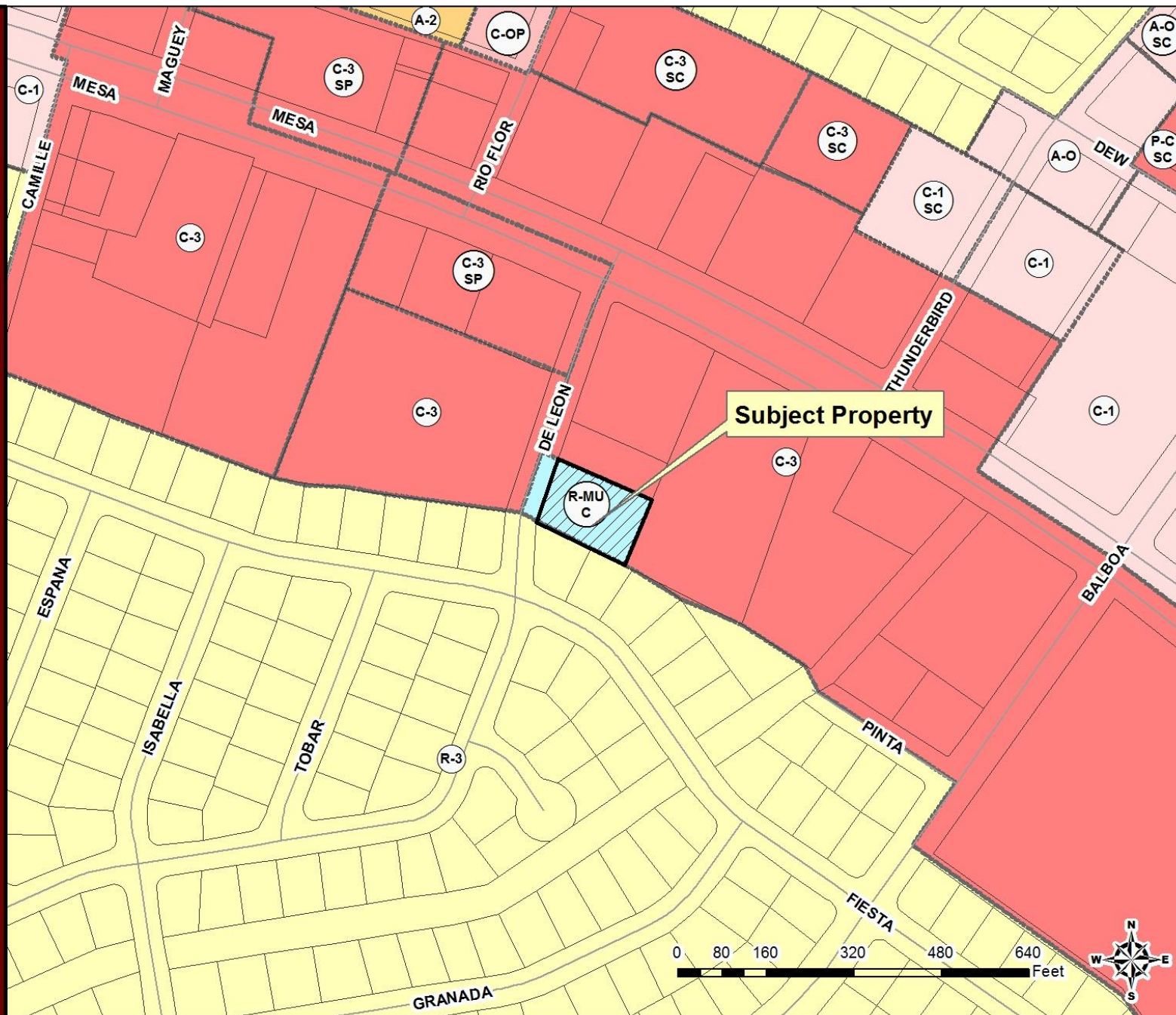
East



South



PZRZ17-00002



PZRZ17-00002

