



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

**Case No:** PZRZ13-00035  
**Application Type:** Rezoning  
**CPC Hearing Date:** January 9, 2014  
**Staff Planner:** Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

**Location:** 440 Clayton Drive  
**Legal Description:** Tract 15-Q, 15-Q-2, 15-S, 18-B, 18-B-2, and 18-N, Block 6, Upper Valley Survey, City of El Paso, El Paso County, Texas

**Acreage:** 10.75  
**Rep District:** 1  
**Current Zoning:** R-2 (Residential)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** No  
**Request:** From R-2 (Residential) to R-MU (Residential Mixed Use)  
**Proposed Use:** Residential mixed use

**Property Owner:** Roma Homes  
**Representative:** DRS Architecture

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

**North:** R-2 (Residential) / Single-family dwellings  
**South:** R-2 (Residential) / Single-family dwellings  
**East:** R-2 (Residential) / Single-family dwellings  
**West:** R-2 (Residential) / Rio Grande

**PLAN EL PASO DESIGNATION:** G-3, Post-War  
**NEAREST PARK:** Little River Park (827 feet)  
**NEAREST SCHOOL:** Lincoln Middle (6,923 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

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

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 18, 2013. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-2 (Residential) to R-MU (Residential Mixed Use). The subject property is 10.75 acres in size and is currently vacant. The Master Zoning Plan shows a mixed use development consisting of 58 single-family dwelling units including a mix of proposed retail commercial and a proposed park-pond. A summary of the Master Zoning Plan is attached (Attachment 4). The proposed development complements the residential development with neighborhood commercial uses that can be used by the existing neighborhood as well as the proposed new development. Additionally, the subject property is not located within the Upper Valley Plan area. Primary access is proposed from Clayton Road.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-2 (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan as it complies with requirements of 20.04.200 Master Zoning Plan and is compatible with the comprehensive plan and surrounding development in the area. This development also complies with the purpose, principles and guidelines of the R-MU District.

## **ANALYSIS**

### **20.04.200 Master zoning plan.**

#### **A. Master Zoning Plan (MZP).**

1. As part of any zoning application for a mixed use district, a Master Zoning Plan shall be required and shall accompany the application. The MZP shall provide sufficient details necessary about the proposed land uses and proposed development so that the El Paso City Council may determine their compatibility within the proposed district and the impact on the adjacent properties.

As part of the MZP, an application may propose and delineate subdistricts. A subdistrict is a geographic subcomponent of a larger mixed use district. Its purpose is to enable the incremental measurement and reconciliation of maximum dwelling units, density and other data required in the MZP to subsequent development. Where practical a subdistrict's boundary should be consistent with natural geographic features, reflect man-made transitional barriers (such as roadways), or separate sharp changes in proposed land uses.

2. While the submittal requirements below reflect the use of subdistricts, their use is not required. Applications not using subdistricts shall be required to submit the same information but aggregated for the entire mixed use district. The MZP shall, at a minimum, include the proposed land uses and locations, as well as the information required below.

#### **3. Submittal Requirements.**

##### **a. General Data Required for the Mixed Use District.**

- i. Total acreage;
- ii. Maximum proposed total number of dwelling units for all residential land uses combined;
- iii. Maximum proposed total Floor Area for all nonresidential land uses combined, expressed in square feet.

##### **b. General Data Required for Each Proposed Subdistrict.**

- i. Total acreage;
- ii. Maximum proposed total number of dwelling units for all residential land uses combined;
- iii. Maximum proposed floor area for all nonresidential land use uses combined, expressed in square feet.

##### **c. Property Development Regulations Required per Subdistrict by Land Use Type.**

- i. Proposed acreages for each proposed land use including parks, open space, buffer zones, trails and school sites (as applicable);
- ii. Minimum and maximum lot coverages;
- iii. Minimum lot width;
- iv. Minimum lot depth;
- v. Minimum building setbacks:
  - (A) Front,
  - (B) Rear,
  - (C) Cumulative front and rear,
  - (D) Side-interior,
  - (E) Side-street,
  - (F) Cumulative side setbacks,
  - (G) Garage;
- vi. Maximum building height:
  - (A) Primary structure(s),

(B) Accessory structure(s);

vii. Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land;

viii. Maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR).

d. Development Plan Map Requirements.

i. Overall development boundary, labeled with bearings and distances;

ii. General arrangement and acreages of existing and proposed land uses including open space;

iii. Proposed phasing boundaries;

iv. Layout and relationship of proposed development where adjacent to existing development;

v. General location and acreages for each proposed park, open space, buffer zone, trails and school site (as applicable), provided that any change in location may be approved administratively by the parks director.

4. A table or list depicting the proposed acreage for each land use type, park, open space, trail and school site (as applicable) shall accompany the MZP.

5. A written report shall accompany the MZP that describes the purpose, characteristics, components and timing of the proposed mix of land uses within the development, and includes a general statement of how the development relates to the city's comprehensive plan. A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed-use district to determine the compatibility of such uses within the mixed use district.

6. A phasing schedule shall be submitted with the rezoning application that indicates the proposed phasing of the development, the approximate time frame in which construction and development is expected to begin and the duration of time required for completion of the development.

7. The application for mixed use zoning, to include the MZP shall be reviewed by the city plan commission (CPC) for recommendation to city council. The CPC may recommend any amendments or conditions to the MZP necessary to minimize incompatibilities between land uses within the development or between land uses and adjacent properties or with the stated purposes of zoning in this title.

8. As part of the approval and adoption of a mixed use district, the city council shall find that the development will promote compatible buildings and uses, and that such development will be appropriate in area, location and overall planning for the purpose intended, in accordance with the city's comprehensive plan and stated purposes of zoning in this title. The city council, in approving any mixed use district, will also be approving the MZP establishing the required zoning standards within the district. Approval of a mixed used district by city council designates the zoning for the property as stated in the ordinance approving such zoning and as depicted on the MZP. All development of the property, regardless of whether the property changes ownership, shall be in accordance with the Master Zoning Plan.

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

All applications for rezoning 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 R-MU (Residential Mixed Use) district 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.

**COMMENTS:**

**Planning Division - Transportation**

TIA is not required.

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.

**City Development Department – Plan Review**

No objections.

**City Development Department - Land Development**

No objections.

**Fire Department**

The fire department has no adverse comments therefore recommends approval of these cases.

**El Paso Water Utilities**

We have reviewed the site plan request referenced above and provide the following comments:

EPWU does not object to this request.

Water and sanitary sewer main extensions are required to provide service to the proposed development. All costs associated with the extensions of water and/or sanitary sewer mains are the responsibility of the Owner/Developer.

Easements may be required for the proposed extensions.

**EPWU-PSB Comments**

Water:

There is an existing eight (8) inch diameter water main that extends along Clayton Dr. located approximately 11.5 feet south of street centerline. An extension of an 8-inch diameter water main from the 8-inch water main on Clayton Dr. will be required to service the subject property.

Sanitary Sewer:

There is an existing eight (8) inch diameter sanitary sewer main that extends along Clayton Dr. located approximately 10 feet north of the street centerline. An extension of an 8-inch diameter water main from the 8-inch sewer main on Clayton Dr. will be required to service the subject property. The depth of the existing sewer main varies from 5.5 to 7 feet the sewer main service to the site is critical. The Owner/Developer is to grade the subject property to allow sanitary sewer flows to be conveyed by gravity to the above mentioned sewer mains.

General:

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.

Application for new water 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 lines and appurtenances.

### **CITY PLAN COMMISSION OPTIONS**

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

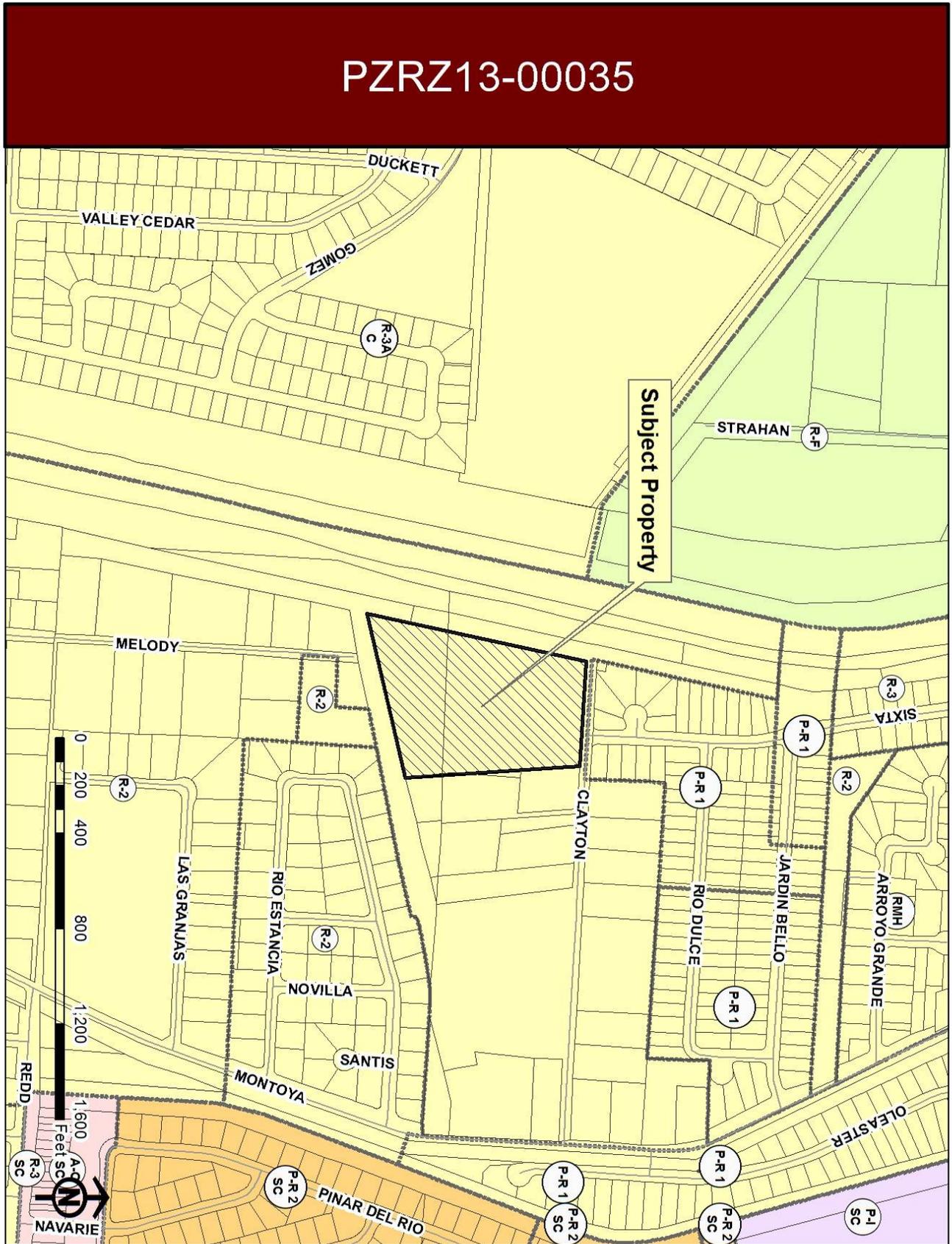
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance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

### **Attachments:**

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Master Zoning Plan Map
- Attachment 4: Master Zoning Plan Report

ATTACHMENT 1: ZONING MAP

PZRZ13-00035

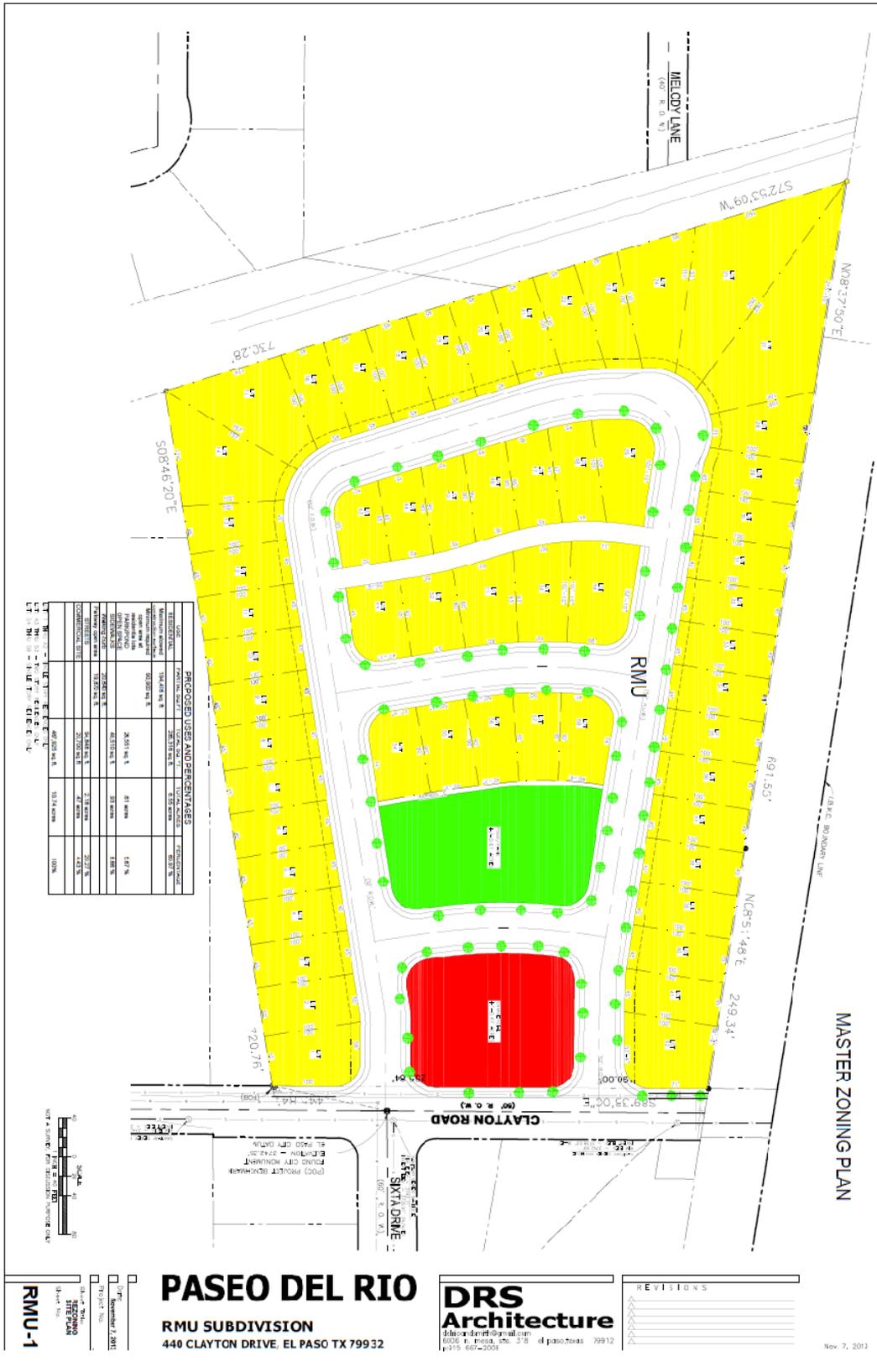


ATTACHMENT 2: AERIAL MAP

PZRZ13-00035



**ATTACHMENT 3: MASTER ZONING PLAN**



**ATTACHMENT 4: MASTER ZONING PLAN REPORT**

PASEO DEL RIO

RESIDENTIAL MIXED USE DEVELOPMENT

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Owner:



**ROMA GROUP**  
5870 ONIX DR. SUITE A  
El Paso, TX 79912

Prepared by:



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November 2013

**ABSTRACT**

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This study was done according to the City requirements for re-zoning application of the proposed tracts. The report will address the requirements as set in the City of El Paso Municipal Code Title 20, Section 20.10.360G.

**INTRODUCTION**

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The 10.74 acres vacant property at 440 Clayton is currently zoned as R-2. ROMA HOMES INC., owner and developer, is applying for a Residential Mixed Use to accommodate, encourage and promote an innovatively designed mix of single family, open recreational space and light commercial use.

**EXECUTIVE SUMMARY**

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The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Guidelines, Roadway Design, Parking requirements, Setbacks limitations, Landscape principals and requirements listed under Chapter 20.10.360G Supplemental Use regulations, Residential Mixed Use Development.

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

**LAND USE CITY FORMS:** The Proposed Residential Mix Use development proposes a balanced community with a small commercial area as support and infrastructure to the proposed community as well as the existing surrounding residential developments. The mix of residential and commercial use will promote work/live opportunities as well as economic development in the area.

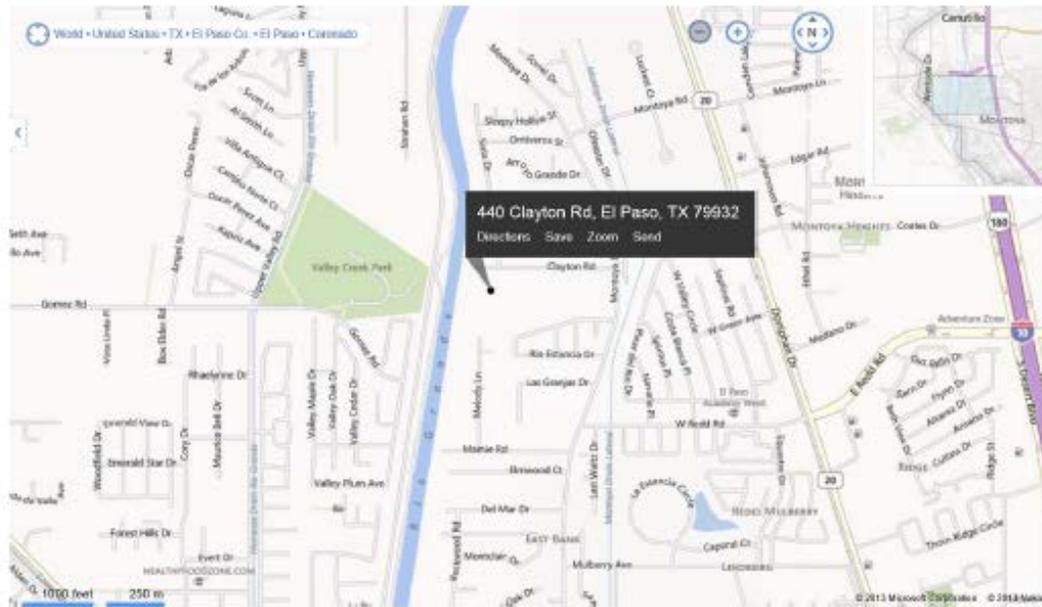
**RESIDENTIAL:** This development will promote fair housing, and market rate housing in accordance with Federal, State and Local regulations. The subdivision target population will be young professionals, college educated. There is a big need in El Paso for affordable housing in the price range of \$165,000 to \$185,000. Paseo del Rio development will have a positive financial impact on the community.

**COMMERCIAL:** This development will promote a zoning commercial use of C2 with special conditions. Only a specific list of uses will be allowed as per proposed Neighborhood Association Restrictions. Among the uses permitted are: Deli's, Coffee shop, church, art gallery, gymnasiums, indoor swimming pool, tennis courts, lecture halls, book store, animal hospital and kennels, barber and beauty shop, outpatient clinic, dry cleaning, kindergarten, child daycare, adult daycare, professional services offices, Bakeries, Specialty schools (school for the blind, school for the deaf, art school) All other uses allowed as per neighborhood association approval.

**NEIGHBORHOOD:** The proposed development will provide safe and efficient vehicular and pedestrian systems. The neighborhood commercial services will be compatible with the neighborhood residential character.

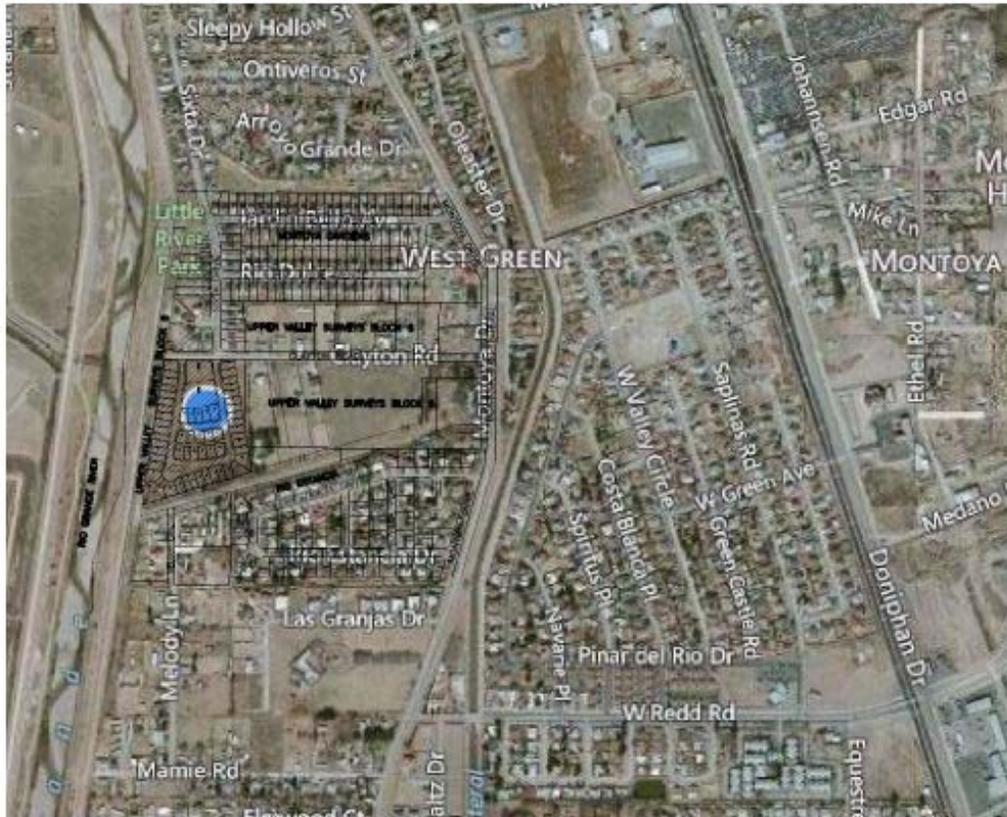
**SITE LOCATION**

The site consist all of tracts 15Q, 15Q2, 15S, 18B, 18B2 and 18N, Block 6, Upper Valley Survey, City of El Paso, El Paso County, TX. Containing 10.7501 Acres. It is located at the 440 Clayton Road between Montoya Drive and the Rio Grande.



AERIAL LOCATION MAP

The site has frontage on Clayton Road. Also, Clayton Road terminates at the entrance of the Paseo del Rio Subdivision.



PLATTING AND DETERMINATION.

The site will be legally filed and recorded in the office of the County Clerk of El Paso, once the rezoning is approved.

**ZONING AND PROPOSED USES:**

The site consists of 2 zoning designations:

- Residential
- Commercial.

The site will be rezoned to RMU (Residential Mixed Use)

	Partial sq. ft.		Total Sq. Ft.	Total Acres	Percentage
Residential			285,316 sq. ft.	6.55 acres	60.97 %
Maximum allowed construction surface	194,416 sq. ft.				
Minimum required open area at residential lots	90,900 sq. ft.				
Park/Pond open area			26,551 sq. ft.	0.61 acres	5.67 %
Sidewalks			40,510 sq. ft.	0.93 acres	8.66 %
Walking/curb	20,640 sq. ft.				
Parkway open area	19,870 sq. ft.				
Streets			94,848 sq. ft.	2.18 acres	20.27 %
Commercial site			20,700 sq. ft.	0.47 acres	4.43 %
			<b>467,925 sq. ft.</b>	<b>10.74 Acres</b>	<b>100 %</b>

The residential areas will be used to build 58 single family detached dwellings.



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**PRINCIPLES AND REQUIREMENTS**

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The following principles and requirements shall apply to a mix use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.260G., the following bullets are to be used as guidelines only, and "Compliance with any guideline within a mixed-use development shall be determined in a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

**DEVELOPMENT PERSPECTIVE:**

- i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmental sensitive areas.  
*This is an existing site. Topography will not change drastically. Open space area will be added to include a park/pond that will incorporate storm water and open space needs.*
- ii. The development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.  
*The development can be considered infill as the site has some obstacles to development which can be addressed through flexibility found in the R-MU rezoning. Those obstacles include connectivity and lack of sustainable development to include a mix of commercial and residential serving not only the new development, however the entire neighborhood. The Mix-use will be compatible with the existing adjacent residential. The commercial area will face Clayton Road to service the proposed development as well as the existing surrounding residential areas.*
- iii. Proposed development contiguous to urban areas be organized as town center and neighborhoods, and be integrated with the existing urban pattern.  
*The new development will have open space areas with architectural features that will tie the commercial and the residential character.*
- iv. 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 does not apply.*
- v. A mixture of housing types and densities be distributed throughout the mixed-use development.  
*The new subdivision will consist of single family dwellings, with variations of One and Two Stories, and 2 and 3 bedrooms.*
- vi. Transportation corridors be planned and reserved in coordination with land use patterns.  
*Proposed main street is designed to be one continuous loop starting and ending on existing access street. Also, an alleys is included at some residential lots, to have automotive circulation away from the pedestrian corridors.*
- vii. 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.  
*The proposed development will include sidewalks with parkways that connect the pedestrian throughout the residential, open space park and the commercial area.*
- viii. The development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.  
*Paseo Del Rio subdivision includes commercial development to promote a work/live community as well as to encourage surrounding neighbors to walk and use the area business instead of driving 2 miles to the nearest retail zone. There is an existing Sun Metro Bus Stop at 1,500 feet from the proposed subdivision.*

- ix. **Neighborhoods with town centers be the preferred pattern of development.**  
This item is not applicable.
- x. **Neighborhoods be compact, pedestrian-friendly, and mixed use.**  
The proposed development is only 10 acres. It will include 58 single dwellings, a +/-0.8 acre park and a +/-0.5 acre commercial use.
- xi. **Ordinary activity of daily living occurs within walking distance of most dwellings.**  
There is a small commercial to promote a work/live. The existing Sun Metro Bus Stop is within walking distance from the development. The existing river and irrigation canals levees adjacent to the subdivision are commonly used as running/walking/bicycle trails for exercise purposes.
- xii. **Interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.**  
The development will have a circular drive that reduces the length of vehicle trips.
- xiii. **Within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.**  
The development will have single dwelling units ranging from 1,100 sq ft to 1,800 sq ft . The residential units will vary from single to two stories and from 2 or 3 bedrooms. Some units will have the garage at the front, other will have them at the rear with an alley access. The houses adjacent to the open space will have open view to the park without the use of separation rockwalls.
- xiv. **Appropriate building densities and land use be provided within walking distance of transit stops.**  
Proposed C2 with special requirements commercial within the development.
- xv. **Civic, institutional and commercial activity be embedded, and not isolated, in the development.**  
Park and Commercial is within walking distance of all proposed dwellings.
- xvi. **The range of open space including parks, squares and playgrounds be distributed within the development.**  
The proposed development is small in size that a centralized park is provided at the center of the subdivision.
- xvii. **Development has sufficient size to accommodate the mixed-use concentration of uses.**  
The development will have +/- 0.5 acres of commercial space, +/- 0.6 for park, +/- 6.5 acres of residential and +/- 2.2 acres of open space.

**BUILDING PERSPECTIVE.**

- i. **Buildings and landscaping contribute to the physical definition of streets as civic places.**  
The length of streets in minimal, the length of the street block is 340'-0". The parkways will be landscaped accordingly.
- ii. **The design of streets and buildings reinforce safe environments.**  
The main street is a loop starting and ending at the existing main access street. The location of the commercial area is separate of the residential area. The dwellings surround the park.
- iii. **Architecture and landscape design grow from local climate, topography, history and building practice.**  
The subdivision design will be appropriate for this region.
- iv. **The preservation and renewal of historic buildings be facilitated.**  
Not applicable

- v. Principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.  
The residential lots adjacent to the park will have the frontage facing the park, with no rockwalls dividing the residence and the park. Also, some of the houses will have a rear vehicular access to allow more pleasant frontage to the residence.

#### GENERAL DESIGN ELEMENTS

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

1. Neighborhoods limited in size and oriented toward pedestrian activity.  
The subdivision is designed with a circular drive and landscaped sidewalks with a central park to make it pedestrian friendly.
2. A variety of housing types, jobs, shopping, services, and public facilities.  
The development consists of single family dwellings, open spaces, a park and a commercial C2 with special conditions area.
3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.  
The existing site is located 2 miles from the nearest commercial site. The existing site is surrounded by all densities of residential. Bringing a small commercial C2 with special conditions to this area, will provide some amenities to the existing and new residents.
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.  
The development will interlock their only main street to an existing street.
5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.  
There is an existing river levee currently used as a running/bike/walking path adjacent to the site. The development will incorporate a pedestrian access for new residents to use.
6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.  
Adjacent to the site there is an existing river levee currently used as a running/bike/walking path. There is also an existing bus stop 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.  
The landscaped parkways, the minimal walking distance to the commercial and open areas and the architectural features of the proposed park will promote the social activity and visual enjoyment to the residents of the community.
8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.  
The architectural character of the development will be a focal point and will define the identity of the community.
9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.  
The proposed development will have architectural guidelines describing the architectural features and styles approved. It will also list height limitations, setbacks, materials, colors, etc to keep a 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.  
This is a suburban infill development surrounded by existing suburban developments.

**ARCHITECTURAL OBJETIVES:**

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The proposed development will have Architectural Guidelines attached in to the Neighborhood Association Restrictions Documents (Covenants) to achieve the following objectives:

1. Architectural compatibility
2. Human scale
3. Integration of uses
4. Encouragement of pedestrian activity
5. Architectural features
6. Buildings with the views to open spaces and parks.
7. Scale relation between residential use and commercial use.

**ROADWAY DESIGN**

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Driveways will be used for traffic circulation within the proposed development. The designs used within this mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. The use of an alley for vehicular access to several dwelling units will reduce the traffic at main street and will also contribute to a safe, pedestrian environment. The design of these driveways will comply with City of El Paso rules and regulations.

**PARKING**

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The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. In addition, this development will take advantage of rear alley loaded parking.

**SETBACKS**

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According to the General Design Principles as per Title 20.10.360G "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 10'-0" front setback, 10'-0" rear setback, and 5'-0" setbacks on all other sides.

**LANDSCAPE**

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According to the General Design Principles as per 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 proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

**PHASING**

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Paseo Del Rio development will be constructed in 3 phases

- Phase 1: Infrastructure and Park.
- Phase 2: Dwellings
- Phase 3: Commercial buildings

**MIXED USE TABLE**

Please refer to the following table for the proposed possible mix use for the development.

PASEO DEL RIO MIX USE TABLE							
Use	Minimum Lot Area	Lot Coverage		Minimum Lot Width	Minimum Lot Depth	Max Building Height	
		Minimum Lot Coverage	Maximum Lot Coverage			Primary Structure	Accessory Structure
Art Gallery	2,500 sq. ft.	n/a	n/a	25'	30'	30'	30'
Child Daycare	3,600 sq. ft.	n/a	n/	25'	40'	30'	30'
Community Recreation Facility	3,600 sq. ft.	n/a	n/a	25'	40'	30'	30'
Offices	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Professional services offices	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Animal hospital, kennels	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Outpatient clinic	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Schools	2,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Barber shop	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Beauty salon	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Laundromat	3,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Dry Cleaning	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Deli Type Restaurant	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Bakery	1,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Lecture Hall	3,600 sq. ft.	n/a	n/a	30'	40'	40'	30'
Church	3,600 sq. ft.	n/a	n/a	30'	40'	40'	30'
Athletic facility	2,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Exercise facility	2,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Open space	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Park/ Playground	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Swimming pool (indoor)	n/a	n/a	n/a	n/a	n/a	45'	35'
Swimming pool (outdoor)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tennis Club outdoor	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tennis Club indoor	n/a	n/a	n/a	n/a	n/a	30'	30'
One Story Single Family Dwelling	2,400 sq. ft.	n/a	n/a	20'	60'	30'	30'
Two Story Single Family Dwelling	2,400 sq. ft.	n/a	n/a	30'	60'	30'	30'