



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00041
Application Type: Rezoning
CPC Hearing Date: February 13, 2014
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 2208 N. Oregon
Legal Description: The South 24 feet of Lot 13, and all of Lots 14, 15, and 16, Block 163, Alexander Addition, an addition to the City of El Paso, El Paso County, Texas
Acres: 0.2857 (GMU minimum area exception sought)
Rep District: 1
Current Zoning: S-D (Special Development)
Existing Use: Credit Union / Tea House
C/SC/SP/ZBA/LNC: No
Request: S-D (Special Development) to GMU (General Mixed-Use)
Proposed Use: Credit Union / Tea House
Property Owner: Margaret Pon
Representative: Sergio Castillo

SURROUNDING ZONING AND LAND USE

North: A-O (Apartment-Office) / Catholic Student Ministry
South: R-4 (Residential) / Baptist Student Ministry
East: C-1 & C-3 (Commercial) / Coffee house and Whataburger
West: C-4/c (Commercial) / Hotel

PLAN EL PASO DESIGNATION: G-2, Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Arroyo Park (2,109 feet)

NEAREST SCHOOL: El Paso High (4,172 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 27, 2014. 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 S-D (Special Development) to GMU (General Mixed-Use). The property features a 11,460 s.f. two-story structure currently occupied by a credit union and a tea/coffee house, identified as Subdistrict 1 and Subdistrict 2 in the Master Zoning Plan (MZP), respectively. Subdistrict 3 is a proposed expansion to accommodate commercial, medical, office, and/or residential development. The MZP shows no reduction in parking, with 17 spaces and 1 handicapped and 3 bicycle parking spaces provided (all of which are already existing). The existing street trees are also to remain. Access to the subject property is proposed from Oregon Street and the rear alley.

As the property is less than the required 3 acres for a GMU district, City Council will be required to approve a reduction in minimum district area as part of the rezoning request.

ANALYSIS

20.10.360(G)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve 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 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.
 - a. 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 environmentally sensitive areas.
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
 - vii. 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.
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
 - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
 - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

- xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
 - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
- b. Building Perspective.
- i. That buildings and landscaping contribute to the physical definition of streets as civic places.
 - ii. That the design of streets and buildings reinforce safe environments.
 - iii. That architecture and landscape design grow from local climate, topography, history and building practice.
 - iv. That public gathering spaces be provided in locations that reinforce community identity.
 - v. That the preservation and renewal of historic buildings be facilitated.
 - vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The applicant complies 20.10.360(G)(1)

2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on 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 elements.
- a. Neighborhoods limited in size and oriented toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

- j. 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 applicant complies 20.10.360(G)(2)

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
 - a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to and are oriented toward the street and surrounding buildings;
 - f. Residential scale buildings in any mixed residential area;
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
 - h. Buildings that focus activity on a neighborhood open space, square or plaza.

The applicant complies 20.10.360(G)(3)

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

The applicant complies 20.10.360(G)(4)

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

The applicant complies 20.10.360(G)(5). No parking reduction is requested. The current parking is sufficient for the existing and proposed expansion.

6. Setbacks. 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.

The applicant complies 20.10.360(G)(6)

7. Landscaping. 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. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

The applicant complies 20.10.360(G)(7). The applicant is requesting to reduce the existing 15.3% landscaping coverage to 10% to accommodate the proposed expansion.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from S-D (Special Development) to GMU (General Mixed-Use). The approval recommendation is based on the compatibility with existing zoning in the area and the Future Land Use Map. The city-wide effort to accommodate and promote innovatively designed and harmonious mixed-use developments which create a pedestrian friendly environment is already demonstrated by the existing direct pedestrian access to the tea house. The proposed Master Zoning Plan shows the creative, efficient and aesthetically desirable design and placement of land uses which our adopted comprehensive plan encourages. Furthermore, the proposed zoning is compatible with the Bus Rapid Transit (BRT) system which runs along Oregon Street and growth patterns associated with transit-oriented development.

Plan El Paso- Future Land Use Map Designation

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

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the GMU (General Mixed-Use) district is to provide large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.

COMMENTS:

Planning Division - Transportation

Recommend approval.

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 to proposed rezoning. All future construction will need to adhere to all relevant zoning, building, municipal and ADA code requirements.

City Development Department - Land Development

No objections.

Fire Department

No objections.

El Paso Water Utilities

EPWU does not object to this request.

Water

Along Oregon Street fronting the subject Property there is an existing six (6) inch diameter water main.

Along the alley located between Oregon Street and Mesa Street, north of University Avenue there is an existing four (4) inch diameter water main.

Sanitary Sewer

Along Oregon Street fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main.

Along the alley located between Oregon St. and Mesa St., north of University Ave. there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 175' north of University Ave.

General

As per EPWU-PSB Records, 2208 N. Oregon Street has a single three-quarter (3/4) inch diameter water service located along the described alley. Records further indicate that 2208 N. Oregon Street sanitary sewer service line discharges into the main that runs along the described alley.

If the City of El Paso Fire Department requires additional fire hydrants on Public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

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

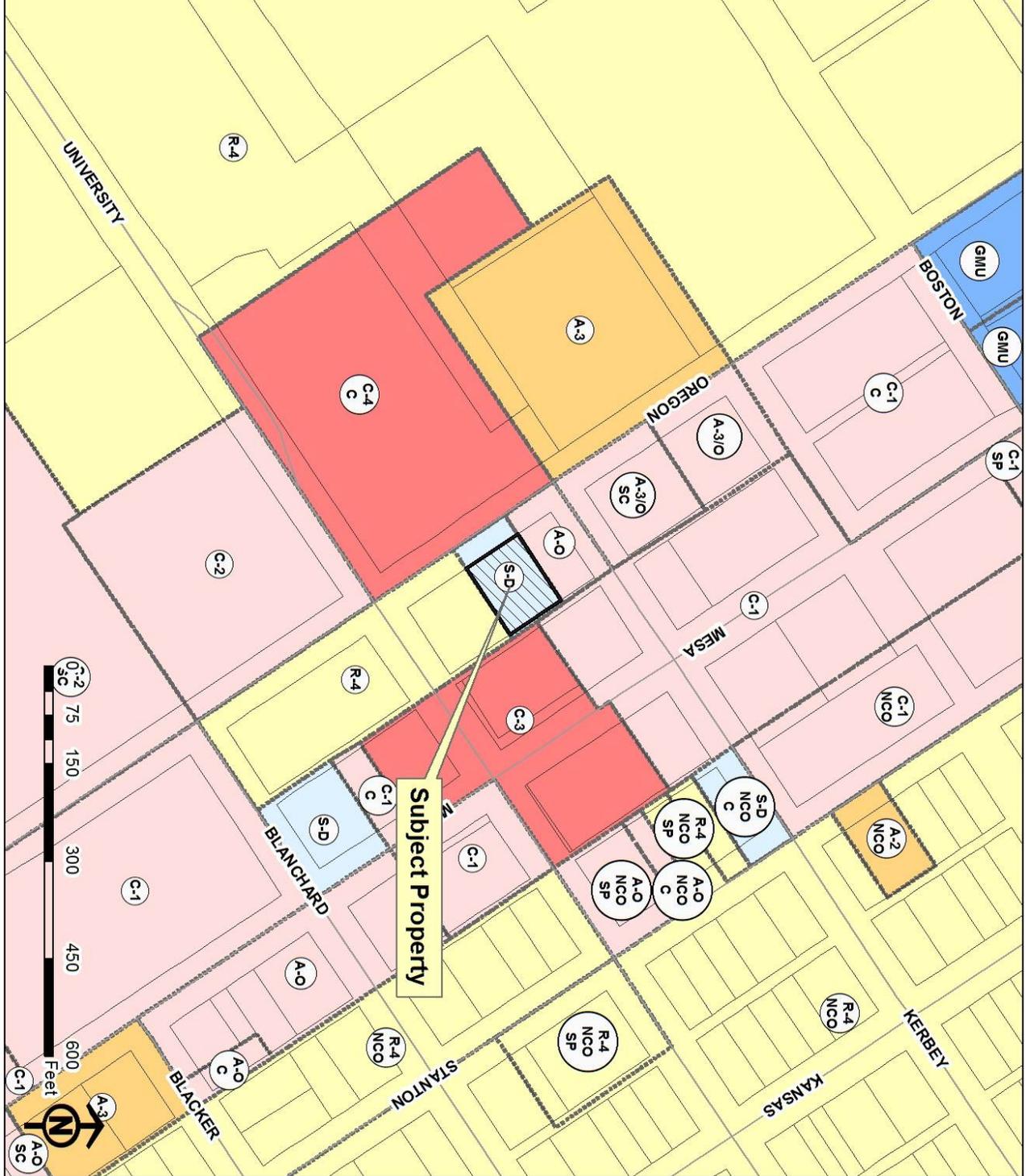
Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan (MZP)

Attachment 4: Master Zoning Plan (MZP) Report

ATTACHMENT 1: ZONING MAP

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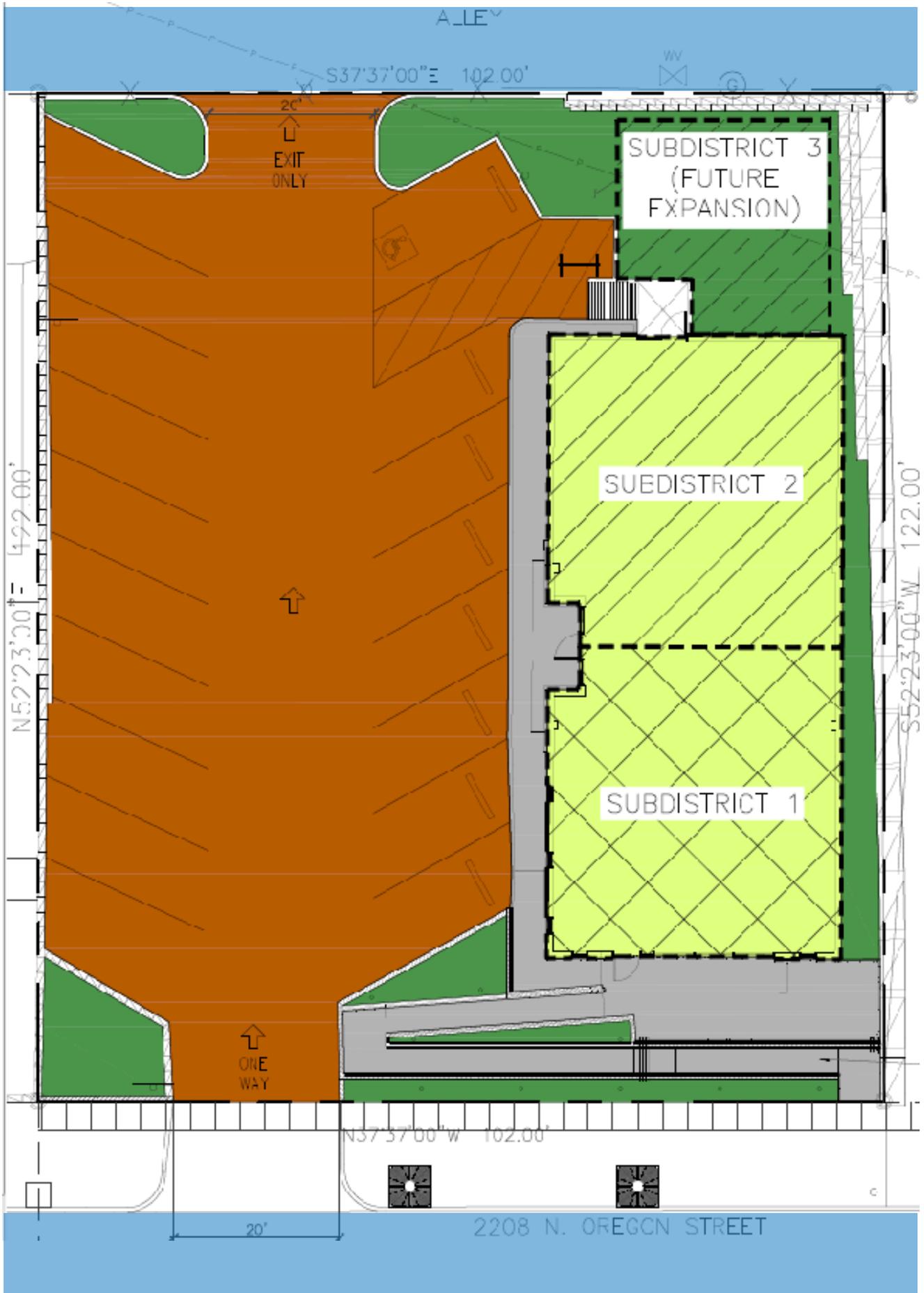


ATTACHMENT 2: AERIAL MAP

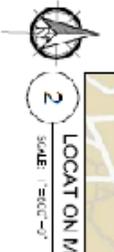
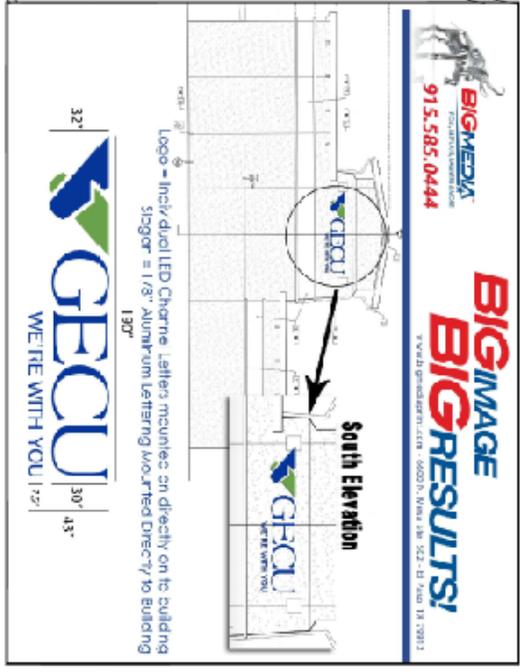
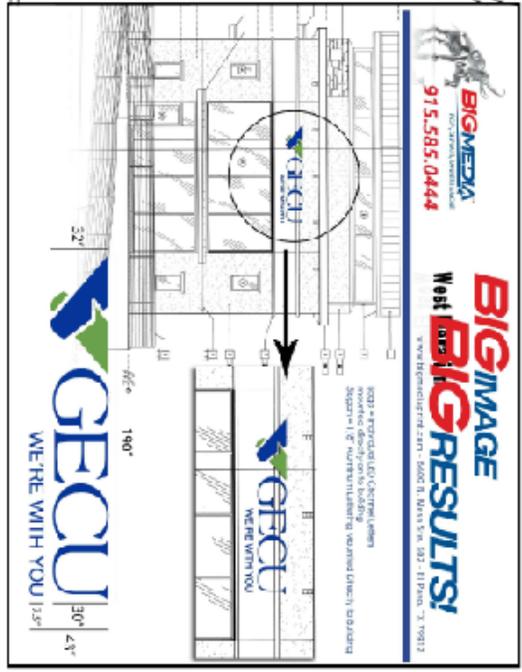
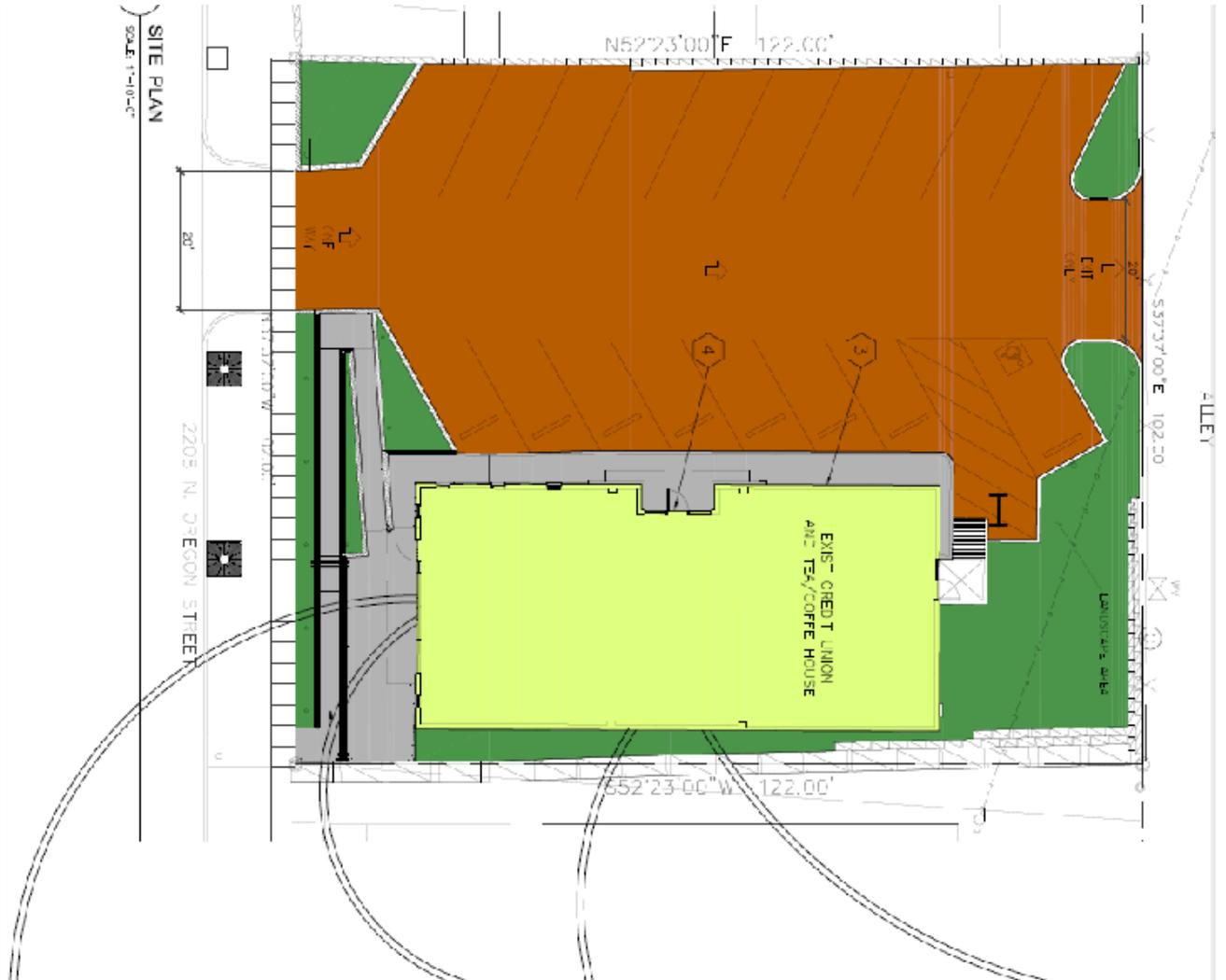
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ATTACHMENT 3: MASTER ZONING PLAN (MZP)



ATTACHMENT 3: MASTER ZONING PLAN (MZP)



LOCAT ON MAP
SCALE: 1"=500'-0"

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT



MASTER ZONING PLAN

2208 N. Oregon Master Zoning Plan Report for a General Mixed Use District

INTRODUCTION

This General Mixed Use (G-MU) development project will allow for the existing credit union and tea house to integrate with future retail, commercial, office, medical, and/or residential space. The lot has already been improved with landscape and new parking along with a new building. Additional or different proposed uses will integrate the characteristics of the surrounding neighborhood.

PURPOSE AND OBJECTIVE

Per Title 20, Section 20.06.020.D.11: "The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving diverse commercial and industrial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments with good access and high visibility that are designed to create compatibility between diverse uses and adjacent zoning districts. It is intended that the district regulations permit uses serving the entire community, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses".

This Master Zoning Plan meets the purpose of the G-MU district. It will provide mixed commercial uses that are compatible with the existing neighborhood. The commercial uses will provide an aesthetically pleasing site and will beautify the neighborhood and serve the residents of the community and the surrounding neighborhood.

CHARACTERISTICS

This G-MU development adheres to various uses and characteristics derived from Title 20.10.360.G.1-7. In terms of General Design Principles, this development will integrate a mix of commercial development in parity with existing neighborhoods, will provide for a pedestrian-friendly neighborhood, and will be sufficient in size to accommodate the mixed-use concentration of uses.

The General Design Elements that this mixed-use development will incorporate include a variety of commercial uses including a bank and a tea house. The Architectural Objectives that this development achieves is that it integrates a new architecturally compatible commercial building with future permissible uses and encourages pedestrian activity.

In terms of Roadway Design, this development will create for easy access from Oregon. Moreover, it is proposed that this development have zero (0) setbacks.

CONFORMANCE WITH THE PLAN FOR EL PASO

This development conforms to various goals for The Plan For El Paso. The first goal that this development achieves is to integrate at least two types of commercial uses in the form of a bank and a tea house which will complement and serve the neighborhood in general. The second goal that this development achieves is to encourage a wide range of commercial services that are compatible with

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ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

2208 N. Oregon Glenwood Master Zoning Plan Report for a General Mixed Use District

the neighborhood's commercial character. The third goal that this development achieves is to preserve, protect and enhance the integrity, economic vitality and livability of the city's neighborhood by providing a more urban setting that is pedestrian friendly and that brings economic opportunities. This, in turn, will enhance the quality of life for the G-MU development and neighborhood.

SUBDISTRICTS

The building has been built and two uses, a credit union and a tea house currently occupy Subdistrict 1 and Subdistrict 2. Subdistrict 3 is proposed as a future expansion. All subdistricts will provide for retail, commercial, medical, office, and/or residential development.

With respect to parking, some uses within each district will require additional parking than what is existing. Therefore, a 55% reduction in parking is being proposed.

Moreover, upon the future expansion for Subdistrict 3, landscaping will be reduced by 5.3% from its existing 15.3% coverage. Therefore, proposed landscape will be at 10% coverage.

PERMISSIBLE USES FOR SUBDISTRICT 1, SUBDISTRICT 2, AND SUBDISTRICT 3:

3.00 Educational, institutional & social uses

- Art gallery
- Child care facility
- Community recreation facility
- Library
- Museum
- Youth organization (with/without living facility)

4.00 Office & research services

- Automated Teller Machine (ATM)
- Bank
- Courier and message service
- Credit Union
- Data processing center
- Employment agency
- Financial Institution
- Office, administrative & manager's
- Office, business
- Office, medical
- Office, professional
- School, arts & crafts
- Studio, music
- Studio, photography

6.00 Medical & related uses

- Clinic
- Convalescent home
- Drug store
- Intermediate care facility
- Medical lab
- Medical treatment facility
- Optical dispensary

- 2 -

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ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

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Pharmacy

9.00 Parking & Loading

Garage or lot, parking
On-site loading
On-site parking
Parking reduction
Parking spaces

10.00 Personal services

Barber shop
Beauty Salon
Dry cleaning shop
Laundromat, laundry
Shoe repair shop
Restaurant

11.00 Recreation, amusement & entertainment

Open space- (common,public,private)
Park, playground
Sauna, exercise room

13.00 Residential

Apartment (5 or more units)
Bed & Breakfast
Boarding Home Facility
Domestic garden
Domestic storage
Duplex (two family dwelling)
Dwelling, resident watchman or property caretaker
Home occupation uses
Hotel
Laundry room
Motel
Quadraplex
Single-family attached dwelling (atrium, patio, townhouse, condominium)
Swimming pool, game court
Triplex
Accessory dwelling unit

14.00 Sales, retail & wholesale

Bakery
Book store
Boutique
Cafeteria
Coin-operated vending machines (inside a building)
Convenience store
Delicatessen
Drug store
Flower shop, florist
Grocery

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

2208 N. Oregon Glenwood Master Zoning Plan Report for a General Mixed Use District

Hobby Store
Ice cream parlor
Music store
Nursery, greenhouse
Other retail establishment (low-volume)
Restaurant (drive-in or walk up)
Restaurant (sit down)
Community Shopping Center

15.00 Signs

On-premise advertising

16.00 Temporary uses

Mobile office-storage unit (related to construction operations)
Mobile office/storage unit (related to sales or rental)
Model dwelling
Temporary events on public rights-of-way
Tents (special events)
Yard sale

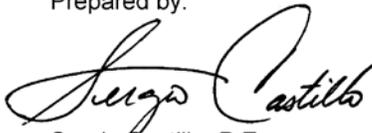
17.00 Towers & related structures

Amateur & CB radio stations
Solar Conversion system
Wind-driven electrical generator, pump

19.00 Utility & miscellaneous governmental facilities

Communication utility facility
Governmental use, building
Minor utility facility

Prepared by:



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