



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00014
Application Type: Rezoning
CPC Hearing Date: June 13, 2013
Staff Planner: Michael McElroy, 915-541-4238, mcelroyms@elpasotexas.gov
Location: South of Edgemere Boulevard and West of Lee Boulevard
Legal Description: Portion of Lot 8, Block 6, Hueco View Acres, City of El Paso, El Paso County, Texas
Acreage: 5.214
Rep District: 5
Zoning: R-3 (Residential)
Existing Use: Vacant
Request: GMU (General Mixed Use)
Proposed Use: Multi-Family, Commercial, Office
Property Owner: Ardent Quest Apartment
Representative: Georges Halloul

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial/contract) / Auto Yard
South: R-3/sp (Residential/special permit) / Single Family Homes
East: R-3 (Residential) / Bill Sybert Elementary
West: R-3/sp (Residential/special permit) / Single Family Homes

Plan El Paso Designation: G3, Postwar (East)
Nearest Park: Stanton Heights Park (530 ft.)
Nearest School: Bill Sybert Elementary (88 ft.)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 29, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The request is to change the zoning from R-3 (Residential) to GMU (General Mixed Use) to permit apartment (177,730 sq. ft / 120 dwelling units) and commercial (49,392 sq. ft.) development. The master zoning plan proposes a phased development incorporating smart growth principles, including a mix of use, street oriented buildings, shielded parking and street trees. Access is proposed off of Edgemere Boulevard.

CITY DEVELOPMENT DEPARTMENT -PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the rezoning from R-3 (Residential) to GMU (General Mixed Use).

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 GMU (General Mixed Use) district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections. Traffic Impact Analysis (TIA) is not required due to the increase in intensity of use falls below the TIA threshold requirements.

City Development Department - Land Development

No Objection. Grading plan and permit shall be required.* Storm Water Pollution Prevention Plan and/or permit required.* Drainage plans must be approved by the City Development Dept. Land Development Section.* * This requirement will be applied at the time of development.

City Development Department – Building Permits & Inspections

Although this is a proposed GMU the applicant shall be required to meet the landscape ordinance under 18.46 when applying for a building permit for construction.

El Paso Fire Department

No issues regarding Re-Zoning case only. Does not adversely affect fire

El Paso Water Utilities

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:

2. There is an existing 12-inch diameter water main extending along Edgemere Blvd. fronting the subject property. The water main is located approximately 47-feet north of the subject property's northern property line. This water main is available for service

3. There is an existing 12-inch diameter water main extending along Lee Blvd. It is located approximately 55 feet east of the subject property's eastern boundary line. This main is available for service.

Sanitary Sewer:

4. There is an existing 12-inch diameter sanitary sewer main extending along Edgemere Blvd. The sewer main is located approximately 40 feet north of the subject property's northern property line. There is an existing 8-inch diameter stub out from 12-inch diameter sanitary sewer main approximately 425 feet west of Lee Blvd. west right-of-way line. This stub out is available for service.

General:

6. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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.

CITY PLAN COMMISSION OPTIONS

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

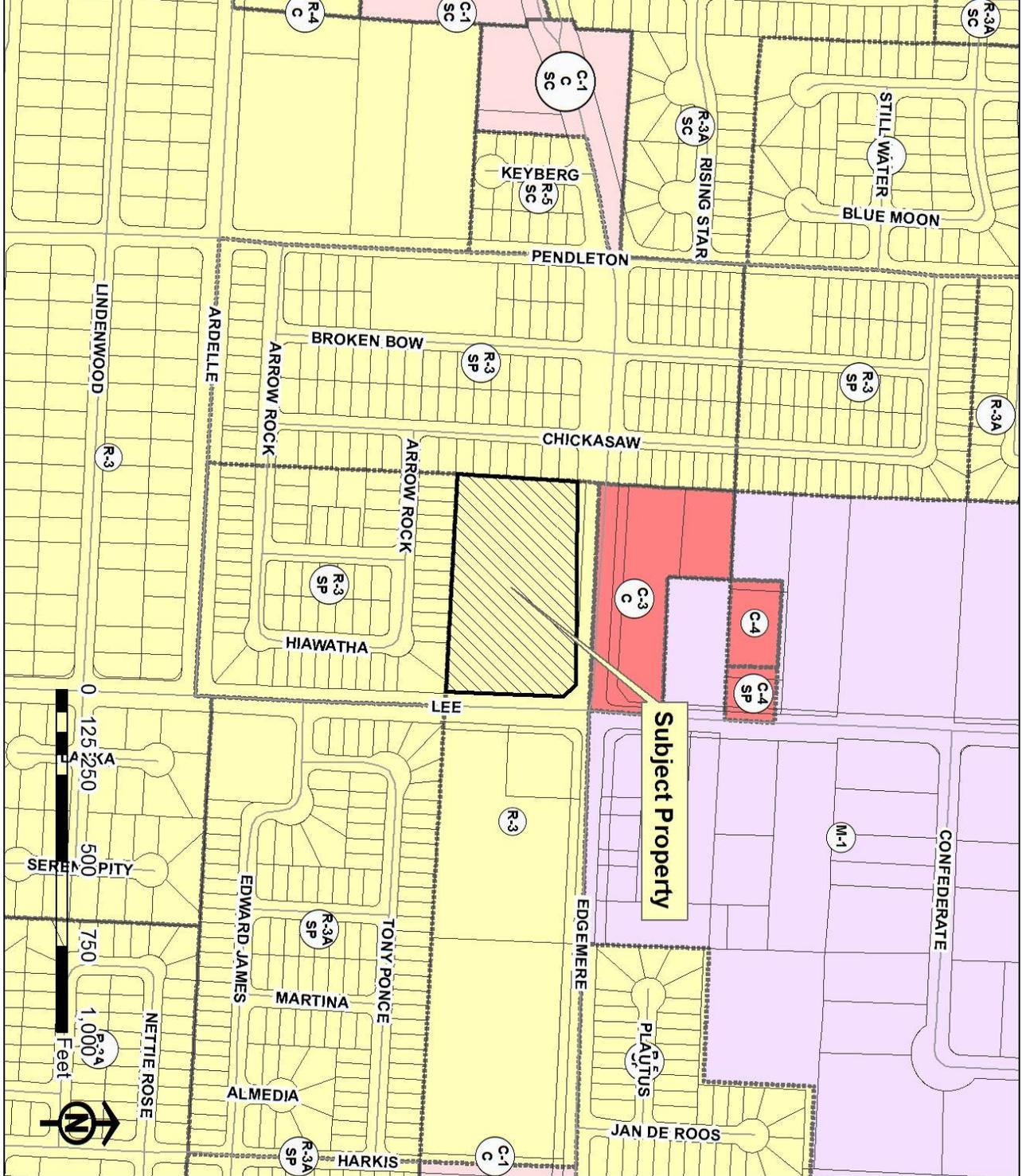
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance 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 from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Master Zoning Plan (MZP)

ATTACHMENT 1: ZONING MAP

PZRZ13-00014

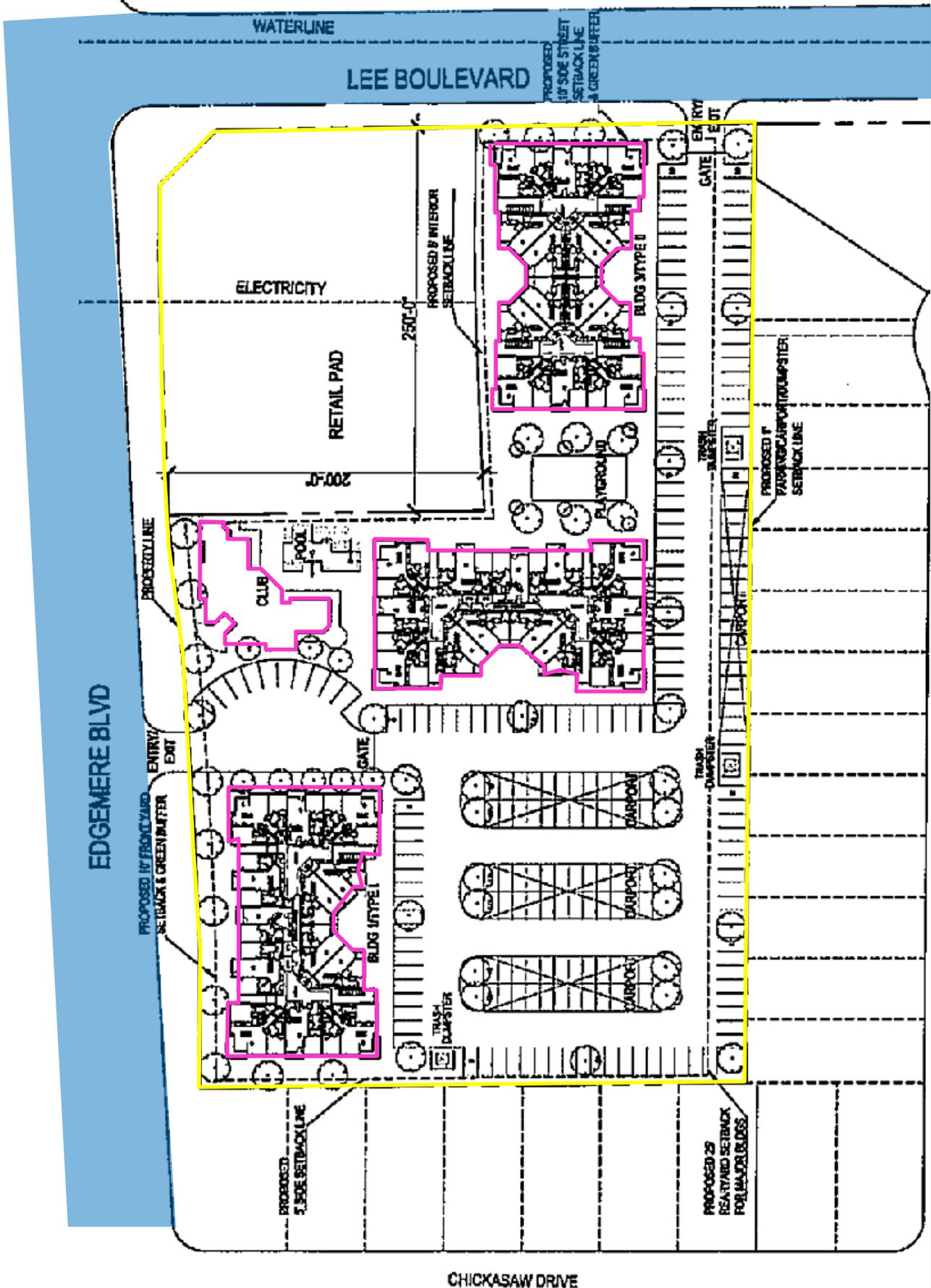


ATTACHMENT 2: AERIAL MAP

PZRZ13-00014



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



General Mixed Use Zoning Report

Lee & Edgemere Property, El Paso, Texas

Owner: Ardent Quest Real Estate L.L.C.

Prepared by: Georges Halloul, P.E.

December 2012

GENERAL MIXED USE ZONING REPORT

LEE & EDGEMERE PROPERTY, EL PASO, TEXAS

ABSTRACT	2
LIMITATIONS	2
INTRODUCTION.....	2
EXECUTIVE SUMMARY	2
SITE LOCATION	3
SITE DESCRIPTION.....	6
PLATTING DETERMINATION & PHYSICAL BOUNDARY.....	6
ZONING AND PROPOSED USES:	7
FIGURE 4: EXISTING ZONING, SOURCE: CITY OF EL PASO	7
FIGURE 5: MASTER ZONING PLAN	8
PRINCIPALS AND REQUIREMENTS.....	9
DEVELOPMENT PERSPECTIVE.....	9
BUILDING PERSPECTIVE.....	12
GENERAL DESIGN ELEMENTS.....	13
ARCHITECTURAL OBJECTIVES.....	14
ROADWAY DESIGN.....	15
PARKING.....	15
SETBACKS.....	15
LANDSCAPING.....	16
PHASING	16
MIXED USE TABLE.....	16

ABSTRACT

This study is intended to assist the owner/ developer in meeting the City requirements for rezoning 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..

LIMITATIONS

This report has been prepared for the exclusive use of The City of El Paso, Ardent Quest Real Estates, LLC., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

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

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. Humphreys and Partners Architects, LP.
5. 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

Ardent Quest Real Estate, L.L.C. is in the process of processing a Rezoning Application for existing subdivision plat for the 5 acres site located on the southwest corner of Lee Blvd. and Edgemere. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of single family, and Multifamily, neighborhood commercial and common open space/recreational uses.

EXECUTIVE SUMMARY

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement 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 a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- ✚ **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development
- ✚ **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood commercial services will be compatible with the neighborhood residential character.

The proposed Sites consist of a parcel of land located in El Paso, El Paso County, Texas. The Site is located on the southwest corner of Lee Blvd. and Edgemere.

The parcel is shown on the following exhibit.



FIGURE 1: SITE LOCATION

The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Edgemere Blvd. and on Lee Blvd. The site is bound by Edgemere Blvd. on the north, Residential subdivision on the south and west, Lee Blvd and the east.

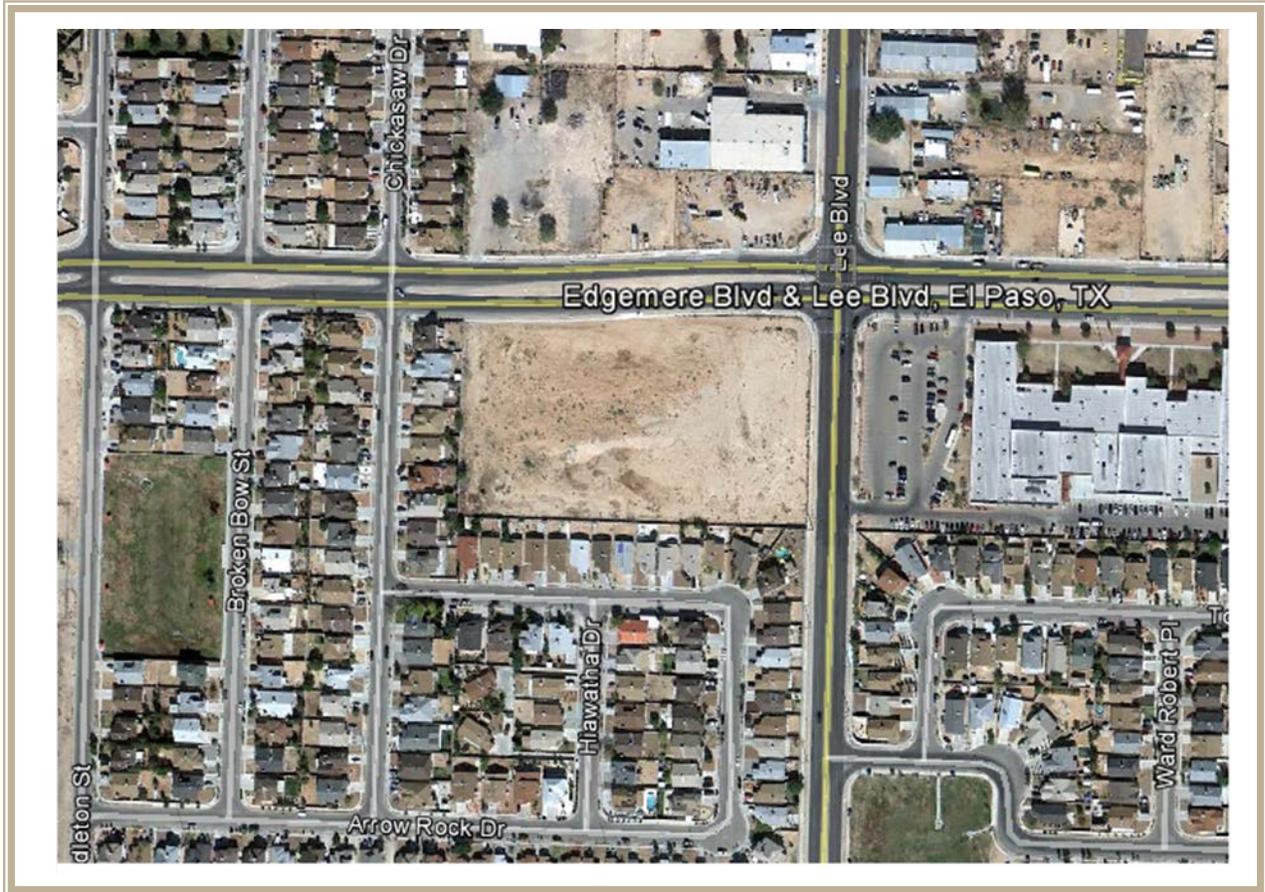


FIGURE 2: AERIAL PHOTO OF THE SITE

SITE DESCRIPTION

PLATTING DETERMINATION & PHYSICAL BOUNDARY

The site was legally subdivided in 1949. It is described as : **Hueco View Acres Subdivision, El Paso, Texas.**

The subdivision plat was filed and recorded in the office of the County Clerk of El Paso County, Texas on June 10, 1949 in Page 8, Book 519.

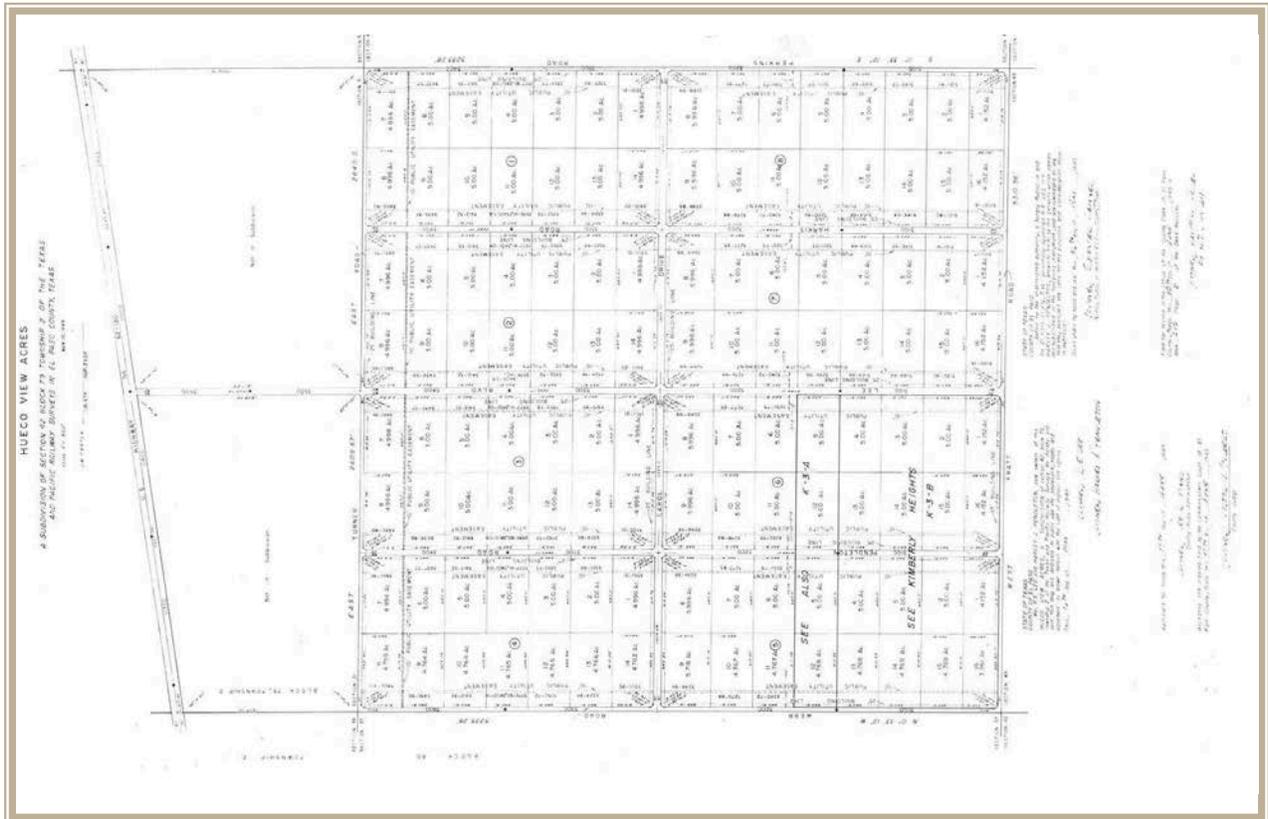


FIGURE 2: EXISTING SUBDIVISION PLAT

The site consists of 5.214 acres. It is subdivided into 2 big residential lots. There is an existing easement for the El Paso Electric company that bisects the site into 2 separate parcels.

ZONING AND PROPOSED USES:

The site consists of 1 zoning designation:

1. R-3, Residential

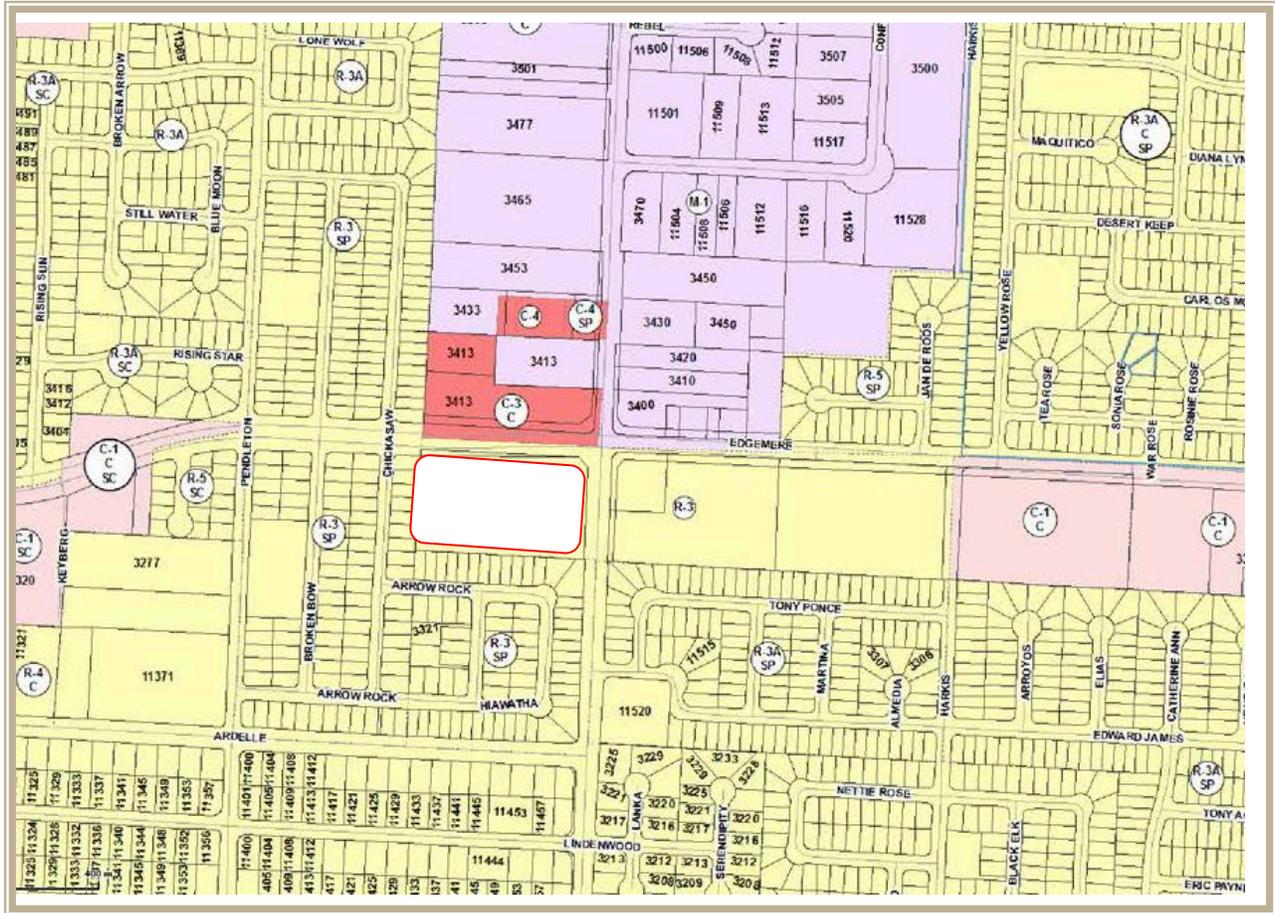


FIGURE 3: EXISTING ZONING OF THE SITE

The site will be zoned to GMU General Mixed Use.

The residential areas will occupy 4.08 acres, 177,730 Square feet of the site.

The Open Space area is 57,140 Square feet

The commercial lots will occupy 49,392 Square feet acres

The residential areas will be used to build 120 dwelling units, 1 club house and amenities.

The following exhibit shows the number of proposed lots in the subdivision as well as the zoning master plan.

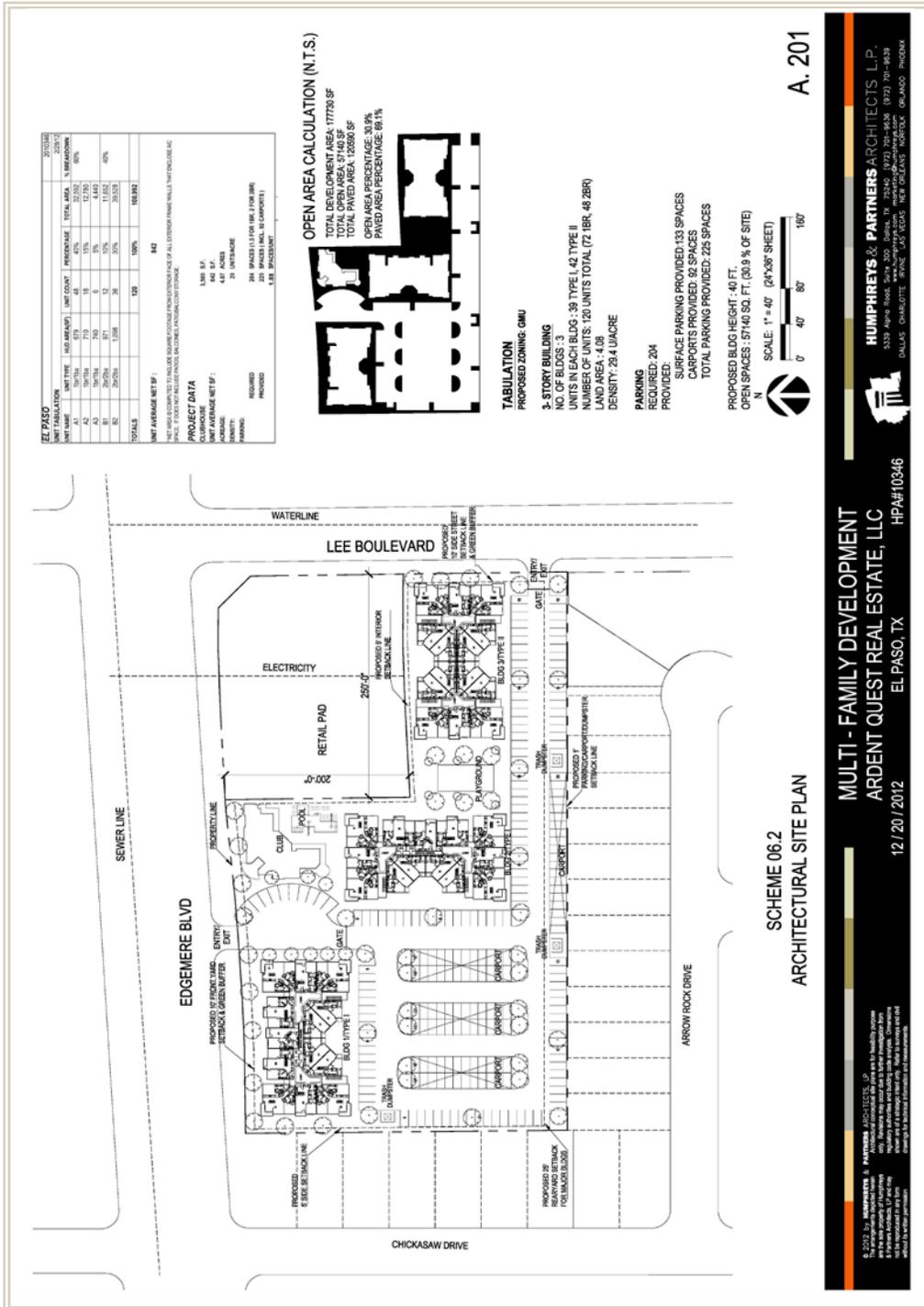


FIGURE 5: PROPOSED SITE PLAN

PRINCIPALS AND REQUIREMENTS

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. According to the General Design Principles 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 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 environmentally sensitive areas.

The land has been vacant and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not drastically change from the existing topography.

- ii. 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. The site was subdivided in 1949. The Mix-use will be compatible with the residential usage along the southern, western and eastern side and the commercial uses along the northern side of the site.

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

The proposed development will have a community center and other amenities for the future residents as well as a commercial corner for a development such a Walgreen, CVS or a grocery store.

- iv. 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

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

The development consists of 1, 2 and 3 bedrooms apartments, commercial lots and green areas.

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

The corridors are existent.

- 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.

The proposed development will include a walking trail that connects the proposed amenities, green areas and the commercial facilities to the proposed residential development.

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

The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.

- ix. 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

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

The proposed development includes walking trails, sidewalks, and bike racks. Traffic calming measures will also be installed. The buildings will be located as close to the street as possible.

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

The proposed commercial development, the amenities and the bus stop will be located within walking distances from most dwellings.

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

The development will have a driveway on each frontage to 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.

The development consists of 1, 2 and 3 bedrooms apartments, commercial lots and green areas. The diversity of the number of bedrooms will make affordable and suitable to people of diverse age and income.

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

Coordination is on the way with SunMetro to provide bus stops along Edgemere or Lee Blvd.

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

All proposed amenities and commercial activities will be built within walking distance from most dwellings.

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

The proposed development will include a walking trail that connects the proposed amenities, green areas and the commercial facilities and these proposed amenities will be distributed within the proposed development.

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

The residential areas will occupy 177,730 Square feet, The Open Space area is 57,140 Square feet and the commercial lots will occupy 49,392 Square feet

BUILDING PERSPECTIVE.

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

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

The length of driveways and the size of the parking lots is minimal for this project. These driveways and parking lots will be landscaped accordingly.

- ii. That the design of streets and buildings reinforce safe environments.

The buildings will be constructed in the center of the project and on the along the property lines. They will be separated from the driveways by proposed parking stalls. The streets will also have traffic calming measures to make them safer.

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

The design will be typical design for this region.

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

This item is not applicable

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

Please refer to the attached site plan.

2.

GENERAL DESIGN ELEMENTS

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 site is designed with 2 driveways and walking trails to make it pedestrian friendly.
The walking trails are accessible.*

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

The development consists of 1, 2 and 3 bedrooms apartments, commercial lots and green areas.

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

Commercial, residential and open spaces are placed within walking distance from most dwellings.

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

The developer and the design team will attempt to comply with this item.

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

The developer and the design team will attempt to comply with this item.

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

The site will have walking trail, and 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.

This item does not apply.

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

This item does not apply.

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 design team will make every effort to comply with this item.

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 item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 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; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

ROADWAY DESIGN.

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 driveways, the anticipated land uses, and the anticipated traffic load. However, the design of these driveways will comply with City of El Paso rules and regulations.

PARKING.

The required spaces of parking will be calculated and provided according to the parking requirements in [Chapter 20.14](#)

Also the community-parking facilities or shared parking will be used in some areas to permit the collocation of required parking for individual uses in order to promote pedestrian activity within the development.

SETBACKS.

According to the 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 the city council as part of the review of the master zoning plan”. Therefore, this development will have a minimum of 5 foot setbacks.

BUILDING HEIGHT.

The building height can exceed 36 feet.

LANDSCAPING.

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

The development will be constructed in 2 phases. The first phase is the residential phase and the second phase is the commercial phase.

MIXED USE TABLE.

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

Land use Type	Minimum Lot Area	LOT COVERAGE		Minimum Lot Width	Minimum Lot Depth	MAX BLDG HEIGHT (1)	
		Minimum	Maximum			Primary Structure	Accessory Structure
1.0 Agricultural & Related Operations							
Veterinary treatment center (small animals)							
2.0 Commercial Storage and Processing							
Office warehouse							
Self storage warehouse							
3.0 Education, Institutional & social							
Adult day care center							
Art Gallery	2,500 sqft						
Child Care Facility Type 3							
Child Care Facility Type 4							
Child Care Facility Type 5							
Child Care Facility Type 6	3,600 sqft						
Child Care Facility Type 7							
Church/Mosque							
Community Center							
Community Recreation facility	3,600 sqft						
Library							
Museum							
School, Public & Private or Parochial							
School, Trade							
School, vocational B77							
Social, fraternal club							
Synagogue							
Temple							
Union Hall							
University, college							
4.0 Office & research services							
Automated Teller Machine (ATM)							
Bank							
Credit Union							
Data Processing Center							
Employment Agency							
Financial institution							
Office, administrative & manager's	1,500 sqft						
Office, Business	1,500 sqft						
Office, Medical							
Office, Professional							
School, arts and crafts	1,500 sqft						
Studio, Dance							
Studio, Music							
Studio, Photography							
Telemarketing agency							
6.0 Medical & Related Uses							
Assisted living facility (elderly)							
Clinic							
Convalescent home							
Drug Store							
Hospital							
Intermediate care facility (elderly)							
Medical Laboratory							
Medical treatment facility							
Nursing home							

	Optical dispensary								
	Pharmacy								
	Rest home								
8.0	Motor Vehicle Sale & Service								
	Ambulance service								
	Automobile part sales								
	Automotive repair garage								
	Automotive service station								
	Carwash, full-service								
	Carwash, self-service								
	Motor Vehicle Repair, (Minor)								
9.0	Parking & Loading								
	Garage or lot parking (private)	n/a							
10.0	Personal services								
	Barber shop	1,500 sqft							
	Beauty salon	1,500 sqft							
	Dry-Cleaners, shop/commercial								
	Funeral home								
	Laundromat laundry (<5,000sqft)	3,600 sqft							
	Laundry (commercial)								
	Locksmith								
	Shoe repair shop								
	Tattoo parlor								
11.0	Recreation, amusement & ent.								
	Amusement game complex (indoor)								
	Athletic facility (indoor)	2,500 sqft							
	Ballroom								
	Billiard and pool hall								
	Bingo hall								
	Community Recreation facility	4,000 sqft							
	Exercise facility (indoor)	2,500 sqft							
	Movie theatre (indoor)								
	Nightclub, bar, cocktail lounge								
	Park/Playground	n/a							
	Swimming pool (commercial)	n/a							
	Tennis club outdoor	n/a							
	Theatre, performing								
12.0	Repair & Service								
	Commercial equipment repair								
	Electronic equipment repair								
	Household goods repair								
	Personal goods repair								
	Precision equipment repair								
13.0	Residential								
	Apartments (5 or more units)	6,000 sqft							
	Domestic Garden tool	1,500 sqft							
	Domestic Storage	n/a							
	Duplex (two-family dwelling)	3,600 sqft							
	Family Home	1,500 sqft							
	Guest, employee quarters	1,500 sqft							
	Hotel								
	Home Occupation Use	n/a							
	Laundry room	1,500 sqft							
	Motel								
	Quadraplex	2,400 sqft							
	Single family (attached, detached)	1,500 sqft							
	Townhomes	1,500 sqft							

14.0 Sales, retail & Wholesale							
Bakery							
Book store							
Cafeteria							
Coin-operated vending machines (indoor)							
Convenience store with gas pumps							
Delicatessen							
Flower shop							
Grocery							
Hobby store							
Home Improvement Center							
Ice cream parlor							
Material sales (building & construction)							
Music Store							
Other retail establishment (high volume)							
Other retail establishment (low volume)							
Other wholesale establishment (high volume)							
Other wholesale establishment (low volume)							
Package liquor store							
Pawn shop							
Pet shop (including grooming)							
Print & copy shop							
Restaurant (drive-in or walk-up)							
Restaurant (sit down)							
Shopping center, community							
Shopping center (regional)							
Snow cone, shaved ice stand or retailer							
Specialty shop							
Sporting goods store							
Supermarket							
17.0 Towers & Related Structures							
Cellular telecommunication antenna, facility-mounted							
Cellular telecommunication antenna, ground-mounted							
Cellular telecommunication antenna, roof-mounted							
Satellite receiving dish, antenna							
Solar conversion systems							
Television receiving station (residential-type)							
Wind-driven electrical generator, pump							
19.0 Utility & Miscellaneous Governmental Facilities							
Governmental use, building							