



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

**Case No:** PZRZ12-00008  
**Application Type:** Major Master Zoning Plan (MZP) Amendment  
**CPC Hearing Date:** June 14, 2012  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** North of U.S. 54 and East of McCombs Street  
**Legal Description:** Portions of Sections 17, 18, 19, 20, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
**Acreage:** 426.9 acres  
**Rep District:** 4  
**Zoning:** GMU (General Mixed Use)  
**Existing Use:** Vacant  
**Request:** Major Master Zoning Plan (MZP) Amendment  
**Proposed Use:** Retirement Community  
**Property Owner:** El Paso Water Utilities – Public Service Board of the City of El Paso  
**Representative:** Edmund Archuleta, CEO, PSB

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

**North:** R-F (Ranch-Farm) & M-1 (Manufacturing) / Vacant & Natural Gas Processing Center  
**South:** R-F (Ranch-Farm) / Vacant  
**East:** R-F (Ranch-Farm) & C-3/c (Commercial/condition) / Vacant  
**West:** R-F (Ranch-Farm) & GMU (General Mixed Use) / Vacant

**PLAN EL PASO DESIGNATION:** O7, Urban Expansion (Northeast)

**NEAREST PARK:** Mesquite Hills #5 Park (4,588 feet)

**NEAREST SCHOOL:** Barron Elementary (8,320 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

None

### **NEIGHBORHOOD INPUT**

Notices of the June 14, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on May 24, 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 approve an amendment to the approved 2008 master zoning plan to allow for a mixed-use residential retirement community. Access is to be from U.S. 54. The proposed development incorporates many smart growth principles.

### **CITY DEVELOPMENT DEPARTMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the major master zoning plan amendment.

### **PLAN FOR EL PASO-FUTURE LAND USE MAP DESIGNATION**

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

O-7 – Urban Expansion: Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.

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**

1. No objections to the master zoning plan amendment request.

NOTE: 1. TxDOT approval required for access to McCombs and Patriot freeway 2. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

### **Sun Metro**

Sun Metro is okay with approval of the master plan in question since revisions have been made to the plan concerning some roadways. Sun Metro is good with the master plan providing the AV-85-40 roadways which house 12' wide lanes that could accommodate potential future public transit services as presented to us.

### **Fire Department**

Does not adversely affect fire department. \*\* Note, A more detailed reviewed will be done by fire plan review during the permitting process .

### **City Development Department-Building Permits & Inspections**

Recommend approval with conditions. This project will have to meet the landscape ordinance under section 18.46 when the parcels are divided and plans are submitted for permit for each section being developed

### **El Paso Water Utilities**

1. EPWU does not object to this request.

2. The subject property is located within the City of El Paso Northeast Impact Fee Service Area. Impact fees will be assessed by the City of El Paso at the time of platting and collected by EPWU prior to the issuance of a Building Permit.

## **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:

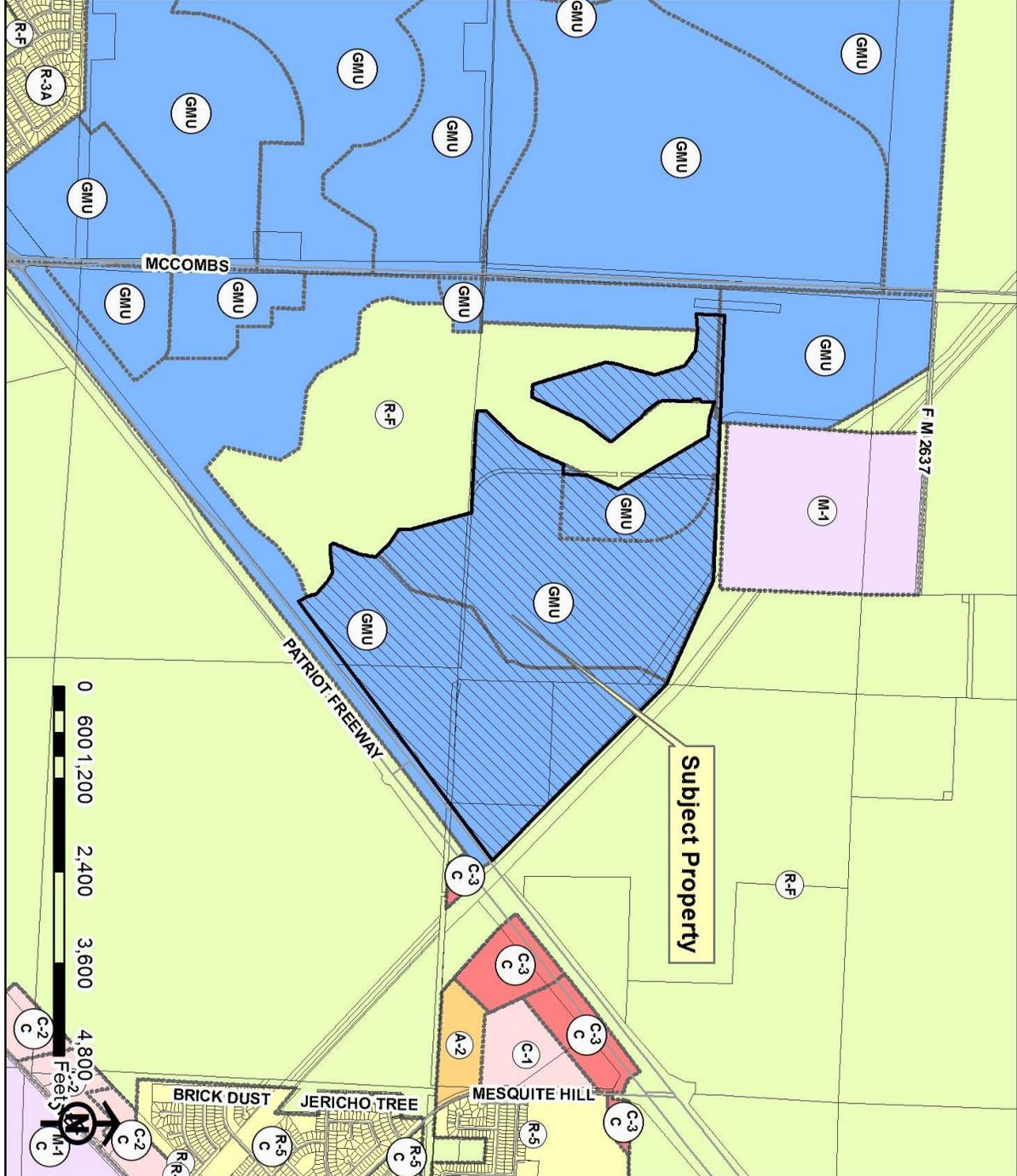
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into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

**Attachments**

1. Zoning Map
2. Aerial Map
4. Master Zoning Plan (attached separately)

ATTACHMENT 1: ZONING MAP

PZRZ12-00008



ATTACHMENT 2: AERIAL MAP

PZRZ12-00008

