



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

**Case No:** PZRZ15-00020  
**Application Type:** Rezoning  
**CPC Hearing Date:** June 18, 2015  
**Staff Planner:** Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

**Location:** 440 Clayton Drive  
**Legal Description:** Tract 15Q, 15Q2, 15S, 18B, 18B2, and 18N, Block 6, Upper Valley Survey, City of El Paso, El Paso County, Texas

**Acreage:** 10.74  
**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 and light commercial mixed use

**Property Owner:** Roma Homes  
**Applicant:** Carlos Martinez  
**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 June 3, 2015. The Planning Division received one phone call from a resident in the immediate area in opposition to the rezoning request citing the area is residential and should stay residential. She recommended that instead to build a park.

### **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 10.74 acres in size and is currently vacant. The Master Zoning Plan shows a mixed use development consisting of 73 single-family dwelling units including a mix of proposed light commercial uses and a proposed park-pond. The proposed development will include sidewalks with parkways that connect the pedestrian throughout the residential, open space park and the commercial area. A summary of the Master Zoning Plan is attached (Attachment 4). The proposed development complements

the residential development with light neighborhood commercial uses that can be used by the existing residents 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 recommendation is pending a final review by EPDOT.

### **ANALYSIS**

#### **20.10.360(G)**

Residential, General and Industrial Mixed Use Districts (R-MU, 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 has 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 with Section 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 with Section 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 with Section 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 with Section 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 required parking spaces will be calculated and provided for commercial uses according to the parking requirements of the El Paso City Code, no parking reduction is request.*

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 with Section 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 with Section 20.10.360(G)(7).*

### **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**

Traffic Impact Analysis (TIA) is 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.

**Planning and Inspections Department – Building and Development Permitting**

No comments received.

**Planning and Inspections Department - Land Development**

No comments received.

**EPDOT**

TIA is required.

**Fire Department**

No objections.

**Sun Metro**

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit opportunities. Rt. 16 provides services along Montoya Dr. with a bus stop approximately 0.35 miles east of the subject property.

**El Paso Water Utilities**

EPWU-PSB does not object to this request

Water and sanitary sewer main extensions are required to provide service to the proposed development.

All cost associated with the extensions of water and sanitary sewer mains are the responsibility of the Owner/Developer.

EPWU-PSB Comments

Water:

There is an existing 8-inch (8”) diameter water main that extends along Clayton Dr. located approximately 10 feet (10’) south of street centerline. An extension of an 8-inch diameter water main from the existing 8-inch water main on Clayton Dr. will be required to service the subject property.

EPWU records indicate an active ¾ inch (¾”) domestic water meter located along Clayton Dr. approximately 13 feet (13’) east of west property line.

Previous water pressure tests from fire hydrant # 6906 located on Clayton Dr. yielded a static pressure of 76 (psi) pounds per square inch, a residual pressure of 70 (psi) pounds per square inch, and a discharge of 1061 (gpm) gallons per minute.

Sanitary Sewer:

There is an existing 8-inch (8”) diameter sewer main that extends along Clayton Dr. located approximately 10 feet (10’) north of street centerline. The depth of the existing sewer main varies from 4.5 to 6.5 feet. An extension of an 8-inch diameter water main from the existing 8-inch water main on Clayton Dr. will be required to service the subject property. The Owner/Developer is to grade the subject property to allow the sanitary sewer flows to be conveyed by gravity to the above mentioned sewer mains.

EPWU records indicate a 4-inch (4”) sanitary service line located along Clayton Dr. approximately 16 feet (16’) east of west manhole on Clayton Dr.

General:

EPWU-PSB requires a new service application to serve the property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if

applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner 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.

**El Paso Water Utilities - Stormwater Division**

1. Provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
2. Provide an acceptable stormwater management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
3. EPWU requires retention of all developed stormwater runoff within the subdivision. In the drainage plan, provide the existing capacity of the pond: any existing/proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.

**Attachments:**

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

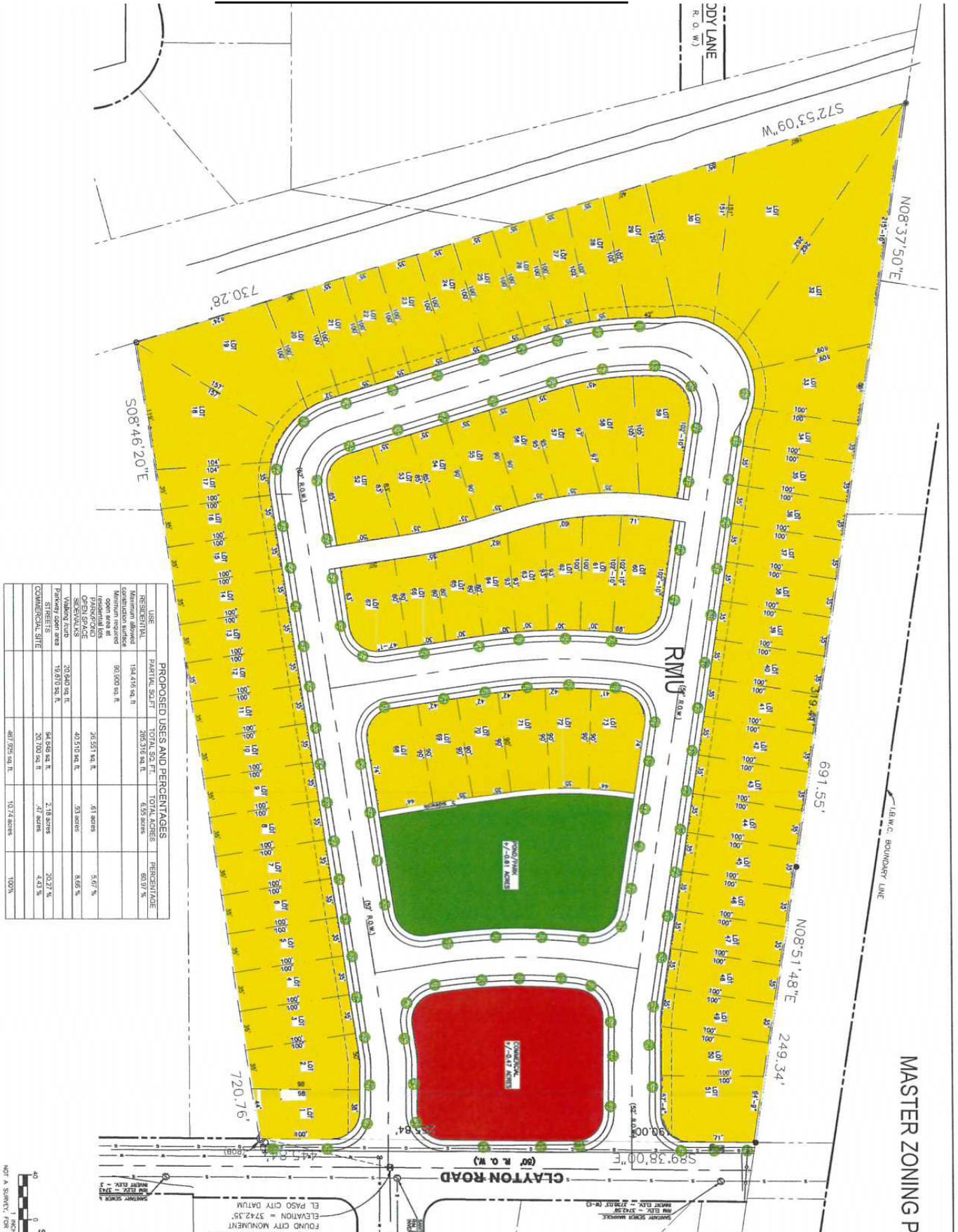


ATTACHMENT 2: AERIAL MAP

PZRZ15-00020



# ATTACHMENT 3: MASTER ZONING PLAN



**ATTACHMENT 4: MASTER ZONING PLAN REPORT**



*Presented to:*  
**The City of El Paso**

***PASEO DEL RIO R-MU  
Residential Mixed Use Development  
440 Clayton Rd.  
El Paso TX 79932***

*Developer:*  
***ROMA HOMES Inc.***  
5870 Onix Dr., Suite A  
El Paso, TX 79912  
915.534.8210

*Submitted by:*  
***DRS ARCHITECTURE llc***  
6006 N. Mesa St. Suite 318  
El Paso, TX 79912  
915.667.2008

May18, 2015

**DRS | ARCHITECTURE**

## ABSTRACT

---

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

---

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

---

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.

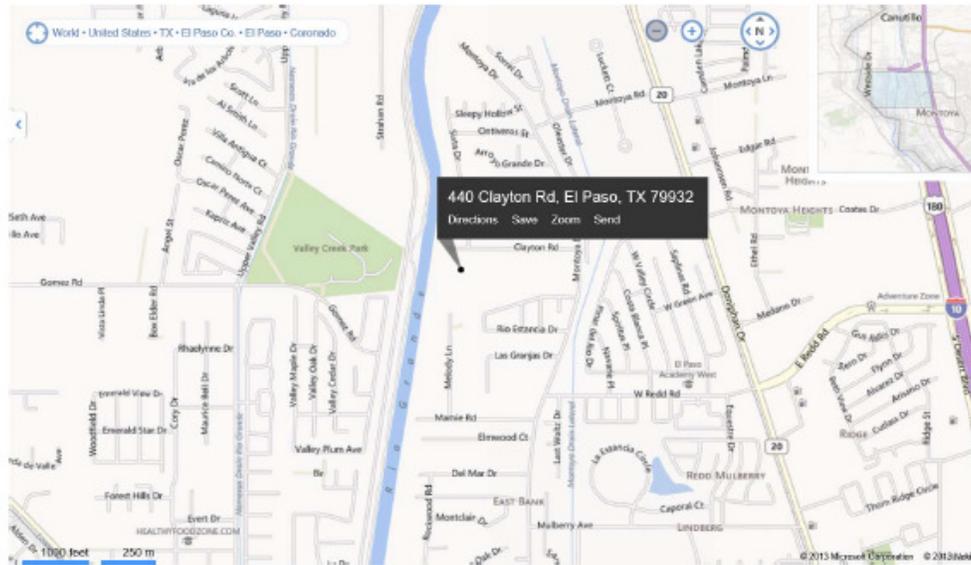
**RESIDENTIAL:** This development will promote fair housing, and market rate housing in accordance with Federal, State and Local regulations. The subdivision target population will be young professionals, college educated. There is a big need in El Paso for affordable housing in the price range of \$100,000 to \$200,000. 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

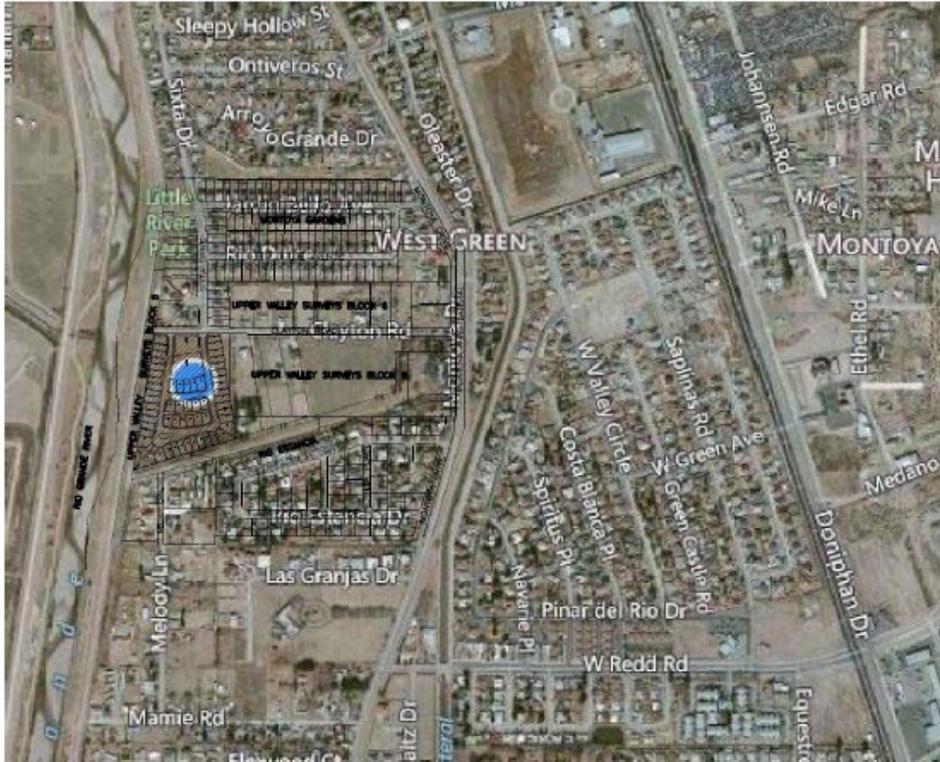
The site consist all of tracts 15Q, 15Q2, 15S, 18B, 18B2 and 18N, Block 6, Upper Valley Survey, City of El Paso, El Paso County, TX. Containing 10.7501 Acres. It is located at the 440 Clayton Road between Montoya Drive and the Rio Grande.



## 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
<b>Residential</b>			<b>285,316 sq. ft.</b>	<b>6.55 acres</b>	<b>60.97 %</b>
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 73 single family detached dwellings.

## PRINCIPLES AND REQUIREMENTS

---

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 are 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.

Residential Mix Use Zoning Report – Paseo del rio.doc

- x. **Neighborhoods be compact, pedestrian-friendly, and mixed use.**  
The proposed development is only 10 acres. It will include 73 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**

---

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 OBJECTIVES:

---

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

---

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

---

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

---

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 0'-0" setbacks on remaining sides.

## LANDSCAPE

---

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

---

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'
Community Recreation Facility	2,500 sq. ft.	n/a	n/a	25'	40'	30'	30'
Offices	1,300 sq. ft.	n/a	n/a	25'	40'	30'	30'
Professional services offices	1,300 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	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	2,500 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	3,000 sq. ft.	n/a	n/a	30'	40'	40'	30'
Church	3,000 sq. ft.	n/a	n/a	30'	40'	40'	30'
Athletic facility	2,200 sq. ft.	n/a	n/a	25'	40'	30'	30'
Exercise facility	2,000 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'	20'
Two Story Single Family Dwelling	2,400 sq. ft.	n/a	n/a	30'	60'	30'	20'