



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00021
Application Type: Rezoning
CPC Hearing Date: June 27, 2013
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov
Location: 125-127 Glenwood Drive
Legal Description: Lot 9 and 10, Block 3, Alameda Acres, City of El Paso, El Paso County, Texas
Acreage: 2 acres
Rep District: 3
Zoning: A-2/sp (Apartment/special permit) and R-4 (Residential)
Existing Use: Single-family and Two-family dwellings
Request: From A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (Residential-Mixed Use)
Proposed Use: Single-family, Two-family and Commercial
Property Owner: 125 Glenwood, LLC
Representative: Sergio Castillo, SER Group, LLC

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) Single-family/ A-2 (Apartments)/Multi-family dwellings
South: C-4 (Commercial)/Retail/Automotive Repair
East: R-4 (Residential)/Single-family dwellings/A-2/sc (Apartment/special contract)
West: C-4/sp (Commercial/special permit)/High volume Retail

Plan for El Paso Designation: G-2 Traditional Neighborhood (Walkable) (Central Planning Area)
Nearest Park: San Juan Placita Park (2873 Feet)
Nearest School: Cooley Elementary School (1,148 Feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
San Juan Neighborhood Improvement Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 21, 2013. The Planning Division has not received any phone calls or letters in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from A-2/sp (Apartment/special permit) and R-4 (Residential) to R-MU (Residential Mixed-Use). The Master Zoning Plan shows a mixed use development consisting one two-family dwelling unit, one single-family dwelling unit, a two level future multi-family and medical office mix and a mix of office, restaurant and retail commercial uses. The development mix is composed of 50% residential, 30% retail and 20% medical office. A summary of the Master Zoning Plan is attached (attachment 4, pg. 8-11). The proposed access is from Alameda and Glenwood Street. The proposed development incorporates smart growth principles and supports many of the R-MU (Residential Mixed Use) district guidelines.