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

**(RECONSIDERATION)**
**(REVISED)**

| | |
|---|---|
| **Case No:** | PZRZ15-00020 |
| **Application Type:** | Rezoning |
| **CPC Hearing Date:** | July 16, 2015 (June 18, 2015) Reconsideration |
| **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 civic mixed use |
| | |
| **Property Owner:** | Roma Homes |
| **Applicant:** | Carlos Martinez |
| **Representative:** | DRS Architecture |

**SURROUNDING ZONING AND LAND USE**
**North**: P-R 1 (Planned Residential I) / 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. The Planning Division also received six letters in opposition to the rezoning request, (Attachment 6). The Planning Division also received one phone call with concerns from the Montoya Garden Neighborhood Association which is located outside the boundaries of the proposed rezoning request. The Planning Division received a petition with 17 signatures in opposition to the rezoning request, (Attachment 7).

The item is being scheduled for reconsideration for July 16, 2015; a re-notification was mailed out on July 1, 2015. The Planning Division has received three emails in opposition to the rezoning request, (Attachment 8).

## APPLICATION DESCRIPTION

This item was first presented to the CPC on June 18, 2015. The application is coming back to the CPC for reconsideration as the applicant has made significant changes to the original request which requires the CPC to review prior to proceeding to City Council. The major changes include removal of all the commercial use; the expansion of the park pond, and the additional of 20 ft. landscape buffer alongside Clayton Road.

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 civic and residential use development consisting of 75 single-family dwelling units and a proposed park-pond with amenities. The proposed development will include sidewalks with parkways that provide connectivity for pedestrians throughout the residential and open space park. A summary of the Master Zoning Plan is attached (Attachment 5). The development will need to be subdivided. Additionally, the subject property is not located within the Upper Valley Plan area. Primary access is proposed from Clayton Road.

## PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-2 (Residential) to R-MU (Residential Mixed Use) and the approval of the Master Zoning Plan. The recommendation is based on compatibility with the surrounding properties zoned residential directly adjacent to the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-War in the Northwest Planning Area. This development also complies with the purpose, principles and guidelines of the R-MU District.

## 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) has been waived.

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 objections.

**Planning and Inspections Department - Land Development**
No objections.

**EPDOT**
Traffic Impact Analysis (TIA) waiver request has been approved.

**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.

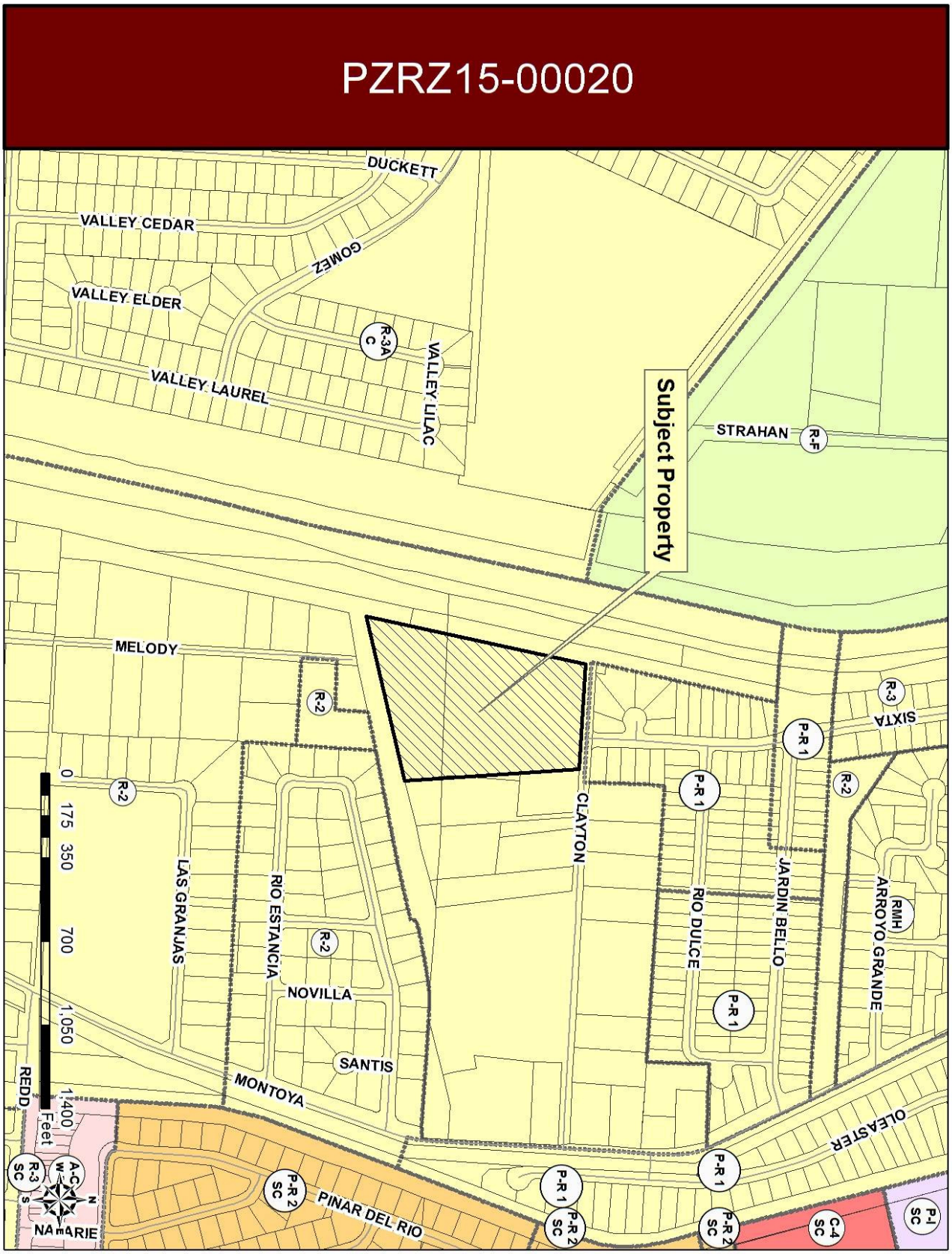
**El Paso Water Utilities - Stormwater Division**

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:**

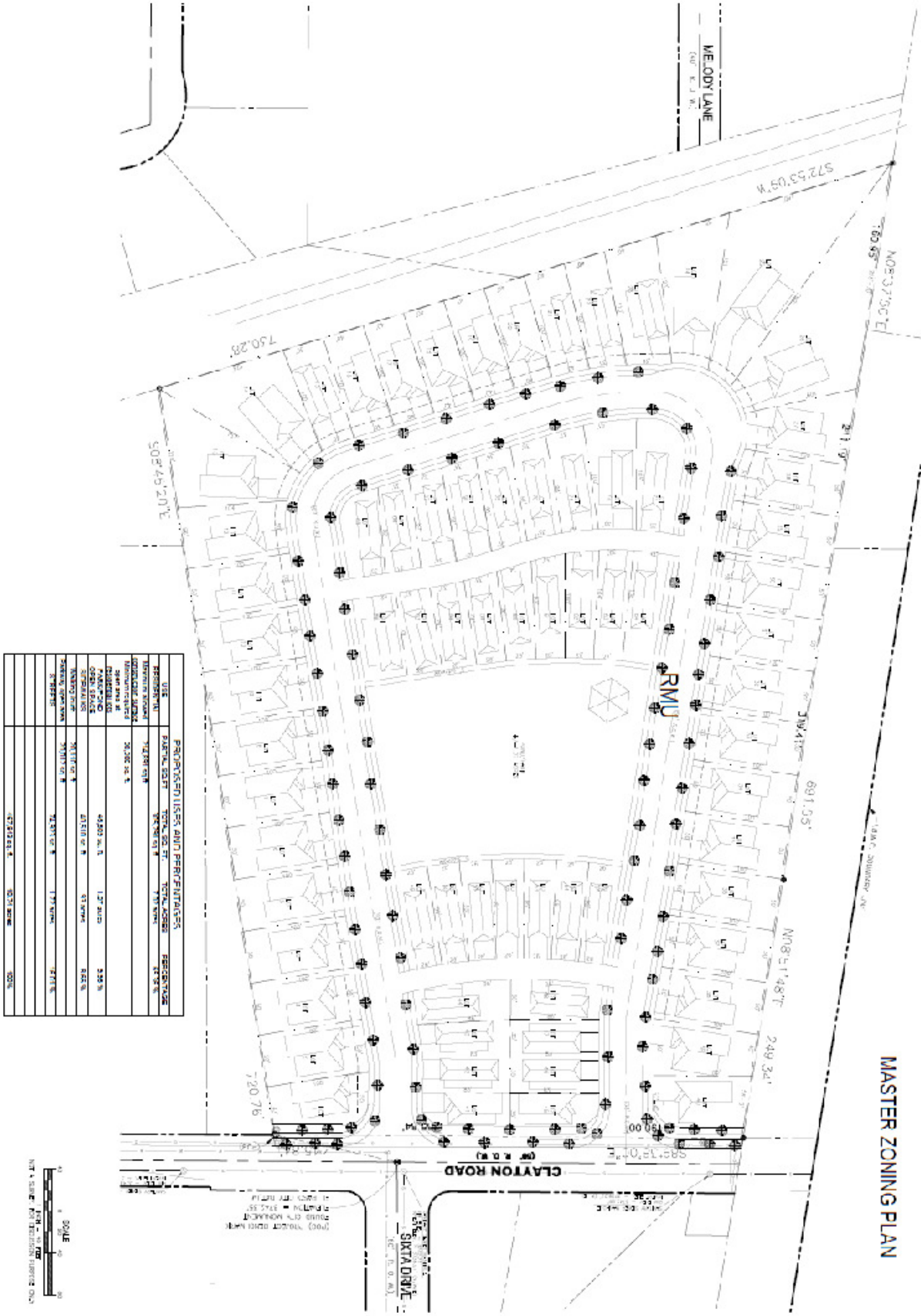
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Master Zoning Plan Map
Attachment 4: Elevation
Attachment 5: Master Zoning Plan Report
Attachment 6: Letters in Opposition
Attachment 7: Petition in Opposition
Attachment 8: Letter in Opposition

## ATTACHMENT 1: ZONING MAP

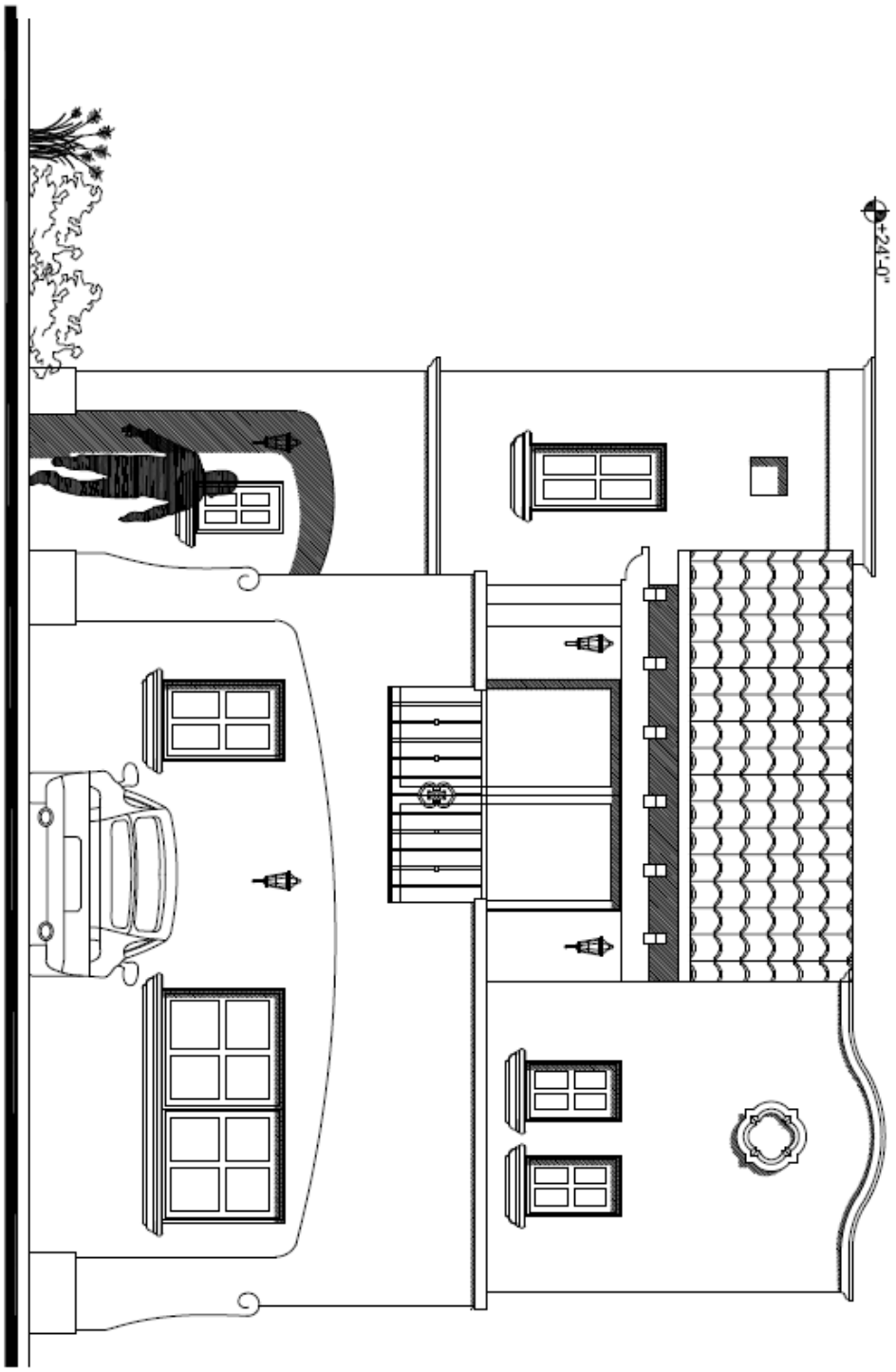


## ATTACHMENT 2: AERIAL MAP

## ATTACHMENT 3: MASTER ZONING PLAN



## ATTACHMENT 4: ELEVATION



**ATTACHMENT 5: MASTER ZONING PLAN REPORT**

ROMA

*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

June 30, 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 and open recreational/civic use.

## EXECUTIVE SUMMARY

The proposed development will be incompliance 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:

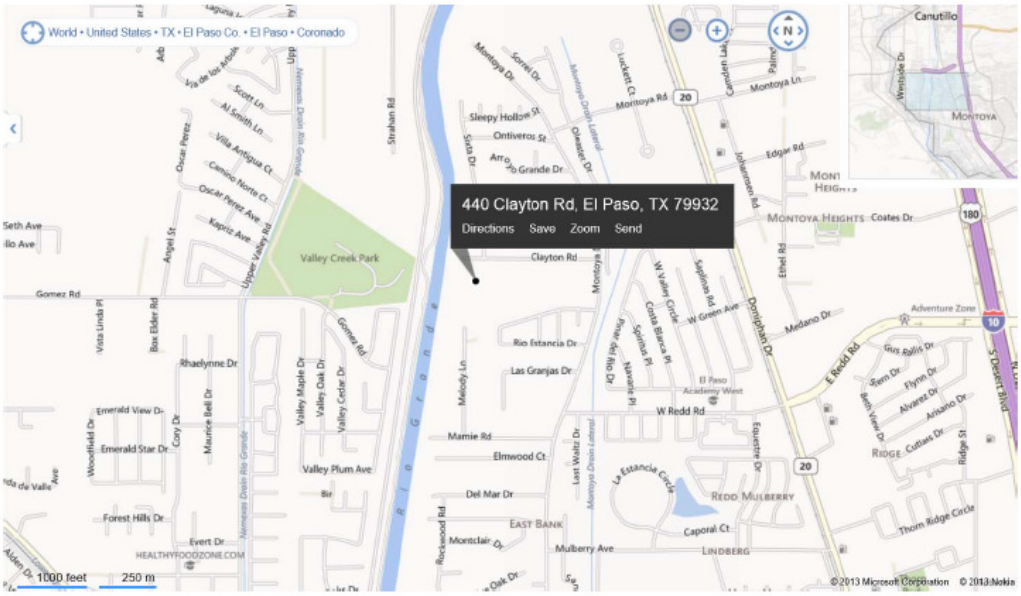
LAND USE CITY FORMS: The Proposed Residential Mix Use development proposes a balanced community with a recreationall area as support and infrastructure to the proposed community as well as the existing surrounding residential developments. The mix of residential and recreational/civic use will promote 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.

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.

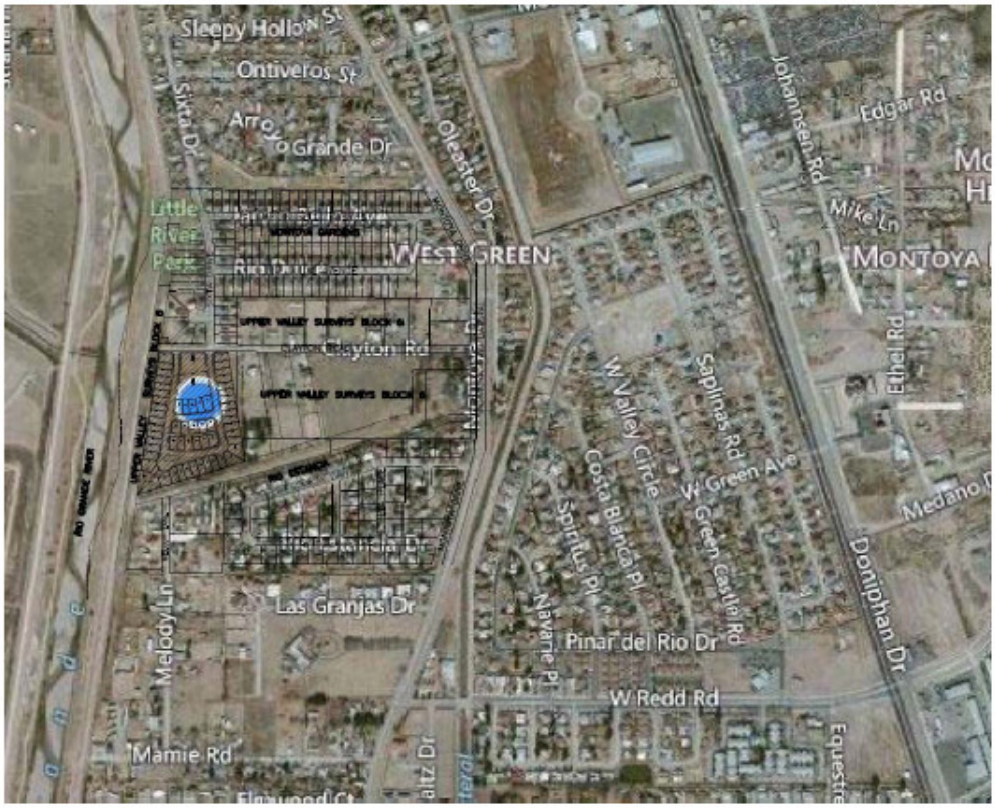
## SITE LOCATION

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
- Recreational/Civic.

The site will be rezoned to RMU (Residential Mixed Use)

| | Partial sq. ft. | | Total Sq. Ft. | Total Acres | Percentage |
|---|---|---|---|---|---|
| **Residential** | | | **305,791 sq. ft.** | **7.02 acres** | 65.36 % |
| Maximum allowed construction surface | 214,891 sq. ft. | | | | |
| Minimum required open area at residential lots | 90,900 sq. ft. | | | | |
| **Park/Pond open area** | | | **32,680 sq. ft.** | **0.75 acres** | 6.99 % |
| **Sidewalks** | | | **40,510 sq. ft.** | **0.93 acres** | 8.66 % |
| Walking/curb | 20,110 sq. ft. | | | | |
| Parkway open area | 20,012 sq. ft. | | | | |
| **Streets** | | | **88,862 sq. ft.** | **2.04 acres** | 18.99 % |
| | | | | | |
| | | | 467,843 sq. ft. | 10.74 Acres | 100 % |

The residential areas will be used to build 75 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 PRESPECTIVE:

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 recreational and residential serving not only the new development, however the entire neighborhood. The Mix-use will be compatible with the existing adjacent residential. A 20' landscaped parkway buffer will be provided along Clayton to provide privacy to the proposed subdivision.

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 to 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, alleys are 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 and the open space park.

viii. The development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
Paseo Del Rio subdivision includes a +1 acre park/pond to promote a community connectivity as well as to encourage surrounding neighbors to walk and use the area for City purpose civic activities instead of driving outside the subdivision. 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.

x. Neighborhoods be compact, pedestrian-friendly, and mixed use.
The proposed development is only 10 acres. It will include 73 single dwellings, a +/- 1.07 acre park/pond

xi. Ordinary activity of daily living occurs within walking distance of most dwellings.
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 1,000 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 recreational area is located centralized to all residential areas.

xv. Civic, institutional and commercial activity be embedded, and not isolated, in the development.
Park/Civic 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 +/- 1.07 for park/pond, +/- 7.02 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 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, all of the houses at the interior block of the subdivision 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/pond for recreational use as well as civic use.

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.

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.

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 park 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 OBJETIVES:

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 5'-0" front setback, 5'-0" rear setback, and 5'-0" setbacks on the left side, 0'-0" on the right side. .

## 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.
- Phase 2: Dwellings

## MIXED USE TABLE

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

| PASEO DEL RIO MIX USE TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Lot Coverage | | | | Max Building Height | |
| Use | Minimum Lot Area | Minimum Lot Coverage | Maximum Lot Coverage | Minimum Lot Width | Minimum Lot Depth | Primary Structure | Accessory Structure |
| 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 |
| One Story Single Family Dwelling | 2,400 sq. ft. | n/a | n/a | 20' | 60' | 20' | 10' |
| Two Story Single Family Dwelling | 2,400 sq. ft. | n/a | n/a | 30' | 60' | 30' | 10' |

# ATTACHMENT 6: LETTERS IN OPPOSITION

LAVIS
5816 Sixta Dr.
El Paso,TX 79932
915-760-6059

To whom it may concern:

RE: **CASE # PZRZ15-00020**
**Tract 15Q, 15Q2, 15S, 18B, 18B2 and 18N Block 6**

We are writing to you as a concerned citizens!

ROMA homes has once again partitioned to have a parcel of land, **Tract 15Q,15Q2,15S,18B,18B2 and 18N Block 6 CASE # PZRZ15-00020** in a residential area, be rezoned from residential to mixed use. This is unacceptable and we oppose this request!

First, we find the timing of their request very, very suspicious! Let me start by referencing their last attempt to have this area rezoned was during Christmas break when many families were away for the holiday. We know personally we had difficulty finding out any information about the 1st request when we called the City. It took many, many phone calls before we could get any information. (It is our understanding they withdrew that request because of the negative reaction to their plan). Now once again, Roma homes is submitting their request at a time when many families are traveling for the summer (CISD schools dismissed 6/5). One can only wonder… "Why now .... is it because there is a greater chances people will be away and unable to voice their opinion." It is very suspicious how the timing of both of these requests are during times when the families that will be impacted the most are away. Furthermore, Roma Homes request comes at a time when our City Representative is in transition. And lastly, the 1st sign erected was posted without the community in mind and was recently replaced with a yellow sign that included English and Spanish.

Roma's Homes' request is unacceptable for our community! Montoya Gardens is a residential community with children of all ages who ride bikes, play tag, and basketball and participate in many outside activities. We adults find time to greet each other and exchange pleasantries to catch up on things because of the ambiance of our current neighborhood! We enjoy the benefits of outside and these activities are important to the families in our community. This current environment positively impacts our children and the health of our youth! The proposed change would increase traffic, increase safety risks, drastically alter outside activities and adversely affect the families in this established community. Roma's Homes plan is not considering the current area residents who purchased homes in a 'RESIDENTIAL' area. It is unjust to allow the community to be altered because of greed. If we had wanted a home near a multi-use area we would have sought those areas out that offered multi use. ... but we did not! We choose an area where we could bring up our children in a place where they could have the benefits of playing outside…an area that provided the ambience of peace and solitude that they Valley life provides. Build homes in this plot of land and keep it exclusively residential!

Thank You for your attention to this request!

Sincerely,

Jerome S. Lavis and Joan F. Guerin Lavis
Homeowners

Gerardo and Georgina Valles
5804 Sixta Dr.
El Paso, Texas 79932

CPC (c/o Planning Division)
P.O. Box 1890
El Paso, Texas 79950-1890

June 14, 2015

Reference: PZRZ15-00020

To whom it may concern,

I am a long time resident of our community, and I am writing to express my concern about the pending decision to make Tract 15Q, 15Q2, 15S, 18B, 18B2, and 18N, Block 6, Upper Valley Survey which is a property of 10.7 acres in size, which was bought by Roma Homes, in changing the property to a R-MU (Residential Mixed Use). I understand this decision may have been consider to increase our community.

However, we are a small community that desires to grow with more residencies instead of any type of business. We are fortune to live in this community since we know all residents. With this quality we have been able to establish a strong friendly bond. The community looks out for each other creating a safe environment. We feel secure to allow our children to play outside allowing them to be healthier. The Valles family made the decision of purchasing a home in this area for the privacy it has. Been a small community allowed us to feel that safe environment for our child. Keeping our children safe should be the priority.

It would seem that making this property an R-MU would increase our community. We ask you to reconsider and keep the original intentions of this property, which was intended for residential use. Our community can still grow by using the property as a residential instead of any business. With this in mind the community will continue to maintain its privacy as well as its safe environment.

We hope you reconsider this decision since we do not want to feel insecure at our own home, our loose the security for our children.

Sincerely,

Georgina Valles.

Gerardo Valles and Georgina Valles.

**Salloum, Andrew M.**

**From:** jayne hyland <jaynehyland@sbcglobal.net>
**Sent:** Tuesday, June 16, 2015 7:15 PM
**To:** Salloum, Andrew M.
**Subject:** Housing on Clayton Street

I would like to voice my concern about the property being zoned for tract housing. I am against any more homes that travel on Montoya avenue. It is a death trap pulling out from Del Mar with the increased traffic since the homes have been built off Montoya several years ago.
I Have called for traffic analysis to put 3 way stops at Del Mar and Montoya or speed bumps to slow traffic on an already ancient road.
If the road could not handle the traffic of a park which was desperately needed then an additional 40 to 80 homes is absurd.(on top of the 400 tract homes built near the same area). I understand everything is about money, but if taxes keep going up for my home what good does it do for me, all it will do is create more accidents. I absolutely find this way of thinking and the politics of these city councilmen to be very anti-environmental. I feel the best use would be a park.
Lastly, if the traffic on Montoya does not kill me when I'm either trying to get out of my street, or trying to cross the road for a walk... then surely the exponential increase of traffic on Redd road and merging onto the Highway will likely be the culprit.
An Emphatic NO on the housing off Montoya,
Jayne Hyland

Please let me know what your plans are for those of us who will have to deal with the increased traffic or does that not have any consequence to the ROMA builders or City planners in this town?

**Salloum, Andrew M.**

**From:** Mary HARRIS <mfsirrah@sbcglobal.net>
**Sent:** Wednesday, June 10, 2015 6:28 PM
**To:** sailoumam@elpasotexas.gov
**Subject:** PROPOSED ZONING CHANGE AT 440 CLAYTON RD CASE NO PZRZ15-00020

Regarding the above proposed change my response is a RESOUNDING NO! This piece of land is directly south of the land that was being considered for a West Side Park (that we still need) min 2000. The response by the City of El Paso was that Montoya Rd. did not have the capacity to handle the amount of traffic a park would produce. Interestingly enough a mere two years later the property was re-zoned and wham! track housing popped up to the amount of approximately 80 homes. The result is the same headache Country Club Rd suffered for years: too much traffic and not enough road, not to mention the noise pollution that this housing has produced.

Until Montoya Road is widened to 3 or 4 lanes the idea of re-zoning for a multi housing project is insane. Please listen to the residents for once and not the single-minded developers.

Mary F. Harris
5646 Melody Lane
El Paso, Tx 79932

**Salloum, Andrew M.**

**From:** Rubio, Arturo
**Sent:** Thursday, June 18, 2015 8:01 AM
**To:** Salloum, Andrew M.
**Cc:** 'mepaoli@chemstation.net'
**Subject:** RE: Case # PZRZ15-00020

Andrew,

Add the following for record on the backup for City Plan Commission hearing and City Council public hearing.

Cordially,

Art Rubio, Lead Planner
Planning and Inspections | City of El Paso
801 Texas Avenue
El Paso, TX 79901
O: 915.212-1613

Click on the links for more information about City Development:

**From:** mepaoli@chemstation.net [mailto:mepaoli@chemstation.net]
**Sent:** Thursday, June 18, 2015 7:26 AM
**To:** Rubio, Arturo
**Subject:** Case # PZRZ15-00020

Dear Mr Rubio,

My wife Dalia Sulcas and I (Marcos Paoli) own the property at 405 Rio Fango which is located less than 200 ft from the proposed zoning change (see case # PZRZ15-00020) for the property located at 440 Cayton. Both of us are traveling and unable to attend the meeting today. We both are notifying you that we strongly oppose the request for a zoning change for such mentioned property and case number.
Thank you!

Regards,

Marcos Paoli
915/490-4902

**Salloum, Andrew M.**

**From:** Rubio, Arturo
**Sent:** Thursday, June 18, 2015 8:24 AM
**To:** Salloum, Andrew M.
**Cc:** alma.Terrazas@tenethealth.com; 'Alma Terrazas'
**Subject:** RE: Opposed to commercial and 74 homes - Property 440 Clayton Street, El Paso Texas

Andrew,

Please add the following to the backup for the City Plan Commission and City Council for the record.

Thank You

Art Rubio, Lead Planner
Planning and Inspections | City of El Paso
801 Texas Avenue
El Paso, TX 79901
O: 915.212-1613

Click on the links for more information about City Development:

**From:** Alma Terrazas [mailto:aterrazas002@att.net]
**Sent:** Wednesday, June 17, 2015 10:42 PM
**To:** Rubio, Arturo
**Cc:** Alma Terrazas; alma.Terrazas@tenethealth.com
**Subject:** Opposed to commerical and 74 homes - Property 440 Clayton Street, El Paso Texas
**Importance:** High

Mr. Art Rubio,

This e-mail is to inform you that my house is right in front of the 440 Clayton property, my back yard faces the property and my family would be directly impacted by the re-zoning of the property. I am 100% opposed to the commercial and 74 homes on the 440 Clayton property. Please note that this is a residential area with lots of children that utilize the Clayton dead end area, behind my house to ride their bikes and play. There is a park located a few feet away from the property and often families use clayton street for exercising, walking animals and family walks.

I am requesting your consideration in keeping this area a residential area and building the 43 residential homes, rather than turning it into a commercial use property, as this would greatly affect my home, my family and our neighbors. Please feel free to contact me should you have any questions.

1

**ATTACHMENT 7: PETITION IN OPPOSITION**

Homes
* Within 200'

CASE Number: PZRZ15-00020

We the undersigned residents of Montoya Gardens thereby express our opposition to the proposal development Paseo Del Rio to be located at 440 Clayton El Paso Texas

| | Name | Address | Signature | Date |
|---|---|---|---|---|
| * | David Kimmelman | 5808 Sixta | | 6/17/15 |
| | Deborah Kaly | 5757 Montoya Dr | | 6/17/15 |
| | MARY F. HARRIS | 5646 Melody Ln | | 6/17/15 |
| * | CHARLES NORTON | 364 RIO ESTANCIA | | 6-17-15 |
| | Jayne Hyland | 709 Del Mar | | 6-17-15 |
| | Raji Huff | 414 Clayton Rd | | 6-17-15 |
| * | Rodrigo Mercado | 424 Clayton Rd | | 240-9163 |
| | Ingo + Elda | 409 Clayton Rd | | 6/17/15 |
| | GERARDO & GEODGINA VALLES | 5804 SIXTA | | 6-17-15 |
| * | ALDO + MIRIAM MONTES | 5825 IXTA | | 6/17/15 |
| * | JEROME LAWIS | 5816 SIXTA DR | | 6/17/15 |
| * | JOAN LAWIS | 5816 SIXTA DR | | 6/17/15 |
| * | Natasha Alcala | 409 Rio Fango ct | | 06/17/15 |
| * | Jaime Alcala | 409 Rio Fango ct | | 06/17/15 |
| | Alfredo Iglesias | 401 Rio Fango Ct | | 06/17/15 |
| | David Rodriguez | 5800 SIXTA DR. | | 6/17/15 |
| | GUADALUPE RODRIGUEZ | 5800 SIXTA DR. | | 6/17/15 |

# ATTACHMENT 8: LETTERS IN OPPOSITION

**Salloum, Andrew M.**

**From:** Aldo Montes <amontes@bop.gov>
**Sent:** Monday, July 06, 2015 12:56 PM
**To:** Salloum, Andrew M.
**Subject:** CASE NO: PZRZ15-00020

Mr. Salloum,

I attended last month's meeting on Clayton St. at 6 pm. It was at the conclusion of the meeting that I, and the rest of the attendees, signed opposing such zoning from R-2 to R-MU. As of today, July 6, 2015, I am opposing your request to change/modify the current zoning noted.

Respectfully submitted,

ALDO R. MONTES
5812 SIXTA DR
EL PASO, TX 79932

## Salloum, Andrew M.

**From:** J Lavis <jjlav1010@aol.com>
**Sent:** Thursday, July 09, 2015 1:07 PM
**To:** Salloum, Andrew M.; CityManager; District #1; Mayor; District #7; District #4; District #8; District #3; District #6; District #2; District #5
**Subject:** RE: Concerned Citizen

Good morning!

We are writing this from our cell phone because we are away from El Paso until August 6th and view this matter as most important! Please excuse the length of this email/any typos but weam limited to computer/program access.

We are concerned about the proposed zoning change request from Roma Homes, case # PZRZ15-00020 but also, "Why is the citizens voice not being listened to? "

Many people took time from work/life to address the Zoning Board in June on this matter. We expressed our objection, forwarded letters/emails and a document with signatures from most of the property owners within 200 feet of the proposed development in opposition to this zoning request change and now in July it is back at the Zoning Board with a new spin from the builder!

This email is to formally OBJECT to the proposed zoning change request by Roma homes for the said property on Clayton Rd. in the Upper Valley El Paso,TX 79932,Case number PZRZ15-00020.

During the June Zoning meeting we were told the said request issue would be going to the City Council. It appears Roma Homes has now figured out a new angle to attempt to get the zoning changed. Possibly they are concerned about going before the City Council because of the 'Super Majority Vote' rule. It is very obvious by the signatures on the previously submitted petition that the people within the 200 feet of the development OBJECT to this proposed change for many reasons. The number of homes proposed in such a small space, increased traffic and citizen safety concerns to name a few. These issues are still not addressed in this new proposal and as a matter of fact, traffic and safety concerns will increase!

Roma Homes' new request increases the number of homes, which further increases the traffic on Clayton and Montoya , a major concern, already identified in the previous proposal, for the residents in the area! A TRAFFIC STUDY NEEDS TO BE CONDUCTED regardless of what exception was previously granted. Also, a visual inspection needs to be done to see the dangerous condition the turn from Clayton to Montoya presents as well as the current exit from Montoya Gardens and Montoya Rd. The turns requires extra time to ensure safety because of the bend in the road. Also, both roads, Clayton and Montoya (very narrow) are just two lanes. PLEASE consider a traffic study and a visual observation so you can see the reality of this traffic concern not just what is listed on paper.

Additionally, their is another plot of land on Clayton Rd.,on the same side of the street. This proposed zoning change could also determine how this parcel of land is developed and further negatively impact the traffic on Clayton and Montoya and further increase safety concerns.

Roma Homes proposed development will NOT compliment the area or add to the quality of life for our community. It is not a suitable proposal for this established area because of the number of homes they are attempting to SQUEEZE into this small space. Furthermore, the ponding area listed as a park and may look nice on paper but this land is being taken away from the proposed homeowners because their lots are being reduced to comply with the requirements for allotted ponding area. (PLEASE NOTE: this area (Montoya Gardens/Clayton Rd.) currently has issues during heavy rains, so future development in this area needs to be carefully thought out so to not create a situation for current and potential

residents should home be built with the current R-2 zoning code). Furthermore Montoya Gardens has a suitable park that is very close to the proposed Roma Home development. It is even closer to the proposed development then some of the homes in the Montoya Gardens development. ( As a matter of fact 440 Clayton Rd would make a beautiful walking trail to complement the quality of life for the people in the area which should be considered by the City. Please pass this suggestion on).

Importantly, Roma homes purchased this land knowing that this parcel of land's zoning code was R-2. Therefore, Rome Homes should be required to comply with the current zoning code, R-2. We as homeowners bought our current homes knowing the undeveloped land in the area could possibly be developed in the future. However, we understood a builder would be held to the current zoning code,R-2. As a homeowner, Romo Home's proposal does not add to the community but rather takes away for what appears to be Roma Homes' financial gain!!!!!Our investment in our community is being compromised and we object to it even being brought back to the Zoning Board when we were told it would go to City Council.

Regrettably we are away from El Paso until August 6 th. If we had been available we would have made appointments to talk with all of you to personally express our concerns for how these matters are being addressed around the entire city. Additionally, we would be at the Zoning meeting scheduled in July to express our views personally! We are very committed citizens of El Paso and work to make our community a better place every day. This proposal is not in the best interest of our community and question why the voice of the people directly impacted is not being listened to! Should you need further information we can be reached at 915-525-4453.

Thank you for your consideration in this matter and please VOTE NO to the proposed change!!!!

Jerome and Joan Lavis
5816 Sixta Dr
El Paso,TX 79932

On Jul 8, 2015 6:24 PM, "Salloum, Andrew M." <SalloumAM@elpasotexas.gov> wrote:
>
> Good afternoon Ms. Lavis,
>
>
>
> The applicant is still requesting to rezone to R-MU to allow for 75 lots residential and civic mixed use. The major changes include removal of all the commercial use; the expansion of the park pond, and the additional of 20 ft. landscape buffer alongside Clayton Road.
>
>
>
> Andrew Salloum
>
>
>
> Planner | Planning Division
>
> Planning and Inspections Department | City of El Paso
>
> City 3 Building | 801 Texas Avenue
>
> El Paso, TX 79901
>

> 915.212.1613
>
>
>
> From: J Lavis [mailto:jjlav1010@aol.com]
> Sent: Wednesday, July 08, 2015 11:22 AM
> To: Salloum, Andrew M.
> Subject: Re: RMU Clayton Site
>
>
>
> Good afternoon!
>
> I do not have my files with me. It looks like several new homes have been planned. Is it still a zoning change? Please give me the specifics of the change.
>
> Thank you so much.
>
> Joan Lavis
> 5816 Sixta Dr.
> El Paso,TX. 79932
>
> On Jul 7, 2015 4:13 PM, "Salloum, Andrew M." <SalloumAM@elpasotexas.gov> wrote:
>
> Ms. Lavis,
>
>
>
> This item is going back to the City Plan Commission (CPC) on a reconsideration based on the applicant's revised application request. Staff can't process the application as an appeal to council with a revised application the CPC has not reviewed. The CPC will need to review the changes on reconsideration prior proceeding to City Council.
>
>
>
> The layout has changed to remove commercial, expanded park pond and a 20 ft. buffer from Clayton, please see the attached plan. In response to the vote, the CPC will have to vote once again as the request has changed significantly, of which triggers a new CPC public hearing.
>
>
>
>
>
> Andrew Salloum
>
>
>
> Planner | Planning Division
>
> Planning and Inspections Department | City of El Paso
>
> City 3 Building | 801 Texas Avenue
>

**Salloum, Andrew M.**

**From:** Steve Barowsky <sbarowsky1@gmail.com>
**Sent:** Sunday, July 12, 2015 3:49 PM
**To:** Salloum, Andrew M.
**Subject:** Case number PZRZ15-00020

Case number PZRZ15-00020
Deborah Kaley
Steve Barowsky
5757 Montoya Drive,
El Paso,tx,79932

We are against this request for a zoning change.
We don't understand why this same request is being made for the same zone change that has already been voted down.
We believe the requested change would not be good for the development of this area of the upper valley. The two streets that would be impacted by the proposed change, Montoya Drive and Clayton Road can't handle so large an increased traffic load. They are both narrow streets. There have been many accidents on this corner on Montoya drive.. With this change there will schools busses from two districts. There are no sidewalks , no places for cars or busses to turn around. There are no traffic lights and no lighting on the street. Water is a scarce resource here in the dessert allowing a greater density will cause problems in the future. This area of the upper valley is a beautiful quiet residential area right by the river that adds to the uniqueness of El Paso and should be preserved. The current zoning is r2 we feel strongly that it should remain the same.

1