City of El Paso – City Plan Commission Staff Report
REVISED

Case No: PZRZ13-00028
Application Type: Rezoning
CPC Hearing Date: October 31, 2013
Staff Planner: Arturo Rubio, 915-541-4633, *rubioax@elpasotexas.gov*

Location: 150 Sunset Road
Legal Description: Tract 1G1 and Tract 5A, J.M. Jett Survey No. 155, City of El Paso, El Paso County, Texas
Acreage: 1.501 acres
Rep District: 8
Zoning: M-1 (Manufacturing)
Request: From M-1 (Manufacturing) to G-MU (General Mixed Use)
Proposed Use: Mixed Use Development
Property Owner: Nicjak Investments, LLC
Representative: Danny Heredia

SURROUNDING ZONING AND LAND USE
North: C-3 (Commercial), R-4 (Residential) Electric Company Substation, Church
South: M-1 (Manufacturing) Warehousing, C-4/sc (Commercial/special contract), Warehousing
East: C-4 (Commercial), Warehousing, M-1 (Manufacturing), Warehousing
West: C-3 (Commercial), Retail

Plan El Paso Designation: G-7, Industrial and or Rail yard (Northwest Planning Area)
Nearest Park: White Spur Park (1,022 Feet)
Nearest School: Mitzi Bond Elementary School (6,753 Feet)

NEIGHBORHOOD ASSOCIATIONS
Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Neighborhood Association
Save the Valley

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 15, 2013. The Planning Division received one phone call from Mr. Adams in opposition to the request citing incompatibility with bars and restaurants.

APPLICATION DESCRIPTION
The applicant is requesting to rezone the subject property from M-1 (Manufacturing) to G-MU (General Mixed Use). The Master Zoning Plan shows a mixed use development that includes Nursery, Bar, Restaurant, Retail, and residential uses (See MZP pg. 6 and MZP Report pg. 7-26). The proposed access is from Sunset Road.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **approval** of rezoning the subject property from M-1 (Manufacturing) to G-MU (General Mixed Use) and the Master Zoning Plan based on the compatibility with the Plan El Paso and the adjacent properties in the area. This development complies with the purpose and guidelines of the G-

MU Zone District.

Plan El Paso-Future Land Use Map Designation
All applications for rezoning shall demonstrate compliance with the following criteria:

G-7- Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

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

COMMENTS:

City Development Department – Planning Division- Transportation
There is no objection to the rezoning and a TIA is not required.
Site Plan Comments to be addressed at the time of building permits:
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.

City Development Department – Planning Division- Land Development
No comments received.

City Development Department – Building Permits & Inspections- Plan Review
No comments received.

Sun Metro
No comments received.

Fire Department
No objections to the Re-Zoning Cases as presented.

El Paso Water Utilities
1. EPWU-PSB does not object to this request.
Water:
2. There is an existing 8-inch diameter water main extending along Ripley Drive that is available for service, the water main is located approximately 22-feet west from the center line of the right-of-way.
3. There is an existing 12-inch diameter water main extending along Sunset Drive that is available for service, the water main is located approximately 35-feet north from the northern property line.
4. EPWU records indicate an active 3/4-inch water meter and a 4-inch fire line serving the subject property. The service address for these meters is 150 Sunset Road.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main extending along Ripley Drive that is available for service, the sewer main is located approximately 5-feet east from the center line of the right-of-way.
6. There is no sewer main along Sunset Drive.
General:
7. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

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

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

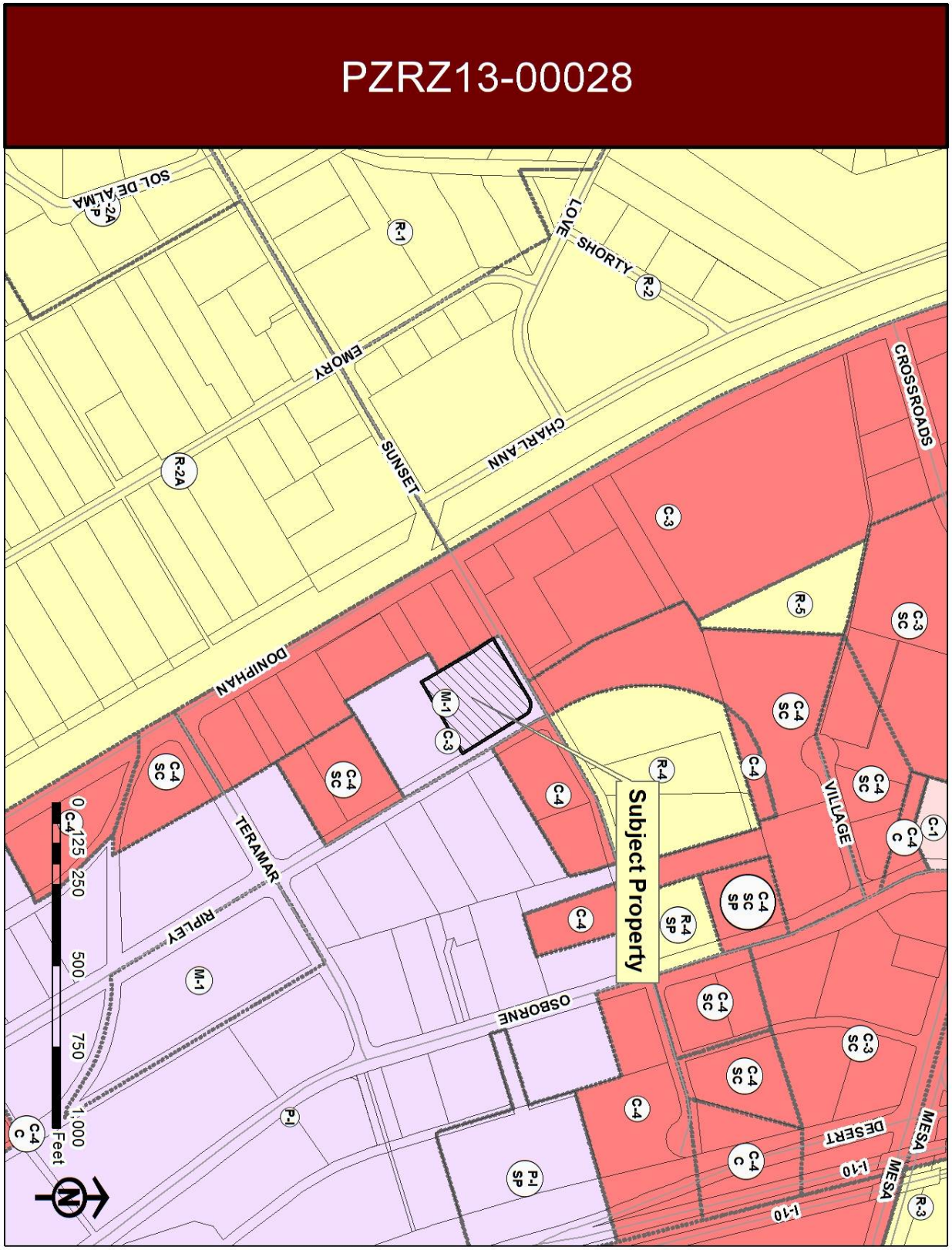
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.

3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

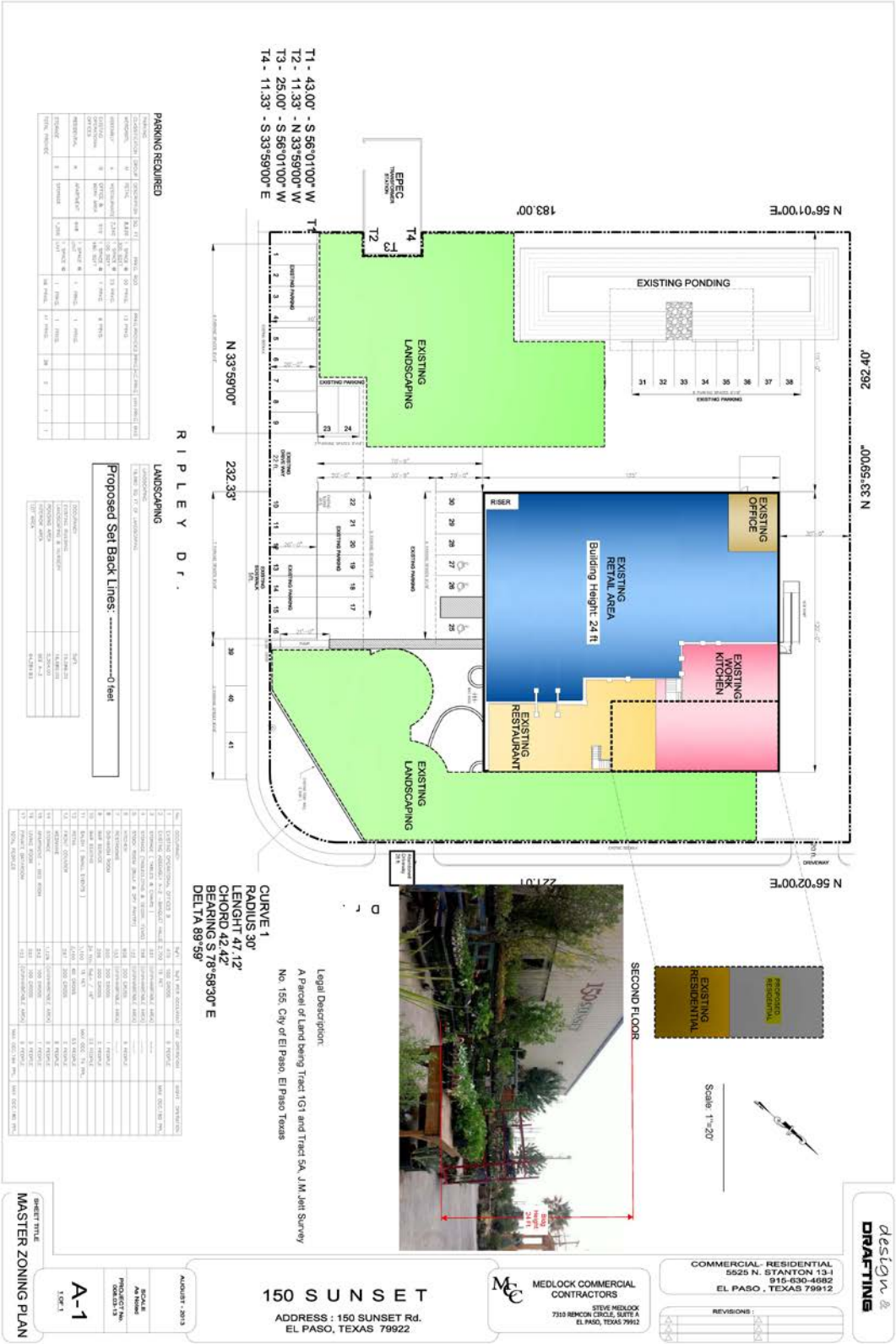
Attachment 1: Zoning Map
Attachment 2: Aerial Map
Attachment 3: Master Zoning Plan
Attachment 4: Master Zoning Plan Report

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: MASTER ZONING PLAN



ATTACHMENT 2: MASTER ZONING PLAN REPORT

General Mixed Use Zoning Report

150 SUNSET, El Paso, Texas

Owner: 150 Sunset L.L.C.

Prepared by: Georges Halloul, P.E.

May 2013

c:\users\georges\documents\150 sunset\general mixed use zoning report.docx

GENERAL MIXED USE ZONING REPORT

150 SUNSET, EL PASO, TEXAS

ABSTRACT 2

LIMITATIONS 2

INTRODUCTION 2

EXECUTIVE SUMMARY 2

SITE LOCATION 4

SITE DESCRIPTION 6

ZONING AND PROPOSED USES: 7

FIGURE 4: EXISTING ZONING, SOURCE: CITY OF EL PASO 7

FIGURE 5: MASTER ZONING PLAN 8

PRINCIPALS AND REQUIREMENTS 9

DEVELOPMENT PERSPECTIVE 9

BUILDING PERSPECTIVE. 12

GENERAL DESIGN ELEMENTS 13

ARCHITECTURAL OBJECTIVES 14

ROADWAY DESIGN. 15

PARKING 15

SETBACKS 15

LANDSCAPING. 15

PHASING 15

MIXED USE TABLE. 16

Zoning Plan, RMU

1

ABSTRACT

This study is intended to assist the owner/ developer in meeting 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..

LIMITATIONS

This report has been prepared for the exclusive use of The City of El Paso, 150 Sunset, LLC., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

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

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. Humphreys and Partners Architects, LP.
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

INTRODUCTION

150 Sunset, LLC., is in the process of processing a Rezoning Application for existing site located on the southwest corner of Ripley Dr. and Sunset Rd. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, neighborhood commercial, retail and office space uses.

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EXECUTIVE SUMMARY

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The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development

- **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood commercial services will be compatible with the neighborhood residential character.

Zoning Plan, RMU

3

SITE LOCATION

The proposed Sites consist of a parcel of land located at the west side of El Paso, El Paso County, Texas. The Site is located on the southwest corner of Ripley Dr. and Sunset Rd.

The parcel is shown on the following exhibit.

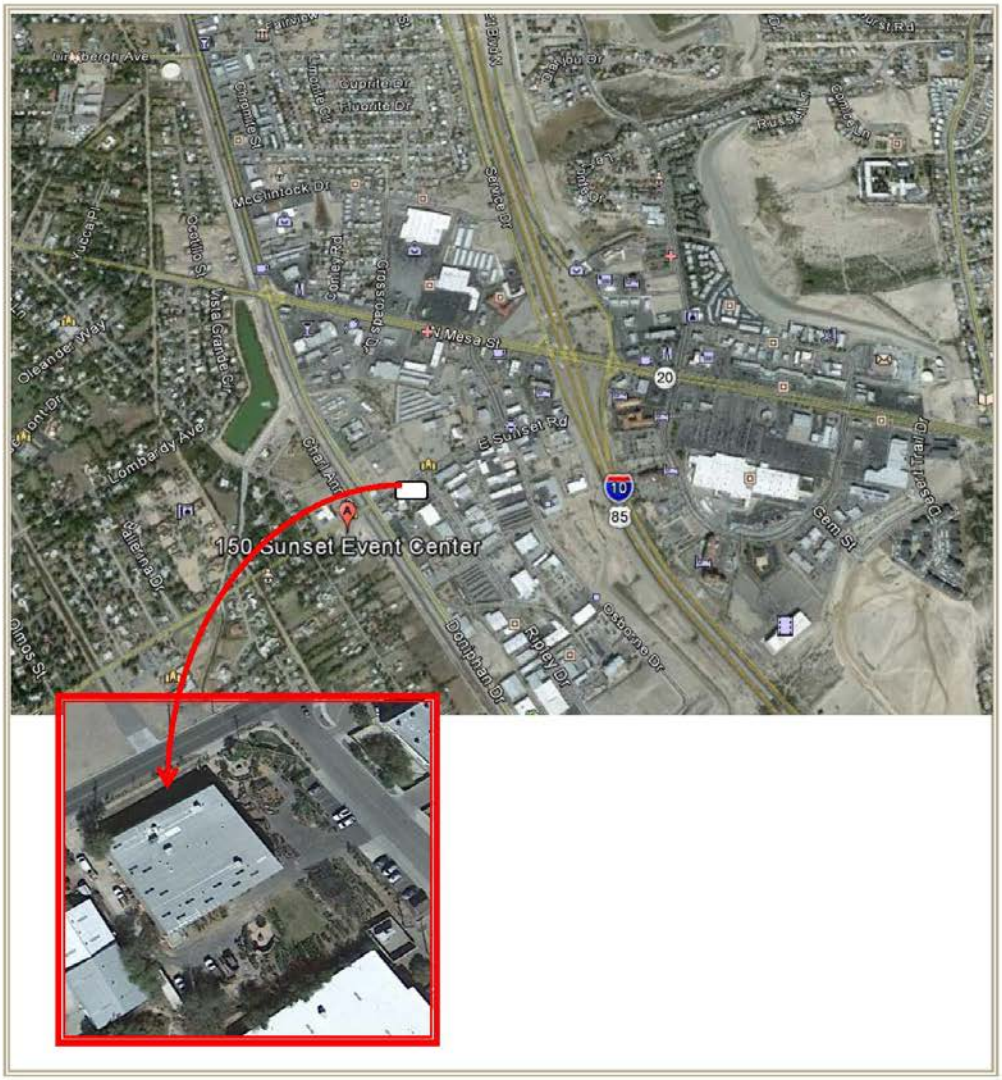

FIGURE 1: SITE LOCATION

The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Sunset Rd and Ripley Dr.. The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.

FIGURE 2: AERIAL PHOTO OF THE SITE

SITE DESCRIPTION

The site consists of 1.4575 acres. The site is occupied by 15,000 square foot building, parking area and 16,680 square feet of landscaping, 5304 square feet of ponding area to collect storm water runoff.

FIGURE 1: PROPOSED SITE PLAN

ZONING AND PROPOSED USES:

The site consists of 1 zoning designation:

1. M-1 Light Manufacturing

FIGURE 3: EXISTNG ZONING OF THE SITE

The site will be zoned to GMU General Mixed Use.

The site will have an apartment located on the second floor of the building occupying approximately 600 square feet

The office area located on the first floor will occupy approximately 500 square feet.

The commercial area intended for retail use will occupy 3,150 square feet.

The restaurant will occupy approximately 1,500 square feet

The ball room will occupy approximately 2,700 square feet

There will be a multipurpose room that occupies 1,100 square feet that could be used for private parties, business meetings, presentations…

The remaining square footage will be used for general areas, and storage.

The following table shows the proposed breakdown of the mixed use of the site.

No.	OCCUPANCY	SqFt
1	EXISTING OPERATIONAL OFFICES B	475
2	EXISTING ASSEMBLY A-2 -BANQUET HALLS	2,700
3	STORAGE (TABLES & CHAIRS)	331
4	STORAGE (TABLECLOTHS & DECOR. ITEMS)	298
5	STOCK ROOM (BULK & DRY PANTRY)	122
6	KITCHEN	906
7	RESTROOMS	103
8	DISHWASH ROOM	200
9	BAR SERVICE	206
10	BAR SEATING	34 ftln
11	PRIVATE SALON (SMALL EVENTS)	1,100
12	RETAIL	3,150
13	FRONT COUNTER	297
	MEZANINE	
14	STORAGE (RETAIL)	1,125
15	APRTMENT - BED ROOM	243
16	LIVING ROOM	252
17	PRIVATE BATHROOM	103

TABLE 1: PROPOSED MIXED USE

8 Gen

PRINCIPALS AND REQUIREMENTS

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

DEVELOPMENT PERSPECTIVE.

i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been occupied by an industrial warehouse and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of utilizing the existing industrial warehouse and redeveloping it into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

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

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by industrial development and a church and it will serve as a service center for the surrounding community.

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

The development consists 1 apartment, office space, retail space, ball room and party room, meeting room, and green areas.

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

The corridors are existent.

vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.

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

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

ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

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

10

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

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

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

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

The development is existent and the streets are existent too.

xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

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

Coordination is on the way with SunMetro to provide bus stops close by the proposed development

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

This item does not apply

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

The proposed development will green areas, landscaping and the retail portion of the site will be used as a landscape nursery wich adds to the amount of green space within the site.

Zoning Plan, RMU

11

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

The breakdown of the proposed mixed use is shown in table 1.

BUILDING PERSPECTIVE.

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

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

The building parking lot, the park ways, and the nursery are filled with trees and shrubs..

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

The building and streets are already in place.

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

The design will be typical design for this region.

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

The warehouse has been built and it looks like a typical industrial warehouse. The proposed development will enhance the quality of the building as well as the aesthetics of the site.

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

Please refer to the attached site plan.

2.

12

GENERAL DESIGN ELEMENTS

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

   The site is designed with sidewalks along the frontage of the adjacent streetss to make it pedestrian friendly.

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

   The development consists of 1 apartment, commercial, retail, restaurant and green areas.

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

   All proposed development are located within one building

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

   The streets are existent.

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

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

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

   The site will have walking sidewalks, and bus stops to encourage public 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 site will enhance the visual enjoyment of the neighborhood.

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

   The combination of restaurant, patio area, and nursery will be the focal point for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

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

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

    This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

ARCHITECTURAL OBJECTIVES.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

ROADWAY DESIGN.

Driveways will be used for traffic circulation within the proposed development. The 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. However, the project might require additional parking that is available on Ripley Street

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SETBACKS.

According to the to the General Design Principles as per Title 20.10.360G ," Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 3 foot setbacks.

LANDSCAPING.

According to the General Design Principles as per Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

PHASING

The development will be constructed in 1 phase.

MIXED USE TABLE.

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

16

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

6.0	***Medical & Related Uses***							
	Assisted living facility (elderly)							
	Clinic							
	Convalescent home							
	Drug Store							
	Hospital							
	Intermediate care facility (elderly)							
	Medical Laboratory							
	Medical treatment facility							
	Nursing home							
	Optical dispensary							
	Pharmacy							
	Rest home							
8.0	***Motor Vehicle Sale & Service***							
	Ambulance service							
	Automobile part sales							
	Automotive repair garage							
	Automotive service station							
	Carwash, full-service							
	Carwash, self-service							
	Motor Vehicle Repair, (Minor)							
9.0	***Parking & Loading***							
	Garage or lot parking (private)	n/a						
10.0	***Personal services***							
	Barber shop	1,500 sqft						
	Beauty salon	1,500 sqft						
	Dry-Cleaners, shop/commercial							
	Funeral home							
	Laundromat laundry (<5,000sqft)	3,600 sqft						
	Laundry (commercial)							
	Locksmith							
	Shoe repair shop							
	Tattoo parlor							
11.0	***Recreation, amusement & ent.***							
	Amusement game complex (indoor)							
	Athletic facility (indoor)	2,500 sqft						
	Ballroom							
	Billiard and pool hall							
	Bingo hall							
	Community Recreation facility	4,000 sqft						
	Exercise facility (indoor)	2,500 sqft						
	Movie theatre (indoor)							
	Nightclub, bar, cocktail lounge							
	Park/Playground	n/a						
	Swimming pool (commercial)	n/a						
	Tennis club outdoor	n/a						
	Theatre, performing							
12.0	***Repair & Service***							
	Commercial equipment repair							
	Electronic equipment repair							
	Household goods repair							
	Personal goods repair							
	Precision equipment repair							

13.0	***Residential***							
	Apartments (5 or more units)	6,000 sqft						
	Domestic Garden tool	1,500 sqft						
	Domestic Storage	n/a						
	Duplex (two-family dwelling)	3,600 sqft						
	Family Home	1,500 sqft						
	Guest, employee quarters	1,500 sqft						
	Hotel							
	Home Occupation Use	n/a						
	Laundry room	1,500 sqft						
	Motel							
	Quadraplex	2,400 sqft						
	Single family (attached, detached)	1,500 sqft						
	Townhomes	1,500 sqft						
14.0	***Sales, retail & Wholesale***							
	Bakery							
	Book store							
	Cafeteria							
	Coin-operated vending machines (indoor)							
	Convenience store with gas pumps							
	Delicatessen							
	Flower shop							
	Grocery							
	Hobby store							
	Home Improvement Center							
	Ice cream parlor							
	Material sales (building & construction)							
	Music Store							
	Other retail establishment (high volume)							
	Other retail establishment (low volume)							
	Other wholesale establishment (high volume)							
	Other wholesale establishment (low volume)							
	Package liquor store							
	Pawn shop							
	Pet shop (including grooming)							
	Print & copy shop							
	Restaurant (drive-in or walk-up)							
	Restaurant (sit down)							
	Shoping center, community							
	Shoping center (regional)							
	Snow cone, shaved ice stand or retailer							
	Specialty shop							
	Sporting goods store							
	Supermarket							