

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: January 6, 2009  
Public Hearing: January 27, 2009

**CONTACT PERSON/PHONE:** Ismael B. Segovia, (915) 541-4027, segoviaib@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance changing the zoning of the El Paso County Hospital District (Thomason General Hospital) Tracts Lying within Tobin's Fourth Addition to the City of El Paso as Recorded in Volume 4, Page 25, Plat Records of El Paso County, Texas and A Portion of F. Neve Survey No. 8, City of El Paso, El Paso County, Texas Comprising a Portion of Said F. Neve Survey No. 8, Lots 1 through 22, Block 1, Lots 1 through 21, Block 2, Lots 1 through 24, Block 3, Lots 1 through 21, Block 4, Lot 1 through 16, Block 5, Lots 1 through 25, Block 7, Lots 1 through 26, Block 8, Lots 1 through 24, Block 9, Lots 1 through 12, Block 10, Lots 6 through 11, Block 11, All of Lots 4 and 5 and a Portion of Lots 3 and 6, Block 12, of Said Tobin's Fourth Addition to the City of El Paso, El Paso County, Texas, and a Portion of Lots 18, 19, and 20, Block 1, Lots 1 through 4 and 6 through 15 and All of Lot 5, Block 4, Val Verde Addition to the City of El Paso, El Paso County, Texas, from M-1 (Light Manufacturing), M-1/sp (Light Manufacturing/special permit) C-4 (Commercial), C-4/sc (Commercial/special contract), C-4/c (Commercial/condition) to GMU/sp/c/sc (General Mixed Use/special permit/condition/special contract) and approving a Master Zoning Plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: North of Alameda Avenue and West of Reynolds Street. Applicant: El Paso County Hospital District. ZON08-00090 (District 3)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (Unanimously)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Victor Q. Torres Victor Q. Torres  
Director, Development Services

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ZON08-00090

1

December 4, 2008

CITY CLERK DEPT.  
08 DEC 29 PM 2:53

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF EL PASO COUNTY HOSPITAL DISTRICT (THOMASON GENERAL HOSPITAL) TRACTS LYING WITHIN TOBIN'S FOURTH ADDITION TO THE CITY OF EL PASO AS RECORDED IN VOLUME 4, PAGE 25, PLAT RECORDS OF EL PASO COUNTY, TEXAS AND A PORTION OF F. NEVE SURVEY NO. 8, CITY OF EL PASO, EL PASO COUNTY, TEXAS, COMPRISING A PORTION OF SAID F. NEVE SURVEY NO. 8, LOTS 1 THROUGH 22, BLOCK 1, LOTS 1 THROUGH 21, BLOCK 2, LOTS 1 THROUGH 24, BLOCK 3, LOTS 1 THROUGH 21, BLOCK 4, LOT 1 THROUGH 16, BLOCK 5, LOTS 1 THROUGH 25, BLOCK 7, LOTS 1 THROUGH 26, BLOCK 8, LOTS 1 THROUGH 24, BLOCK 9, LOTS 1 THROUGH 12, BLOCK 10, LOTS 6 THROUGH 11, BLOCK 11, ALL OF LOTS 4 AND 5 AND A PORTION OF LOTS 3 AND 6, BLOCK 12, OF SAID TOBIN'S FOURTH ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND A PORTION OF LOTS 18, 19, AND 20, BLOCK 1, LOTS 1 THROUGH 4 AND 6 THROUGH 15 AND ALL OF LOT 5, BLOCK 4, VAL VERDE ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, BE CHANGED FROM M-1 (LIGHT MANUFACTURING), M-1/SP (LIGHT MANUFACTURING/SPECIAL PERMIT), C-4/C (COMMERCIAL/CONDITION), C-4 (COMMERCIAL) AND C-4/SC (COMMERCIAL/SPECIAL CONTRACT) TO GMU/SP/C/SC (GENERAL MIXED USE/SPECIAL PERMIT/CONDITION/SPECIAL CONTRACT) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

*That the zoning of El Paso County Hospital District (Thomason General Hospital) Tracts lying within Tobin's Fourth Addition to the City of El Paso as recorded in Volume 4, Page 25, plat records of El Paso County, Texas and a portion of F. Neve Survey No. 8, City of El Paso, El Paso County, Texas, comprising a portion of said F. Neve Survey No. 8, Lots 1 through 22, Block 1, Lots 1 through 21, Block 2, Lots 1 through 24, Block 3, Lots 1 through 21, Block 4, Lot 1 through 16, Block 5, Lots 1 through 25, Block 7, Lots 1 through 26, Block 8, Lots 1 through 24, Block 9, Lots 1 through 12, Block 10, Lots 6 through 11, Block 11, all of Lots 4 and 5 and a portion of Lots 3 and 6, Block 12, of Said Tobin's Fourth Addition to the City of El Paso, El Paso County, Texas, and a portion of Lots 18, 19, and 20, Block 1, Lots 1 through 4 and 6 through 15 and all of Lot 5, Block 4, Val Verde Addition to the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from M-1 (Light Manufacturing), M-1/sp (Light Manufacturing/special permit), C-4/c (Commercial/condition), C-4 (Commercial) and C-4/sc (Commercial/special contract) to GMU/sp/c/sc (General Mixed Use/special*

ORDINANCE NO. \_\_\_\_\_

ZON08-00090

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**permit/condition/special contract**), such land uses allowed as being reflected in the Master Zoning Plan Report attached as Exhibit "B" incorporated herein for all purposes, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
John F. Cook  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

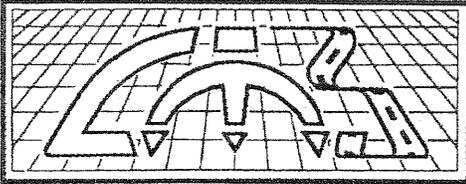
**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

\_\_\_\_\_  
*Mathew S. McElroy*  
Mathew S. McElroy  
Deputy Director – Planning  
Development Services Department

**ORDINANCE NO.** \_\_\_\_\_

**ZON08-00090**



**Exhibit "A"**

**METES AND BOUNDS DESCRIPTION**

**EL PASO COUNTY HOSPITAL DISTRICT (THOMASON GENERAL HOSPITAL) TRACTS LYING WITHIN TOBIN'S FOURTH ADDITION TO THE CITY OF EL PASO AS RECORDED IN VOLUME 4, PAGE 25, PLAT RECORDS OF EL PASO COUNTY, TEXAS, AND A PORTION OF F. NEVE SURVEY NO. 8, CITY OF EL PASO, EL PASO COUNTY, TEXAS, COMPRISING A PORTION OF SAID NEVE SURVEY NO. 8, LOTS 1 THROUGH 22, BLOCK 1, LOTS 1 THROUGH 21, BLOCK 2, LOTS 1 THROUGH 24, BLOCK 3, LOTS 1 THROUGH 21, BLOCK 4, LOTS 1 THROUGH 16, BLOCK 5, LOTS 1 THROUGH 25, BLOCK 7, LOTS 1 THROUGH 26, BLOCK 8, LOTS 1 THROUGH 24, BLOCK 9, LOTS 1 THROUGH 12, BLOCK 10, LOTS 6 THROUGH 11, BLOCK 11, ALL OF LOTS 4 AND 5 AND A PORTION OF LOTS 3 AND 6, BLOCK 12, OF SAID TOBIN'S FOURTH ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND A PORTION OF LOTS 18, 19, AND 20, BLOCK 1, LOTS 1 THROUGH 4 AND 6 THROUGH 15 AND ALL OF LOT 5, BLOCK 4, VAL VERDE ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for reference at an existence County Monument at a P.I. in the monument line of Alameda Avenue; **WHENCE**, an existing County Monument at the centerline intersection of Linden Street and the monument line of said Alameda Avenue bears North 79°51'00" West (the record basis of bearing for this survey) a distance of 948.70 feet; **THENCE**, South 68°14'00" East with the monument line of said Alameda Avenue a distance of 110.35 feet to a point; **THENCE**, leaving said monument line, North 00°31'40" East a distance of 32.19 feet to an existing Iron Pipe Fence corner lying in the Northerly right-of-way line of said Alameda Avenue at the point for the common corner of the Evergreen Cemetery Tract as recorded in Volume 74 , Page 43, Plat Records of El Paso County, Texas and Tobin's Fourth Addition to the City of El Paso as recorded in Volume 4, Page 25, Plat Records of El Paso County, Texas, and the **POINT OF BEGINNING** for the following parcel description;

**THENCE**, North 00°31'40" East with the common boundary line of Evergreen Cemetery and the Tobin's Fourth Addition to the City of El Paso a distance of 379.72 feet to an existing 1/2" rebar with cap stamped TX1773 and a corner of this parcel;

**THENCE**, North 09°32'00" West with the Westerly right-of-way line of Boll Avenue (Vacated) a distance of 125.09 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the Southerly right-of-way line of Alberta Avenue (Vacated) and a corner of this parcel;

**THENCE**, North 81°26'10" West with said Southerly right-of-way line a distance of 147.93 feet to an existing 1/2" rebar with cap stamped TX1773 and a corner of this parcel;

**THENCE**, leaving said right-of-way line, South 08°20'50" West a distance of 118.90 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 82°55'10" West a distance of 57.81 to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 08°20'50" East a distance of 120.60 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the Southerly right-of-way line of said Alberta Avenue and a corner of this parcel;

**THENCE**, North 81°26'10" West with said Southerly right-of-way line a distance of 97.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in said common boundary of the Evergreen Cemetery Tract and Tobin's Fourth Addition to the City of El Paso and a corner of this parcel;

**THENCE**, North 00°06'40" East with said common boundary line a distance of 189.41 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 89°20'50" East with the common boundary line of Lots 5 and 6, Block 11 of said Tobin's Addition to the City of El Paso a distance of 142.96 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, with the arc of a 10.50 feet radius curve to the left with a central angle of 90°00'00", a chord of 14.85 feet in length bearing North 44°20'50" East a distance of 16.49 feet to an existing 1/2" rebar with cap stamped TX1773 for a corner of this parcel;

**THENCE**, North 00°39'10" West a distance of 126.35 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the Southerly right-of-way line of the S.P. & T.P. Railroad and a corner of this parcel;

**THENCE**, South 84°06'00" East with said Southerly right-of-way line a distance of 775.07 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the Easterly right-of-way line of Rand Avenue (Vacated) for a corner of this parcel;

**THENCE**, South 00°39'10" East with the said easterly right-of-way line a distance of 73.60 feet to a 5/8" rebar with cap stamp "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 89°14'51" East with the common boundary line of Lot 25 and 26, Block 7 of said Tobin's Fourth Addition to the City of El Paso a distance of 120.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the westerly right-of-way line of a 15 foot wide alley (Vacated) for a corner of this parcel;

**THENCE**, North 00°39'10" West with the Westerly right-of-way line a distance of 59.61 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the Southerly right-of-way line of said S.P. & T.P. Railroad for a corner of this parcel;

**THENCE**, South 84°06'00" East with said Southerly right-of-way line a distance of 135.89 feet to a 5/8" rebar with cap stamped "LAND-MARK TX 5710" set in the Westerly right-of-way line of Ladd Avenue (Vacated) for a corner of this parcel;

**THENCE**, South 00°39'10" East with said Westerly right-of-way line a distance of 361.69 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in set in the Northerly right-of-way line of said Alberta Avenue (Vacated) for a corner of this parcel;

**THENCE**, South 81°26'10" East with said Northerly right-of-way line and it's projection thereof a distance of 186.39 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set in the Easterly right-of-way line of a 20 foot wide alley and corner of this parcel;

**THENCE**, South 00°39'10" East with said Easterly right-of-way line a distance of 57.21 feet to a 5/8" rebar with cap stamped "LAND-MARK TX 5710" set for a corner of this parcel;

**THENCE**, North 89°20'50" East a distance of a 36.23 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, South 58°49'41" East a distance of a 47.83 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, South 00°50'00" East a distance of 495.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, South 23°49'29" East a distance of 116.23 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, South 06°37'14" East a distance of 148.76 feet to a P/K Nail set in the asphalt for a corner of this parcel;

**THENCE**, South 44°10'00" West a distance of 15.39 feet to a P/K Nail set in the asphalt and lying in the Northerly right-of-way line of Alameda Avenue for a corner of this parcel;

**THENCE**, North 73°07'12" West with said Northerly right-of-way a distance of 152.40 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 68°14'00" West with said Northerly right-of-way line a distance of 1123.09 feet to the **POINT OF BEGINNING**.

Containing 26.5974 Acres (1,125,582 Feet) more or less.

**LAND-MARK PROFESSIONAL  
SURVEYING, INC.**

  
Kenneth R. Kindle, R.P.L.S.  
Texas Reg. No. 5710  
Job # 22184  
July 21, 2008



The current Thomason Master Plan Implementation Project program evolved from a prior master planning effort by Thomason Hospital in May 2006. KMD architects developed a detailed space program (published March 2007) of the service areas described in the 2006 Master Plan. The original master plan accounted for new construction to the east of the Main building with 8 floors above grade plus a basement and included renovation of existing Thomason structures. The Master Plan accounted primarily for adult nursing care and support space in new space, as well as renovation of existing space for Emergency Services, Surgery and Imaging.

The updated Master Plan Implementation Project includes the development of new East Expansion as well as West Expansion projects with renovation of existing Thomason facilities and is separated into 2 phases of construction.

### THOMASON HOSPITAL PHASING PLAN

There are 2 main programming phases for this project : Programming for the 1<sup>st</sup> phase project or the Master Plan Implementation Project accounts for development of critical functions such as Surgery (9 procedure rooms), Central Sterile Processing, Imaging, Emergency (54 treatment room), and Cardiology within both new construction and renovated space. Obstetrical Care (Including Antepartum- 8 beds, LDR\_ 16 Beds & Postpartum- 60 beds) , and Neonatal Intensive Care Unit (NICU- 50 Bassinets) were programmed for new space within the proposed East Expansion along with Diagnostic and Treatment areas, hospital support services and clinics such as Infusion Therapy. These spaces within the east Expansion would begin to constitute the base of a women and children's model while also providing a new entry identity for the Thomason campus.

A proposed 2<sup>nd</sup> phase of the work for the Thomason Campus would accommodate the "children's" component of the "women and children's model. This work would include build-out floors 7, 8, 9, and a possible 10<sup>th</sup> floor within the proposed East Expansion Building. Potential services include a new Pediatric Intensive care Unit (PICU-30 proposed beds) and Pediatrics (60 proposed beds) nursing. New construction to the north of the East Expansion building would provide additional dedicated diagnostic and treatment space (including Surgical, Imaging, Administrative, and other support areas) for potential Children's Hospital. The programming for the potential Children's Hospital Project will be completed at a later date.

**The construction phases will be completed in 4 phases:**

**Phase A: West Expansion**

**Phase B: East Expansion**

**Phase C: The circulation area along Alameda**

**Phase D: The parking lot along Alameda**

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**THOMASON HOSPITAL MP IMPLEMENTATION PROJECT- PHASE 1**

New East & West Expansion, Renovation of existing Main, West, and North Buildings (Comparison of Programmed to Current Panned Area)

Floor	New Construction Programmed Area (SF)	New Construction TH MP Implementation Project (SF)		Renovation Programmed Area (SF)	Renovation TH MP Implementation Project (SF)
Basement	60,000	64,871	(Phase 1)	5,224	4,523
Floor 1	68,000	70,264	(Phase 1)	72,596	79,058
Floor 2	48,000	51,390	(Phase 1)	0	0
Floor 3	25,400	26,214	(Phase 1)	21,822	19,697
Floor 4	25,400	25,780	(Phase 1)	0	0
Floor 5	25,400	25,769	(Phase1)	0	0
Floor 6	25,400	25,769	(Phase1)	0	0
Penthouse	15,000	14,779			
<b>Total Building Area</b>	<b>292,600</b>	<b>304,836</b>		<b>99,642</b>	<b>103,278</b>

**THOMASON HOSPITAL MP IMPLEMENTATION PROJECT- PHASE 2  
(PROPOSED CHILDREN’S HOSPITAL)  
NEW NORTH BUILDING & TENANT IMPROVEMENT (T.I. SHELLED FLOOR BUILD-OUT)**

Floor	New Construction Programmed Area (SF)	New Construction TH MP Implementation Project (SF)		Renovation Programmed Area (SF)	Renovation TH MP Implementation Project (SF)
Basement	0	13,451	(North-Phase 2)	0	0
Floor 1	0	13,205	(North-Phase2)	0	0
Floor 2	0	13,519	(North-Phase 2)	0	0
Floor 3	0	0		0	0
Floor 4	0	0		0	0
Floor 5	0	0		0	0
Floor 6	0	0		0	0
Floor 7	0	25,769	(East Exp. Phase 2)	0	0
Floor 8	0	25,769	(East Exp. Phase 2)	0	0
Floor 9	0	25,769	(East Exp. Phase 2)	0	0
Alternate Floor 10	0	25,769	(East Exp. Phase 2)	0	0
<b>Total Building Area</b>	<b>0</b>	<b>143,251</b>		<b>0</b>	<b>0</b>

**MASTER ZONING PLAN**

**REZONING APPLICATION  
From M1-C4 Industrial/Commercial  
To GMU (General Mixed Use)  
4815 Alameda, El Paso, TX 79907**

September 30, 2008

<b>Land Use:</b> Hospital	<b>Side</b>	<b>back</b>	<b>Front</b>
<b>Proposed Use:</b> 6.02 Clinic 6.04 Drug Store 6.05 Hospital 6.06 Intermediate care facility 6.07 medical Lab 6.08 Medical treatment facility	<b>Proposed Set Backs:</b>      <b>Proposed Height : 196 feet</b>	<b>0 feet</b>       <b>5 feet</b>	<b>10 feet</b>       <b>10 feet</b>

**Permitted Uses (others)**

- 3.03 Child Day Care Center type 3
- 3.04 Child Day Care Center type 4
- 3.14 Lodge
- 3.19 School, Public, private or parochial (9 through 12)
- 3.20 School, Public, private or parochial (pre-k through 8)
- 3.23 Social, Fraternal Club
- 4.01 Automated teller machine
- 4.03 Courier and Message Center
- 4.08 Office Administrative and Managers
- 4.09 Office Business
- 4.10 Office Medical
- 4.11 Office Professional Services
- 4.12 radio Broadcaster
- 4.13 School arts and crafts
- 4.15 Studio Dance
- 4.16 Studio Music
- 4.17 Studio Photography
- 10.01 Barber Shop
- 10.02 Beauty Salon
- 10.05 Dry Cleaning Shop
- 10.10 Laundromat

10.13 Locksmith  
10.17 Photo finishing lab  
10.18 Shoe repair shop  
11.04 Athletic facility (indoor)  
11.05 Athletic facility (outdoor)  
11.30 Open Space (common, public or private)  
11.33 Park, Playground  
11.46 Swimming Pool  
11.49 Theatre, performing  
12.01 Electronic equipment repair  
12.03 Household good repair  
12.05 Personal good repair  
13.01 Animals, keeping for enjoyment purposes  
13.02 Apartment (5 more units)  
13.03 Bed and Breakfast (Residence)  
13.10 Dwelling, resident watchman or property caretaker  
13.30 Single- Family attached dwelling (atrium, patio, townhouse, condominium)  
14.02 Bakery  
14.03 Bookstore  
14.04 Boutique  
14.05 Cafeteria  
14.06 Cafeteria, School  
14.07 Coin operated vending machines  
14.10 Delicatessen  
14.11 Drug store  
14.16 Flower shop, Florist  
14.17 Grocery  
14.18 Hobby store  
14.20 Ice Cream Shop  
14.22 Music Store  
14.24 Nursery greenhouse  
14.26 Other retail establishment (low volume)  
14.35 Restaurant (sit down)  
14.38 Snow cone, shaved ice stand or trailer  
14.39 Specialty shop



**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** December 4, 2008  
**TO:** The Honorable Mayor and City Council  
Joyce Wilson, City Manager  
**FROM:** Ismael B. Segovia, Senior Planner  
**SUBJECT:** ZON08-00090

The City Plan Commission (CPC) voted on December 4, 2008 unanimously to recommend **APPROVAL** of rezoning the subject property from M-1 (Light Manufacturing), M-1/sp (Light Manufacturing/special permit), C-4 (Commercial), C-4/sc (Commercial/special contract), C-4/c (Commercial/condition) to GMU/sp/c/sc (General Mixed Use/special permit/condition/special contract) and approving a Master Zoning Plan concurring with the recommendation from staff.

The applicant is requesting a rezoning from M-1 (Light Manufacturing), M-1/sp (Light Manufacturing/special permit) C-4 (Commercial), C-4/sc (Commercial/special contract), C-4/c (Commercial/condition) to GMU/sp/c/sc (General Mixed Use/special permit/condition/special contract) to permit medical related uses for Thomason Hospital. The property is 26.5974 acres in size. Access is proposed via Alameda Avenue.

The CPC found that this rezoning is in conformance with The Plan for El Paso and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety, and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There were no public comments in support or in opposition to this request.

**Attachment:** Staff Report, Zoning Map, Aerial Map, Survey Plan, and Master Zoning Plan



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

**Case No:** ZON08-00090  
**Application Type** Rezoning  
**CPC Hearing Date** December 4, 2008  
**Staff Planner** Ismael B. Segovia, 915-541-4027, [segoviaib@elpasotexas.gov](mailto:segoviaib@elpasotexas.gov)

**Location** North of Alameda Avenue and West of Reynolds Street  
**Legal Description** El Paso County Hospital District (Thomason General Hospital) Tracts Lying within Tobin's Fourth Addition to the City of El Paso as Recorded in Volume 4, Page 25, Plat Records of El Paso County, Texas and A Portion of F. Neve Survey No.8, City of El Paso, El Paso County, Texas Comprising a Portion of Said F. Neve Survey No. 8, Lots 1 through 22, Block 1, Lots 1 through 21, Block 2, Lots 1 through 24, Block 3, Lots 1 through 21, Block 4, Lot 1 through 16, Block 5, Lots 1 through 25, Block 7, Lots 1 through 26, Block 8, Lots 1 through 24, Block 9, Lots 1 through 12, Block 10, Lots 6 through 11, Block 11, All of Lots 4 and 5 and a Portion of Lots 3 and 6, Block 12, of Said Tobin's Fourth Addition to the City of El Paso, El Paso County, Texas, and a Portion of Lots 18, 19, and 20, Block 1, Lots 1 through 4 and 6 through 15 and All of Lot 5, Block 4, Val Verde Addition to the City of El Paso, El Paso County, Texas.

**Acreage** 26.5974 acres

**Rep District** 3

**Existing Use** Hospital

**Existing Zoning** M-1 (Light Manufacturing), M-1/sp (Light Manufacturing/special permit) C-4 (Commercial), C-4/sc (Commercial/special contract), C-4/c (Commercial/condition)

**Proposed Zoning** GMU/sp/c/sc (General Mixed Use/special permit/condition/special contract)

**Property Owner** El Paso County Hospital District

**Applicant** El Paso County Hospital District

**Representative** SLI Engineering, Inc.

**Distance to Park:** 955 ft. (Lincoln Park)

**Distance to School:** 445 ft. (Jefferson High School and Silva Health Magnet High School)

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

**North:** M-1 (Light Manufacturing), Warehouses

**South:** R-5 (Residential), Jefferson High School and Silva Health Magnet High School

**East:** M-1 (Light Manufacturing), Automotive repair garages

**West:** M-1 (Light Manufacturing), Cemetery

**THE PLAN FOR EL PASO DESIGNATION:** Mixed Use (Central Planning Area)

**NEIGHBORHOOD ASSOCIATIONS:** None

## **APPLICATION DESCRIPTION**

The applicant is requesting a rezoning from M-1 (Light Manufacturing), M-1/sp (Light Manufacturing/special permit) C-4 (Commercial), C-4/sc (Commercial/special contract), C-4/c (Commercial/condition) to GMU/sp/c/sc (General Mixed Use/special permit/condition/special contract) to permit medical related uses for Thomason Hospital. The property is 26.5974 acres in size. Access is proposed via **Alameda Avenue**. There are conditions imposed on this property:

- Ordinance No. 009801 dated August 29, 1989

*Prior to the issuance of a certificate of occupancy, the property owner must install a 10-foot wide landscaped area along the entire front of the property adjacent to Alberta Avenue. The landscaped area must consist of trees, shrubs, ground cover or a combination thereof.*

- Ordinance No. 9022 dated April 28, 1987

*(1) Prior to the issuance of any certificates of occupancy, the property owners shall dedicate, to the City of El Paso, additional right-of-way and construct a free right-turn lane on Raynolds Street to Alameda Avenue.*

*The design and roadway improvement plans shall be approved by the Director of the City's Department of Traffic and Transportation, the City Engineer, and the State Department of Highways and Public Transportation for all roadway improvements along Alameda.*

*(2) Prior to the issuance of any certificates of occupancy, the property owners shall dedicate the necessary right-of-way and construct a deceleration lane adjacent to Alameda Avenue and provide two bus stops adjacent to Alameda Avenue. One bus stop will be located in front of the entrance to R.E. Thomason General Hospital and the other will be located west of Fullan Street.*

*The design and roadway improvement plans shall be approved by the Director of the City's Department of Traffic and Transportation, the City Engineer, and the State Department of Highways and Public Transportation. The location of the bus stops must be coordinated with Sun City Area Transit (SCAT).*

*(3) Parking will be prohibited on Fullan and Alberta Streets.*

*(4) Prior to the issuance of any certificates of occupancy, the property owners shall relocate or install fire hydrants as per the requirements of the El Paso Fire Department*

A special permit was granted via a Resolution dated April 28, 1987 to allow R.E. Thomason General Hospital a helipad.

## **NEIGHBORHOOD INPUT**

Notice of the public hearing was mailed to all property owners within 300 feet of this proposed rezoning. Planning did not receive any calls or letters in support or opposition.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee (DCC) provides the following comments:  
DCC recommends **APPROVAL** of the rezoning to GMU/sp/c/sc (General Mixed Use/special permit/condition/special contract).

**The Plan for El Paso –City-wide Land Use Goals:**

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

- a. Goal: develop 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.
- b. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

The General Land Use Plan for 2025 designates the area as mixed-use and the request is in compliance with The Plan for El Paso. The request for GMU/sp/c/sc (General Mixed Use/special permit/condition/special contract) is compatible with the surrounding development. The rezoning will meet the land use goals set out in point “a” due to the General Mixed Use zoning district allowing for a mixture of land uses. The request will also meet the objectives of goal “b” for the proposed rezoning will assist in the implementation of the Medical Center of the Americas plan which is designed to provide future health care, education, and job opportunities to the El Paso area.

**Development Services Department - Building Permits and Inspections Division:**

No objection to the proposed GMU (General Mixed Use) Zoning request.

**Development Services Department - Planning Division:**

*Current Planning:*

- 1. The Year 2025 Projected General Land Use Map for the **Central Planning** Area designates this property for **Mixed Use** land uses.
- 2. The Medical Center of the Americas project designates the area as the **Hospital District**.
- 3. **GMU/sp/c/sc (General Mixed Use/special permit/condition/special contract) zoning** permits medical related uses and **is compatible** with adjacent industrial development.

**Engineering Department - Traffic Division:**

No objection to proposed change of zoning.

**Fire Department:**

No comments received

**El Paso Water Utilities:**

Public Service Board (EPWU) does not object to this request.

**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 The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan

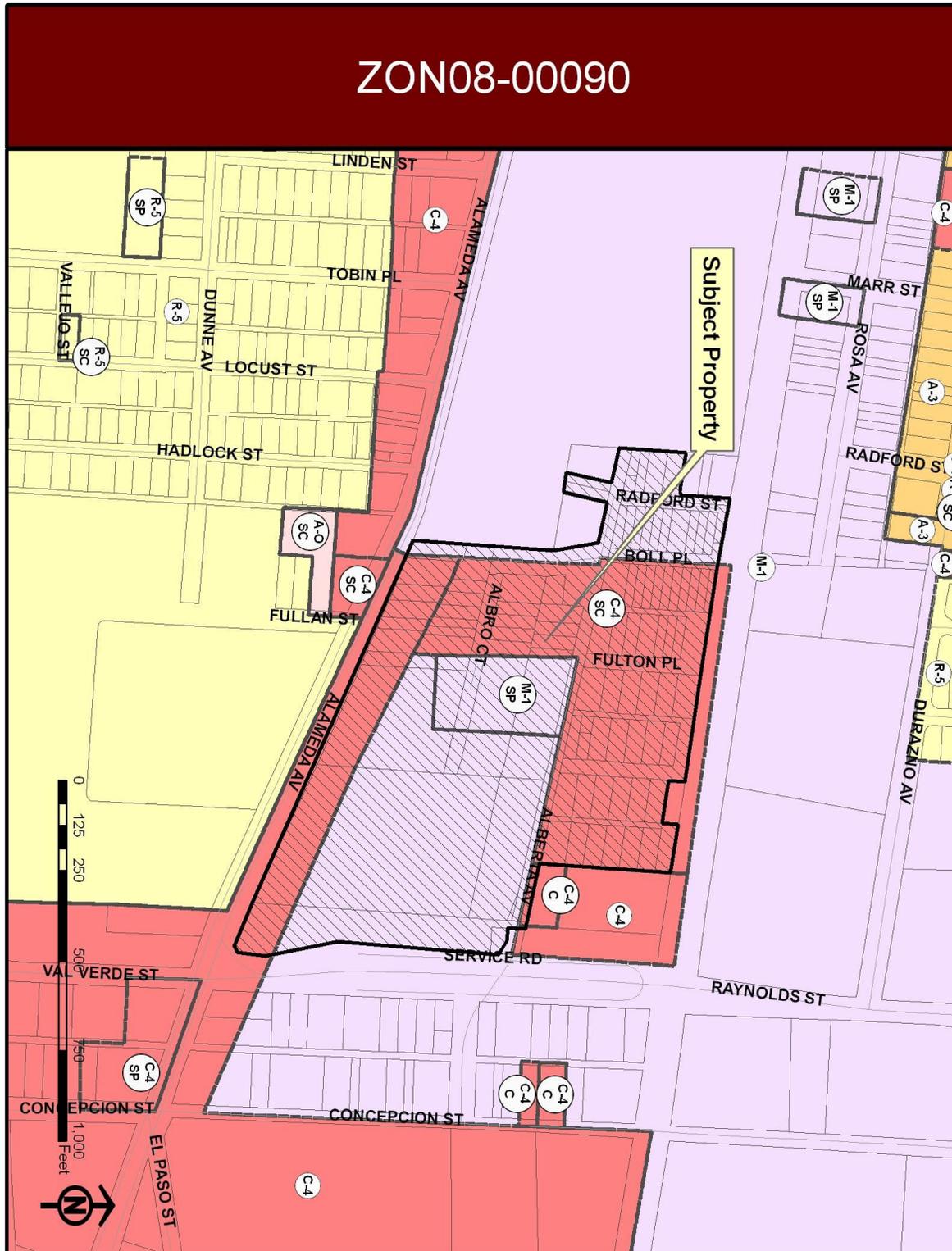
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

**Attachments**

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan
4. Master Zoning Plan

Attachment 1: Zoning Map

# ZON08-00090







## Attachment 4: Master Zoning Plan

### THOMASON HOSPITAL MASTER PLAN

The current Thomason Master Plan Implementation Project program evolved from a prior master planning effort by Thomason Hospital in May 2006. KMD architects developed a detailed space program (published March 2007) of the service areas described in the 2006 Master Plan. The original master plan accounted for new construction to the east of the Main building with 8 floors above grade plus a basement and included renovation of existing Thomason structures. The Master Plan accounted primarily for adult nursing care and support space in new space, as well as renovation of existing space for Emergency Services, Surgery and Imaging.

The updated Master Plan Implementation Project includes the development of new East Expansion as well as West Expansion projects with renovation of existing Thomason facilities and is separated into 2 phases of construction.

### THOMASON HOSPITAL PHASING PLAN

There are 2 main programming phases for this project : Programming for the 1<sup>st</sup> phase project or the Master Plan Implementation Project accounts for development of critical functions such as Surgery (9 procedure rooms), Central Sterile Processing, Imaging, Emergency (54 treatment room), and Cardiology within both new construction and renovated space. Obstetrical Care (Including Antepartum- 8 beds, LDR\_ 16 Beds & Postpartum- 60 beds) , and Neonatal Intensive Care Unit (NICU- 50 Bassinets) were programmed for new space within the proposed East Expansion along with Diagnostic and Treatment areas, hospital support services and clinics such as Infusion Therapy. These spaces within the east Expansion would begin to constitute the base of a women and children's model while also providing a new entry identity for the Thomason campus.

A proposed 2<sup>nd</sup> phase of the work for the Thomason Campus would accommodate the "children's" component of the "women and children's model. This work would include build-out floors 7, 8, 9, and a possible 10<sup>th</sup> floor within the proposed East Expansion Building. Potential services include a new Pediatric Intensive care Unit (PICU-30 proposed beds) and Pediatrics (60 proposed beds) nursing. New construction to the north of the East Expansion building would provide additional dedicated diagnostic and treatment space (including Surgical, Imaging, Administrative, and other support areas) for potential Children's Hospital. The programming for the potential Children's Hospital Project will be completed at a later date.

**The construction phases will be completed in 4 phases:**

**Phase A: West Expansion**

**Phase B: East Expansion**

**Phase C: The circulation area along Alameda**

**Phase D: The parking lot along Alameda**

## Attachment 4: Master Zoning Plan

### THOMASON HOSPITAL MP IMPLEMENTATION PROJECT- PHASE 1

New East & West Expansion, Renovation of existing Main, West, and North Buildings (Comparison of Programmed to Current Panned Area)

Floor	New Construction Programmed Area (SF)	New Construction TH MP Implementation Project (SF)		Renovation Programmed Area (SF)	Renovation TH MP Implementation Project (SF)
Basement	60,000	64,871	(Phase 1)	5,224	4,523
Floor 1	68,000	70,264	(Phase 1)	72,596	79,058
Floor 2	48,000	51,390	(Phase 1)	0	0
Floor 3	25,400	26,214	(Phase 1)	21,822	19,697
Floor 4	25,400	25,780	(Phase 1)	0	0
Floor 5	25,400	25,769	(Phase1)	0	0
Floor 6	25,400	25,769	(Phase1)	0	0
Penthouse	15,000	14,779			
<b>Total Building Area</b>	<b>292,600</b>	<b>304,836</b>		<b>99,642</b>	<b>103,278</b>

## Attachment 4: Master Zoning Plan

**THOMASON HOSPITAL MP IMPLEMENTATION PROJECT- PHASE 2  
(PROPOSED CHILDREN'S HOSPITAL)  
NEW NORTH BUILDING & TENANT IMPROVEMENT (T.I. SHELL FLOOR BUILD-OUT)**

Floor	New Construction Programmed Area (SF)	New Construction TH MP Implementation Project (SF)		Renovation Programmed Area (SF)	Renovation TH MP Implementation Project (SF)
Basement	0	13,451	(North-Phase 2)	0	0
Floor 1	0	13,205	(North-Phase 2)	0	0
Floor 2	0	13,519	(North-Phase 2)	0	0
Floor 3	0	0		0	0
Floor 4	0	0		0	0
Floor 5	0	0		0	0
Floor 6	0	0		0	0
Floor 7	0	25,769	(East Exp. Phase 2)	0	0
Floor 8	0	25,769	(East Exp. Phase 2)	0	0
Floor 9	0	25,769	(East Exp. Phase 2)	0	0
Alternate Floor 10	0	25,769	(East Exp. Phase 2)	0	0
<b>Total Building Area</b>	<b>0</b>	<b>143,251</b>		<b>0</b>	<b>0</b>

# Attachment 4: Master Zoning Plan

## MASTER ZONING PLAN

### REZONING APPLICATION From MI-C4 Industrial/Commercial To GMU (General Mixed Use) 4815 Alameda, El Paso, TX 79907

September 30, 2008

**Land Use:** Hospital

**Side      back      Front**

**Proposed Use:**

**Proposed Set Backs:**

**0 feet      5 feet      10 feet**

6.02 Clinic

6.04 Drug Store

6.05 Hospital

6.06 Intermediate care facility

6.07 medical Lab

6.08 Medical treatment facility

**Proposed Height : 196 feet**

#### **Permitted Uses (others)**

3.03 Child Day Care Center type 3

3.04 Child Day Care Center type 4

3.14 Lodge

3.19 School, Public, private or parochial (9 through 12)

3.20 School, Public, private or parochial (pre-k through 8)

3.23 Social, Fraternal Club

4.01 Automated teller machine

4.03 Courier and Message Center

4.08 Office Administrative and Managers

4.09 Office Business

4.10 Office Medical

4.11 Office Professional Services

4.12 radio Broadcaster

4.13 School arts and crafts

4.15 Studio Dance

4.16 Studio Music

4.17 Studio Photography

10.01 Barber Shop

10.02 Beauty Salon

10.05 Dry Cleaning Shop

10.10 Laundromat

## Attachment 4: Master Zoning Plan

- 10.13 Locksmith
- 10.17 Photo finishing lab
- 10.18 Shoe repair shop
- 11.04 Athletic facility (indoor)
- 11.05 Athletic facility (outdoor)
- 11.30 Open Space (common, public or private)
- 11.33 Park, Playground
- 11.46 Swimming Pool
- 11.49 Theatre, performing
- 12.01 Electronic equipment repair
- 12.03 Household good repair
- 12.05 Personal good repair
- 13.01 Animals, keeping for enjoyment purposes
- 13.02 Apartment (5 more units)
- 13.03 Bed and Breakfast (Residence)
- 13.10 Dwelling, resident watchman or property caretaker
- 13.30 Single- Family attached dwelling (atrium, patio, townhouse, condominium)
- 14.02 Bakery
- 14.03 Bookstore
- 14.04 Boutique
- 14.05 Cafeteria
- 14.06 Cafeteria, School
- 14.07 Coin operated vending machines
- 14.10 Delicatessen
- 14.11 Drug store
- 14.16 Flower shop, Florist
- 14.17 Grocery
- 14.18 Hobby store
- 14.20 Ice Cream Shop
- 14.22 Music Store
- 14.24 Nursery greenhouse
- 14.26 Other retail establishment (low volume)
- 14.35 Restaurant (sit down)
- 14.38 Snow cone, shaved ice stand or trailer
- 14.39 Specialty shop