

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S

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



DEPARTMENT: Planning and Economic Development

AGENDA DATE: Introduction: May 31, 2011
Public Hearing: June 21, 2011

CONTACT PERSON/PHONE: Ernesto Arriola – (915) 541-4723

DISTRICT(S) AFFECTED: District 3

SUBJECT:

An ordinance changing the zoning of the following legally described parcel of land being Lots 1 through 12, 13, 14, 22 through 24, Block 2, Lots 1 through 16, 19 through 24, and a portion of Lot 17, Block 3, Lots 9 and 10, Block 5, Lots 1 through 9, 13 through 24 and portions of Lots 10 through 12, Washington Park Addition, Lots 11 through 15, 8 through 10 and portion of Lots 6 and 7, Block 4, portion of Lots 8, 9 and 10, Block 3 ½, Woodlawn, portion of Lot 1 and Lots 2 through 30, Block 2, and Block 3, Tobins Washington Park, Lots 1 through 30, Block 1, Lots 1 through 54, Block 2, Lots 1 through 26, Block 3, Lots 1 through 17, Block 5, Lots 1 through 5, Block 6, Tobins Second, Block 1, Martinez Homestead Addition, orchard Park Subdivision, Hadlock Subdivision, Val Verde Subdivision, Block 11, tracts 1, 2, 2a, 2d1, 6 through 24, 25a, 25b, 25d, 26, 26a, 26b, 27b, 33a, 34, 34a, 35a, 35b, 36, 37b, 37b1, 37b2, 37c, 38c, 38c2, 39a1, E. Bennett Survey no. 11, Gateway Subdivision, Wilkins Replat, portion of E.R. Talley Surveys 6 and 7 (El Paso Zoo), Block 9, Lots 8 through 25 and portion of Lots 5, 6, 7, 26 and 27, Block 10, Blocks 13 through 24, Lincoln Park Addition, portion of Lots 1 and 2, Blocks 16, 17 and 32, French Addition, Block 3 and a portion of Block 4, Chula Vista Addition, Tobins fourth Addition, Lots 67 through 77, Block 5, Lots 81 through 91, Lots 100 through 109, Block 6, Lots 111 through 122, Block 7, El Valle Addition, F. Neve Survey no. 8, portion of Block 3, portion of Lot 6 and Lots 7 through 41 and a portion of 42, Block 6, portion of Lot 1 and Lots 2 through 44, Block 9, Lots 1 through 56, Block 14, Block 15, portion of Lots 16 and 17, Lots 18 through 23 and a portion of 24, Block 16, portion of Lot 12, Lots 13 through 28 and a portion of Lot 29, Block 17, Block 18, Block 19, Lots 1 through 14 and a portion of 15, Block 20, Lots 1 through 7, Block 21, Lots 1 through 7, Block 22, Lots 1 through 14, Lot 17 through 32, Block 24, Brentwood Heights, Medina Subdivision, portion of all streets, railroads, alleys, laterals within the above described parcels, save and except Lots 1 to 3 and 7 to 11 and the east 18.50 feet of Lot 6, Block 12, Tobins Fourth and a 28.189 acre portion of E.R. Talley Survey no. 6, City of El Paso, El Paso County, Texas, from their current zoning district to SCZ (SmartCode Zone), the penalty is as provided for in Chapter 21.60 of the El Paso City Code. Subject Property: South of Interstate 10, north and west of Paisano Drive and east of Boone Street. PZRZ11-00014 (District 3)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

Planning and Economic Development

2 Civic Center Plaza – 5th Floor · El Paso, Texas 79901 · (915) 541-4622 · Fax (915) 541-4725



BOARD / COMMISSION ACTION:

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

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

DATE: 5/24/10

Mathew S. McElroy
Deputy Director – Planning

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

ORDINANCE No. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING LEGALLY DESCRIBED PARCEL OF LAND BEING LOTS 1 THROUGH 12, 13, 14, 22 THROUGH 24, BLOCK 2, LOTS 1 THROUGH 16, 19 THROUGH 24, AND A PORTION OF LOT 17, BLOCK 3, LOTS 9 AND 10, BLOCK 5, LOTS 1 THROUGH 9, 13 THROUGH 24 AND PORTIONS OF LOTS 10 THROUGH 12, WASHINGTON PARK ADDITION, LOTS 11 THROUGH 15, 8 THROUGH 10 AND PORTION OF LOTS 6 AND 7, BLOCK 4, PORTION OF LOTS 8, 9 AND 10, BLOCK 3 ½, WOODLAWN, PORTION OF LOT 1 AND LOTS 2 THROUGH 30, BLOCK 2, AND BLOCK 3, TOBINS WASHINGTON PARK, LOTS 1 THROUGH 30, BLOCK 1, LOTS 1 THROUGH 54, BLOCK 2, LOTS 1 THROUGH 26, BLOCK 3, LOTS 1 THROUGH 17, BLOCK 5, LOTS 1 THROUGH 5, BLOCK 6, TOBINS SECOND, BLOCK 1, MARTINEZ HOMESTEAD ADDITION, ORCHARD PARK SUBDIVISION, HADLOCK SUBDIVISION, VAL VERDE SUBDIVISION, BLOCK 11, TRACTS 1, 2, 2A, 2D1, 6 THROUGH 24, 25A, 25B, 25D, 26, 26A, 26B, 27B, 33A, 34, 34A, 35A, 35B, 36, 37B, 37B1, 37B2, 37C, 38C, 38C2, 39A1, E. BENNETT SURVEY NO. 11, GATEWAY SUBDIVISION, WILKINS REPLAT, PORTION OF E.R. TALLEY SURVEYS 6 AND 7 (EL PASO ZOO), BLOCK 9, LOTS 8 THROUGH 25 AND PORTION OF LOTS 5, 6, 7, 26 AND 27, BLOCK 10, BLOCKS 13 THROUGH 24, LINCOLN PARK ADDITION, PORTION OF LOTS 1 AND 2, BLOCKS 16, 17 AND 32, FRENCH ADDITION, BLOCK 3 AND A PORTION OF BLOCK 4, CHULA VISTA ADDITION, TOBINS FOURTH ADDITION, LOTS 67 THROUGH 77, BLOCK 5, LOTS 81 THROUGH 91, LOTS 100 THROUGH 109, BLOCK 6, LOTS 111 THROUGH 122, BLOCK 7, EL VALLE ADDITION, F. NEVE SURVEY NO. 8, PORTION OF BLOCK 3, PORTION OF LOT 6 AND LOTS 7 THROUGH 41 AND A PORTION OF 42, BLOCK 6, PORTION OF LOT 1 AND LOTS 2 THROUGH 44, BLOCK 9, LOTS 1 THROUGH 56, BLOCK 14, BLOCK 15, PORTION OF LOTS 16 AND 17, LOTS 18 THROUGH 23 AND A PORTION OF 24, BLOCK 16, PORTION OF LOT 12, LOTS 13 THROUGH 28 AND A PORTION OF LOT 29, BLOCK 17, BLOCK 18, BLOCK 19, LOTS 1 THROUGH 14 AND A PORTION OF 15, BLOCK 20, LOTS 1 THROUGH 7, BLOCK 21, LOTS 1 THROUGH 7, BLOCK 22, LOTS 1 THROUGH 14, LOT 17 THROUGH 32, BLOCK 24, BRENTWOOD HEIGHTS, MEDINA SUBDIVISION, PORTION OF ALL STREETS, RAILROADS, ALLEYS, LATERALS WITHIN THE ABOVE DESCRIBED PARCELS, SAVE AND EXCEPT LOTS 1 TO 3 AND 7 TO 11 AND THE EAST 18.50 FEET OF LOT 6, BLOCK 12, TOBINS FOURTH AND A 28.189 ACRE PORTION OF E.R. TALLEY SURVEY NO. 6, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM THEIR CURRENT ZONING DISTRICT TO SCZ (SMARTCODE ZONE), THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 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 the following legally described parcel of land being Lots 1 through 12, 13, 14, 22 through 24, Block 2, Lots 1 through 16, 19 through 24, and a portion of Lot 17, Block 3, Lots 9 and 10, Block 5, Lots 1 through 9, 13 through 24 and portions of Lots 10 through 12, Washington Park Addition, Lots 11 through 15, 8 through 10 and portion of Lots 6 and 7, Block 4, portion of Lots 8, 9 and 10, Block 3 ½, Woodlawn, portion of Lot 1 and Lots 2 through 30, Block 2, and Block 3, Tobins

Washington Park, Lots 1 through 30, Block 1, Lots 1 through 54, Block 2, Lots 1 through 26, Block 3, Lots 1 through 17, Block 5, Lots 1 through 5, Block 6, Tobins Second, Block 1, Martinez Homestead Addition, orchard Park Subdivision, Hadlock Subdivision, Val Verde Subdivision, Block 11, tracts 1, 2, 2a, 2d1, 6 through 24, 25a, 25b, 25d, 26, 26a, 26b, 27b, 33a, 34, 34a, 35a, 35b, 36, 37b, 37b1, 37b2, 37c, 38c, 38c2, 39a1, E. Bennett Survey no. 11, Gateway Subdivision, Wilkins Replat, portion of E.R. Talley Surveys 6 and 7 (El Paso Zoo), Block 9, Lots 8 through 25 and portion of Lots 5, 6, 7, 26 and 27, Block 10, Blocks 13 through 24, Lincoln Park Addition, portion of Lots 1 and 2, Blocks 16, 17 and 32, French Addition, Block 3 and a portion of Block 4, Chula Vista Addition, Tobins fourth Addition, Lots 67 through 77, Block 5, Lots 81 through 91, Lots 100 through 109, Block 6, Lots 111 through 122, Block 7, El Valle Addition, F. Neve Survey no. 8, portion of Block 3, portion of Lot 6 and Lots 7 through 41 and a portion of 42, Block 6, portion of Lot 1 and Lots 2 through 44, Block 9, Lots 1 through 56, Block 14, Block 15, portion of Lots 16 and 17, Lots 18 through 23 and a portion of 24, Block 16, portion of Lot 12, Lots 13 through 28 and a portion of Lot 29, Block 17, Block 18, Block 19, Lots 1 through 14 and a portion of 15, Block 20, Lots 1 through 7, Block 21, Lots 1 through 7, Block 22, Lots 1 through 14, Lot 17 through 32, Block 24, Brentwood Heights, Medina Subdivision, portion of all streets, railroads, alleys, laterals within the above described parcels, save and except Lots 1 to 3 and 7 to 11 and the east 18.50 feet of Lot 6, Block 12, Tobins Fourth and a 28.189 acre portion of E.R. Talley Survey no. 6, City of El Paso, El Paso County, Texas and as further described in the site drawing at **Exhibit "A"**, incorporated herein for all purposes, and as more particularly described by metes and bounds on the attached **Exhibit "B"** and survey map on the attached **Exhibit "C"**, both incorporated herein for all purposes, be changed **from their current zone district as described on Exhibit "A" to SCZ (SmartCode Zone)**, within the meaning of Title 21, SmartCode; and,

That the zoning map of the City of El Paso be revised accordingly; and,

That the City Council approve the Regulating Plan attached as **Exhibit "D"** and incorporated herein for all purposes; and,

That the development of the property described above and land uses allowed on such property shall be in accordance with Title 21, SmartCode, the attached Regulating Plan, and the El Paso City Code.

PASSED AND APPROVED this _____ day of _____, 2011.

SIGNATURES ON FOLLOWING PAGE

THE CITY OF EL PASO

ATTEST:

John Cook, Mayor

Richarda Momsen
City Clerk

APPROVED AS TO FORM:



Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:



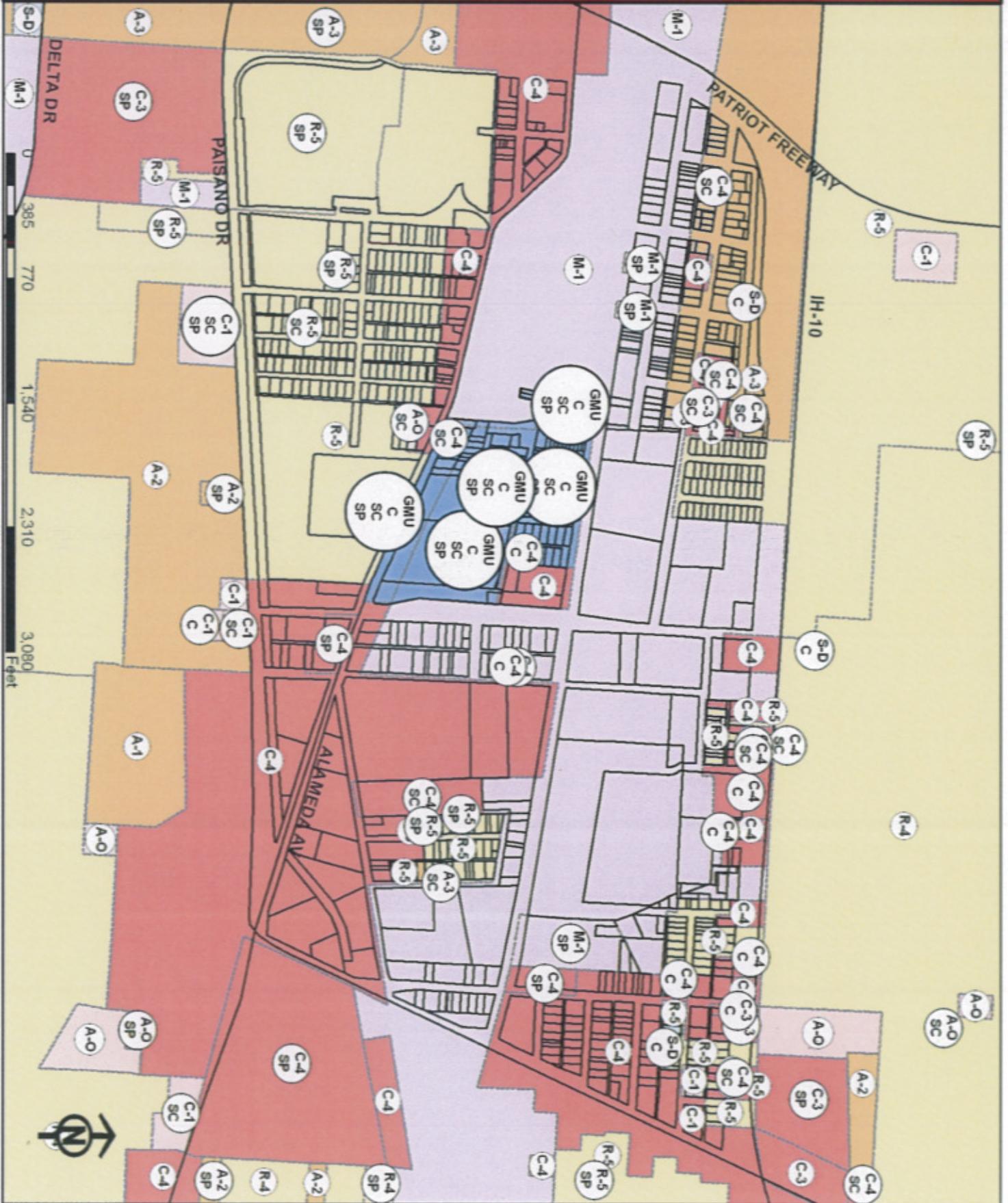
Mathew S. McElroy, Deputy Director
Planning and Economic Development Department

ORDINANCE No. _____

**EXHIBIT A
SITE DRAWING**

PZRZ11-00014 Smart Code Rezoning

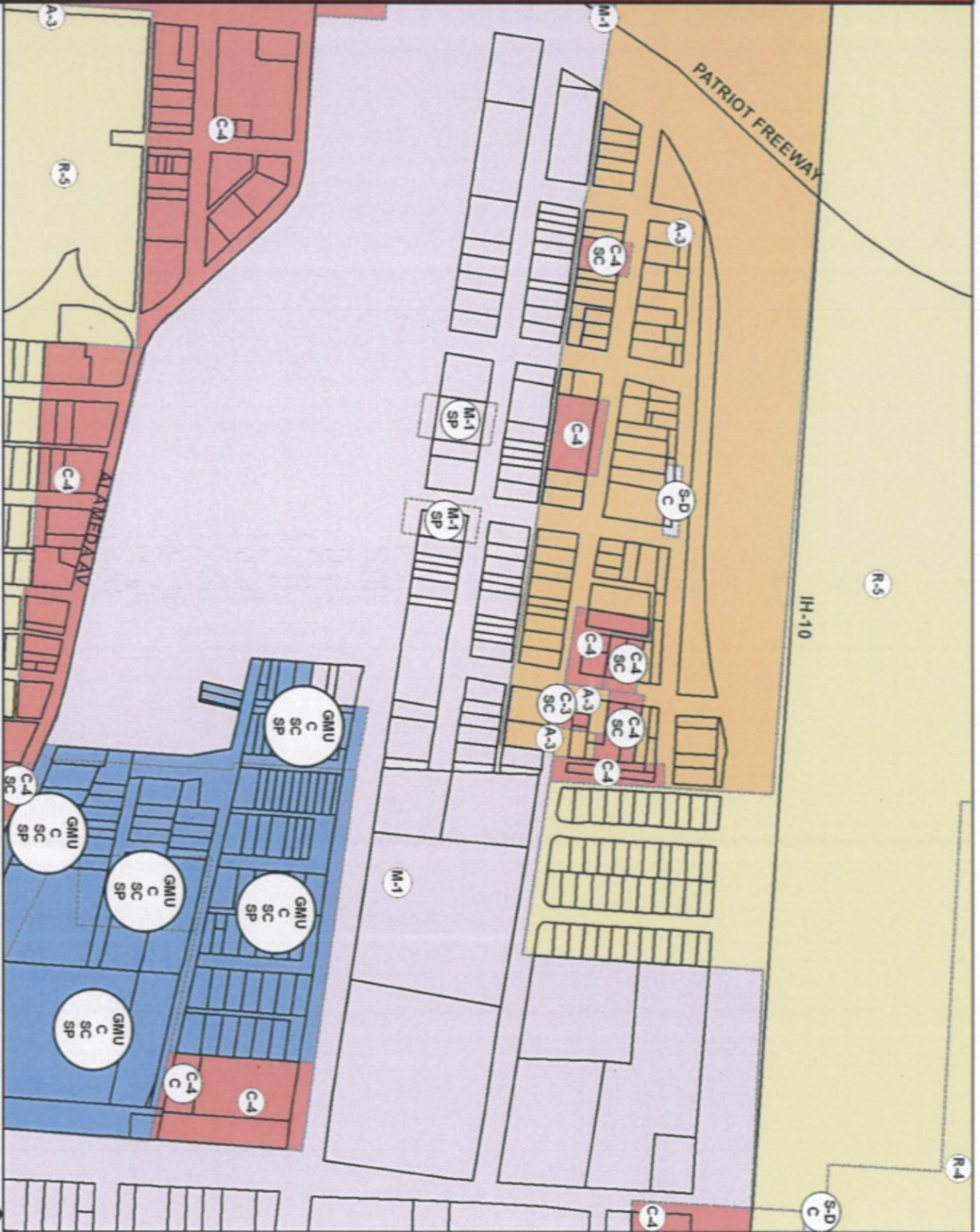
Exhibit A



PZRZ11-00014 Smart Code Rezoning

Exhibit A

Northwest corner of rezoning area



PZRZ11-00014 Smart Code Rezoning

Exhibit A

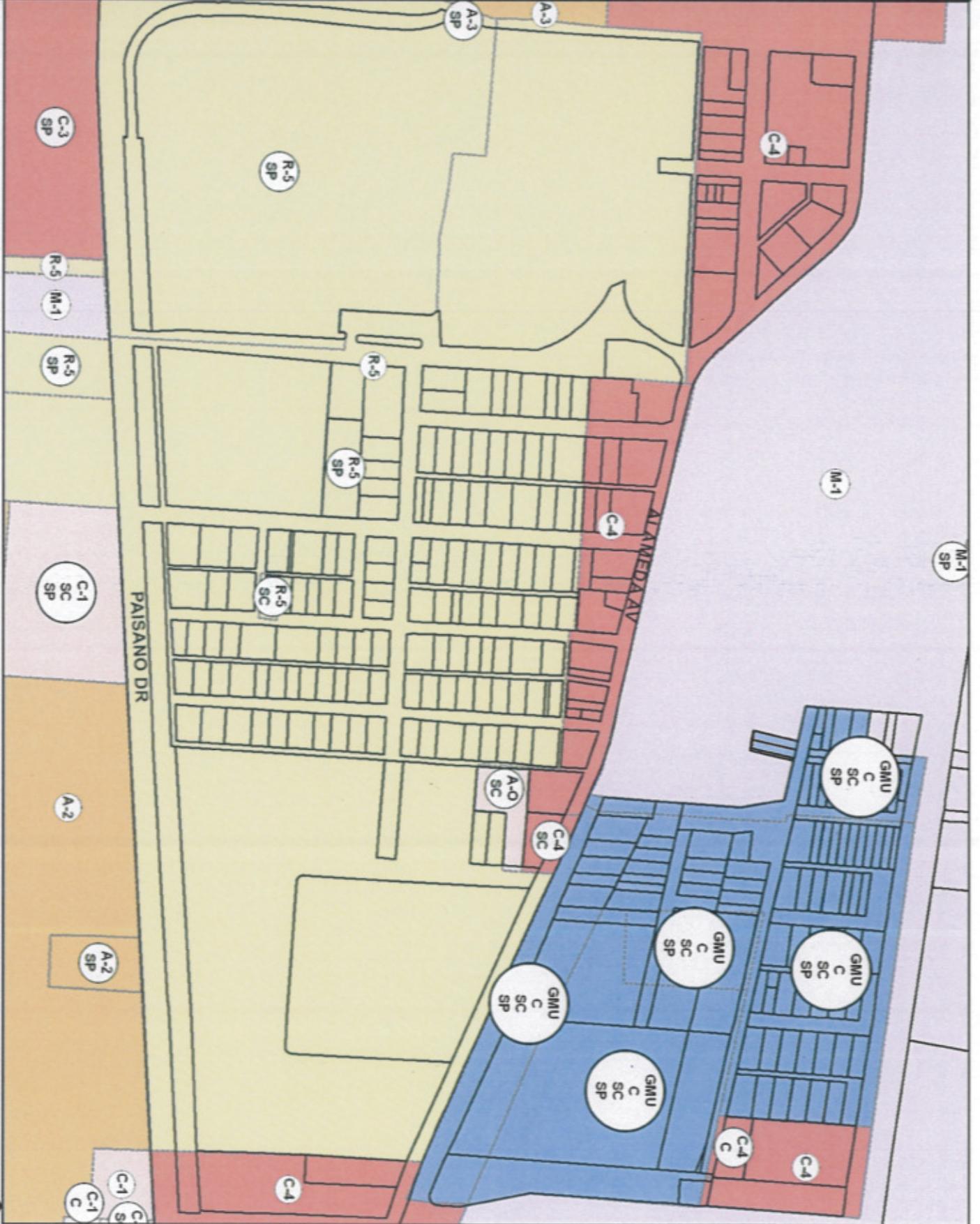
Northeast corner of rezoning area



PZRZ11-00014 Smart Code Rezoning

Exhibit A

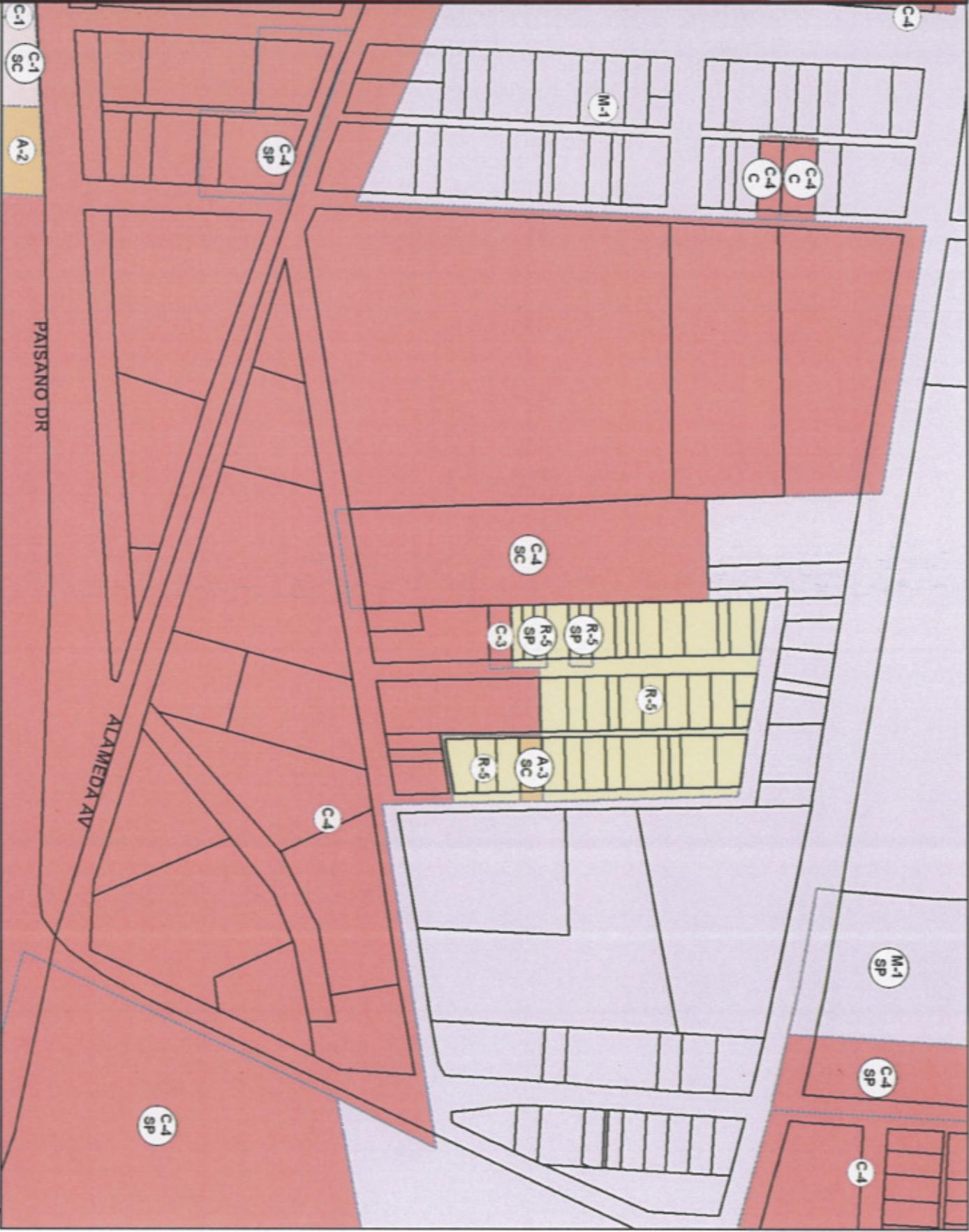
Southwest corner of rezoning area



PZRZ11-00014 Smart Code Rezoning

Exhibit A

Southwest corner of rezoning area



**EXHIBIT B
METES AND BOUNDS**

**EXHIBIT C
SURVEY MAP**

**EXHIBIT D
REGULATING PLAN**



MEDICAL CENTER OF THE AMERICAS

EL PASO, TEXAS



SMARTCODE - TITLE 21 APPLICATION

MAY 2011

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MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS
SMARTCODE - ARTICLE 4 APPLICATION

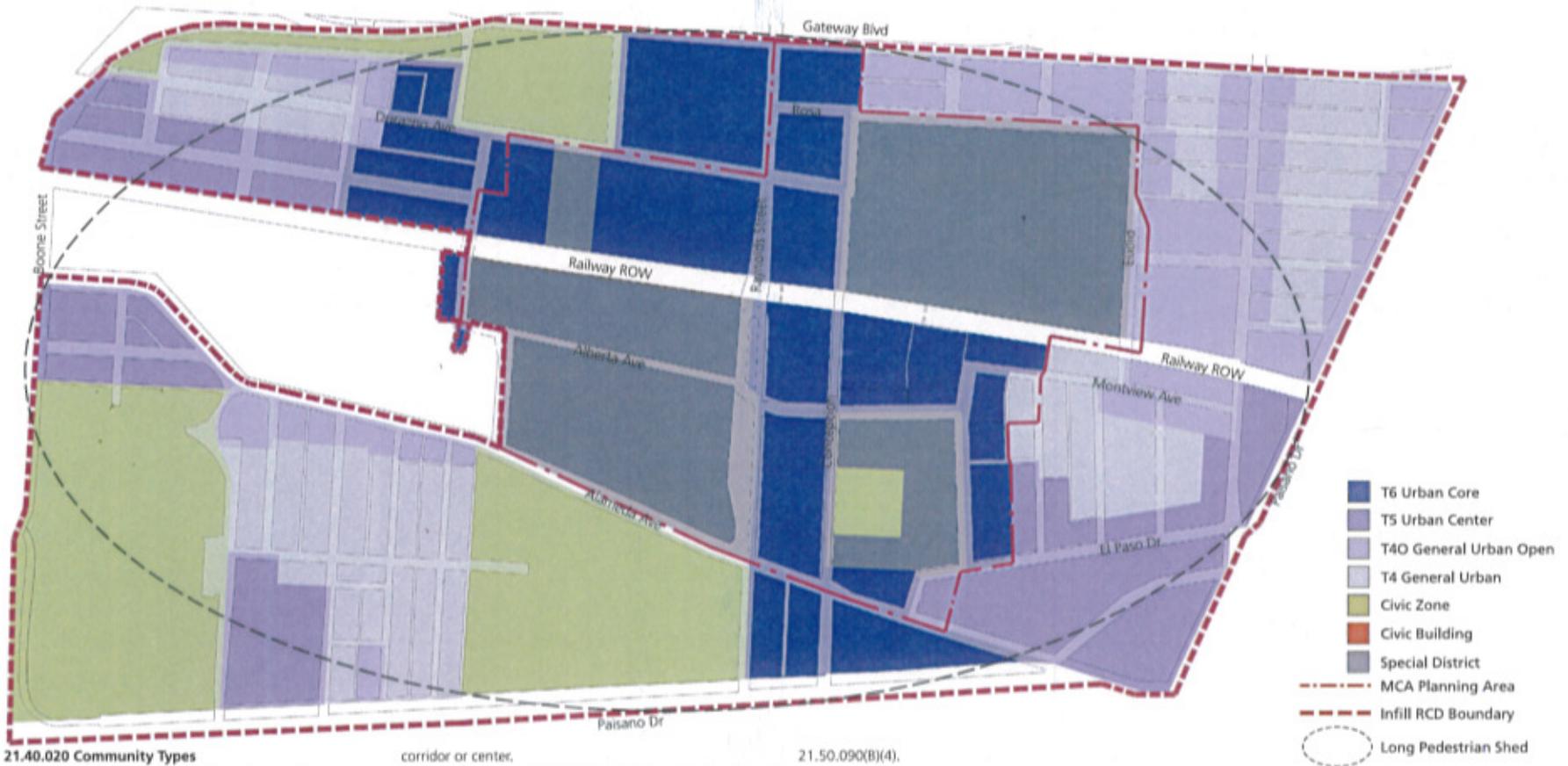
EXISTING SITE AERIAL
SCALE 1" = 500'





MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS
SMARTCODE - ARTICLE 4 APPLICATION

SITE PLAN
SCALE 1" = 500'



RCD Community Boundary Area = 411.6 acres
MCA Planning Area = 132 acres



21.40.020 Community Types
C. Infill RCD (Regional Center Development)

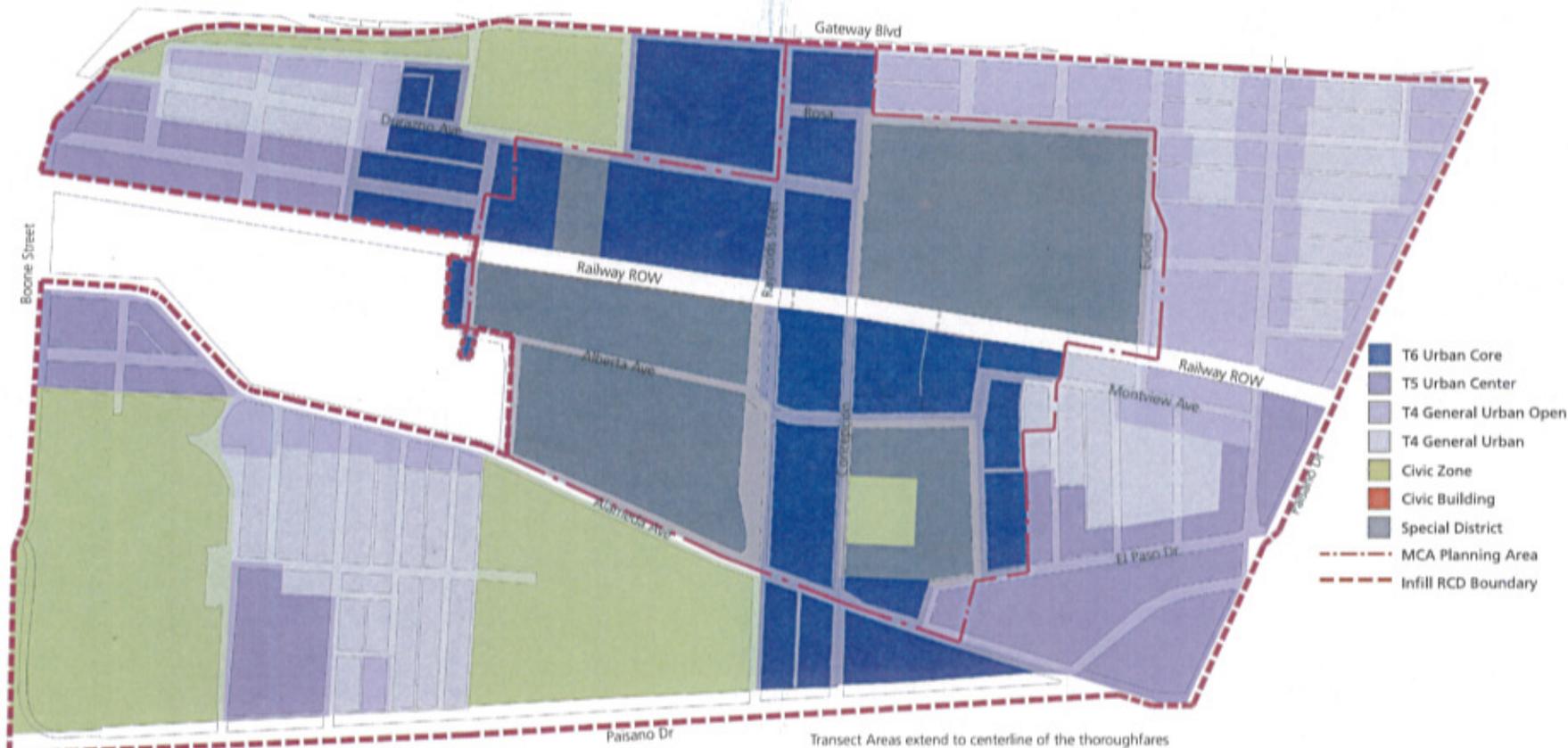
1. An Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use

corridor or center.
2. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

D. Infill TOD (Transit-Oriented Development)

1. Any Infill TND or Infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section

21.50.090(B)(4).



20.40.030 Transect Zones

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

21.80.170 Table 14 Requirements for a RCD:

- T6 = 40 - 60%
- T5 = 10 - 30%
- T4O = 50% max.
- T4 = 10 - 30%

Recommended allocations. Not required for Chapter 20.40 Application.

Transect Areas extend to centerline of the thoroughfares

INFILL RCD TRANSECT ALLOCATIONS

T6	T5	T4O	T4	SD	Civic	Total
77.4	54.7	47.9	54.4	73.6	76.6	384.6*
20.1%	14.2%	12.5%	14.1%	19.1%	19.9%	100%

*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.

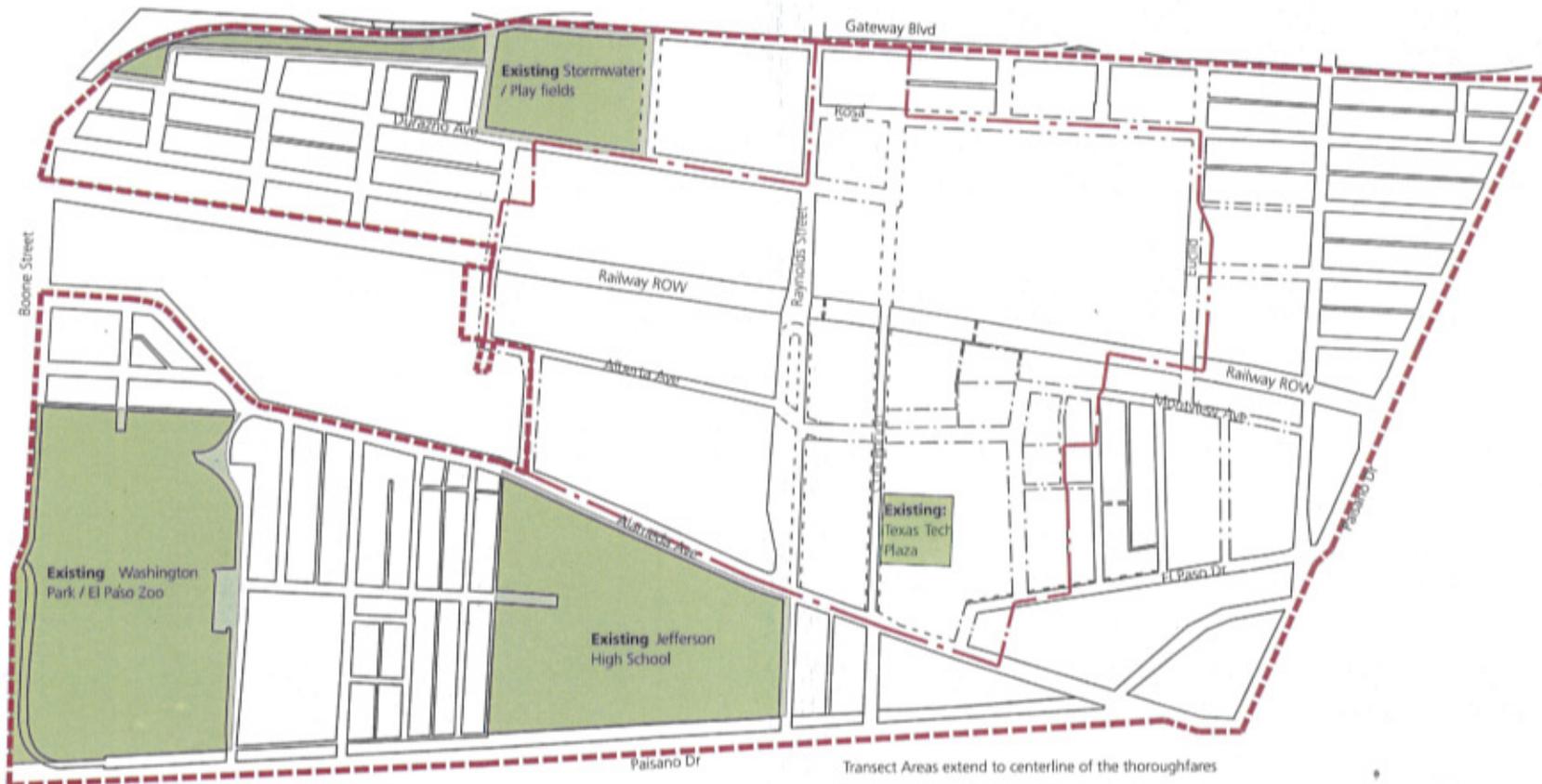
MCA TRANSECT ALLOCATIONS

T6	T5	T4	SD	Civic	Total
44.5	1.0	0.8	73.6	2.3	130.7*
34.0%	.8%	0.6%	56.3%	1.8%	100%

*Net Site Area - all developable land within a site including Thoroughfares but excluding land allocated as T1.



TRANSECT ZONE ALLOCATION
SCALE 1" = 400'



21.40.040 Civic Zones

A. General

1. Infill Plans should designate civic space zones (CS) and civic building zones (CB).
2. A civic zone may be permitted if it does not occupy more than 20% of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.40.050.
3. Parking for civic zones shall be calculated per the stan-

dards of Chapter 20.14 and Appendix C of this code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.

B. Civic Space Zones (CS)

1. Civic spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adja-

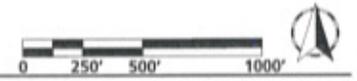
Transect Areas extend to centerline of the thoroughfares

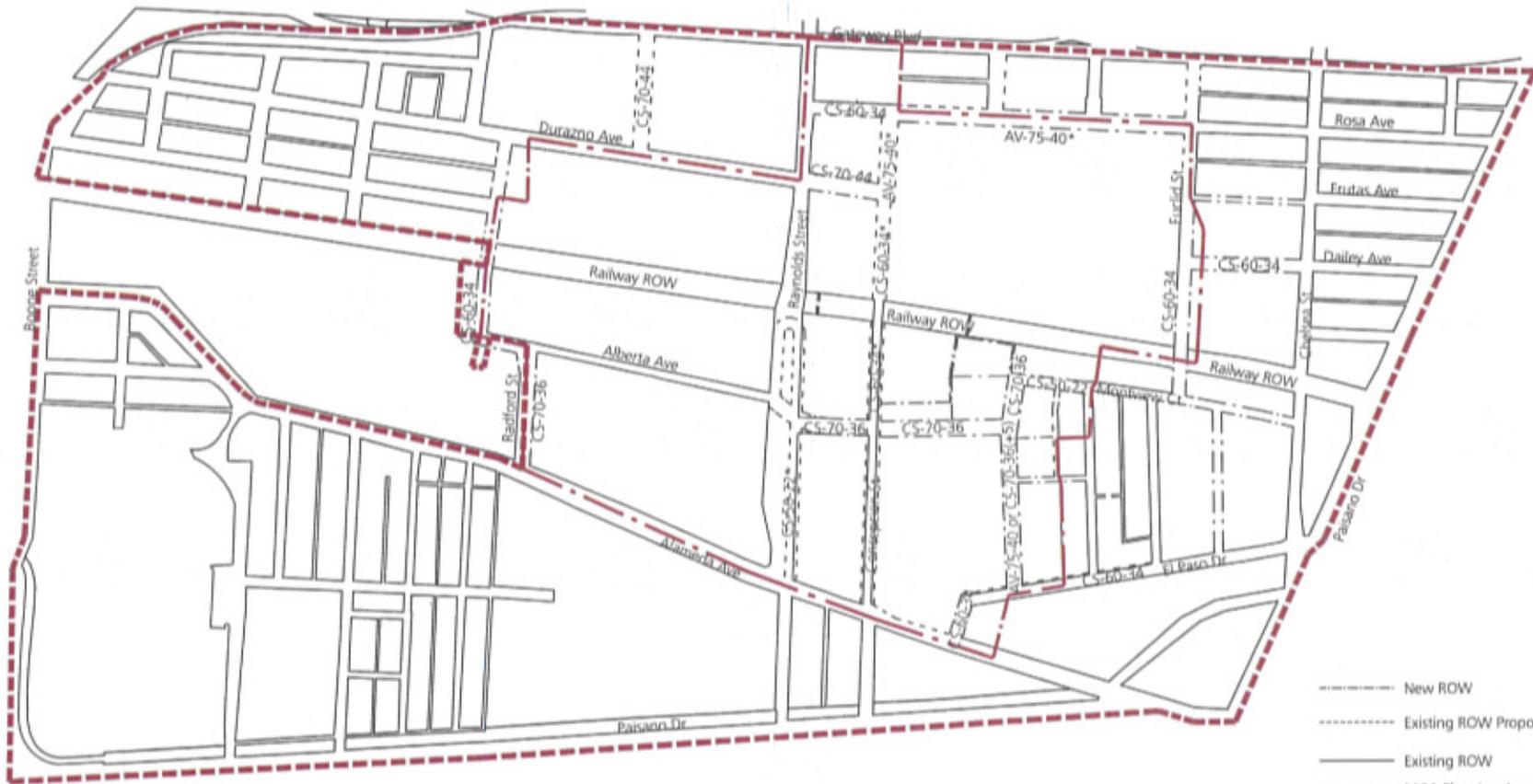
cent Transect Zone in a process of public consultation subject to the approval of the City Council.

C. Civic Building Zones (CB)

1. Civic buildings shall be permitted on civic zones reserved in the infill regulating plan.
2. Civic buildings shall be subject to the requirements of Chapter 21.50.

- Civic Zone
- MCA Planning Area
- Infill RCD Boundary



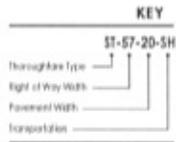


21.10.040 Infill Regulating Plans shall consist of one or more maps showing the following:

B.2.b.(3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);

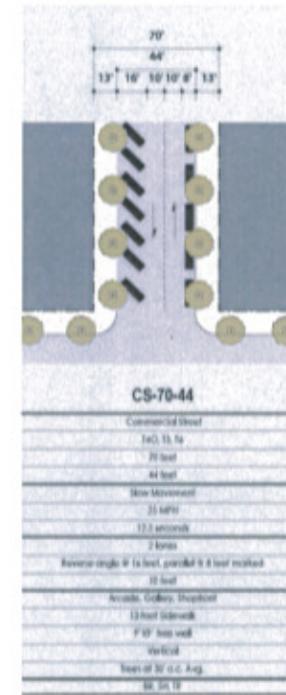
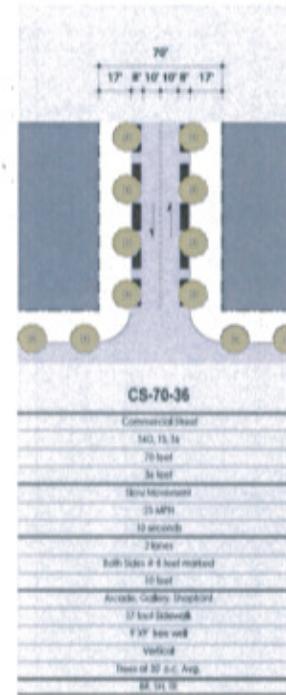
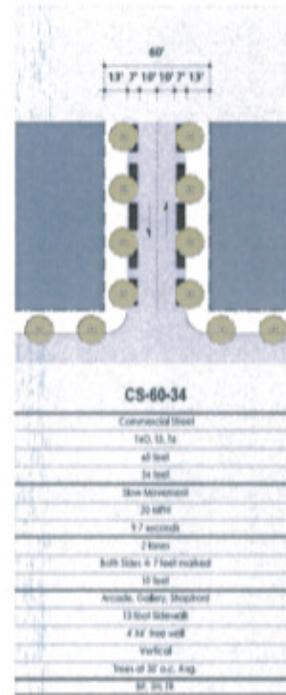
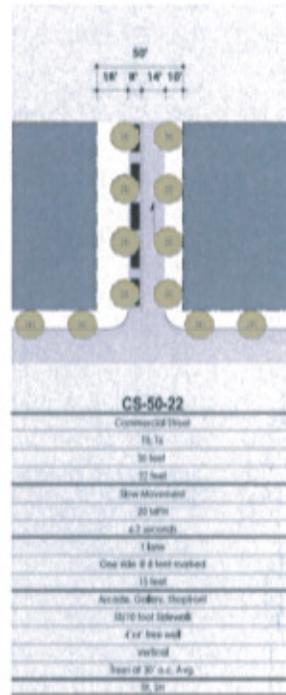
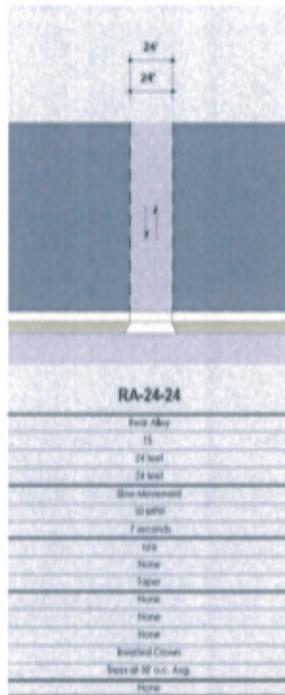
Infill Community Plans have no requirements for Thoroughfare Network or Block Perimeter because of the existing condition constraints. New connections are made where possible, however this RCD has the additional limitation of the railway.

*Street may be upgraded to Designated Thoroughfare Standard



- THOROUGHFARE TYPES**
- BY Boulevard
 - AV Avenue
 - CS Commercial Street
 - ST Street
 - RD Road
 - RA Rear Alley
 - RL Rear Lane
- TRANSPORTATION TYPE**
- BI Bicycle Lane
 - BT Bicycle Trail
 - BR Bicycle Route
 - SH Shoulder
 - PT Path
 - TR Transit Route

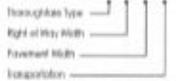
Thoroughfare Type	Rear Alley
Transportation Assignment	TR
Right-of-Way Width	24 feet
Pavement Width	24 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	1 lane
Parking Lanes	None
Curb Radius	Typical
Public Storage Type	None
Walkway Type	None
Planer Type	None
Curb Type	Brushed Crown
Landscape Type	Tree at 30' o.c. Avg.
Transportation Provision	None



AV-75-44 or CS-70-36(+5)
CS-60-34

KEY

ST-57-20-SH

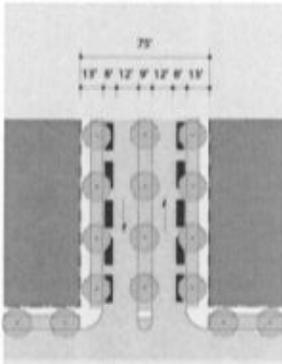


THOROUGHFARE TYPES

- Boulevard BV
- Avenue AV
- Commercial Street CS
- Street ST
- Road RD
- Road Alley RA
- Road Lane RL

TRANSPORTATION TYPE

- Bicycle Lane BL
- Bicycle Trail BT
- Bicycle Route BR
- Driveway DH
- Path PT
- Special Route SR



AV-75-40

Thoroughfare Type	Avenue
Street Line Assignment	13, 14, 15
Right-of-Way Width	75 feet
Pavement Width	60 feet
Direction	One Direction
Design Speed	25 mph
Pedestrian Crossing Time	3.7 seconds - 3.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both side or 4 foot marked
Curb Radius	10 feet
Public Storage Type	N, PC, PALS, PF
Walkway Type	4 foot Sidewalk
Planter Type	7 foot Continuous planter
Curb Type	Curb or Slope *
Landscape Type	Tree at 20' o.c. Avg
Transportation Provision	BL, BR



20.40.070 Special Requirements

A. An infill community plan may designate any of the following special requirements:

1. A differentiation of the thoroughfares as A-Grid and B-Grid.

3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns.

-  Required Gallery
-  B-Street





PLANNING AND ECONOMIC DEVELOPMENT

MEMORANDUM

DATE: May 24, 2011
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Ernesto Arriola, Planner
SUBJECT: PZRZ11-00014, Medical Center Smart Code Rezoning

The City Plan Commission (CPC) on May 5, 2011 unanimously recommended **approval** of the rezoning request. The request is to change the current zoning for all properties within the rezoning area to SCZ (SmartCode Zone).

The CPC found that the rezoning is in conformance with The Plan for El Paso and the 2025 Projected General Land Use Map. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general; and will not have an adverse effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were over 50 calls to the department requesting information on the rezoning.

There were two people in **opposition** to this request at the City Plan Commission hearing, specifically to the Civic Space requirement along Reynolds Street from Alameda Avenue to the Gateway East Boulevard. The Civic Space requirements have since been amended by removing the Civic Space requirement along Reynolds Street to address the concerns. There have been no other people in opposition to this request.

Attachment: Staff Report



Planning & Economic Development

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00014
Application Type: Rezoning
CPC Hearing Date: May 5, 2011
Staff Planner: Ernesto Arriola, 915-541-4723, arriolaea@elpasotexas.gov

Location: South of Interstate 10, north and west of Paisano Drive and east of Boone Street
Legal Description: Property contained within the boundaries of Interstate 10, Paisano Drive and Boone Street, City of El Paso, El Paso County, Texas

Acreage: Approximately 442.8 acres
Rep District: 3
Zoning: GMU (General Mixed Use), M-1 (Light Industrial), S-D (Special District), R-5 (Residential), A-O (Apartment Office), C-1 (Commercial), C-3 (Commercial), C-4 (Commercial), SC (Special Contracts), C (Conditions) and SP (Special Permit)

Existing Use: Medical, Light Industrial, Commercial, and Residential Uses
Request: Rezone subject properties to SCZ (SmartCode Zone)
Proposed Use: Mixed Use Development and Medical Center

Property Owner: Multiple owners
Applicant: City of El Paso
Representative(s): Medical Center of the Americas Foundation / Placemakers

SURROUNDING ZONING AND LAND USE

M-1 (Light Industrial), S-D (Special District), R-5 (Residential), A-O (Apartment Office), C-1 (Commercial), C-3 (Commercial), C-4 (Commercial)

PLAN FOR EL PASO DESIGNATION

Central Planning Area; Residential, Mixed Use, Commercial, Medical Center of the Americas: Hospital District, Research District, Support District, Public Health District, Education District, Public Multi-Use District and Transportation Hub

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Lincoln Park Conservation Committee

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within the proposed rezoning area and within 300 feet of the proposed rezoning area. The Planning Division has received numerous calls for information. No calls for support and one call in opposition of the rezoning request have been received.

PUBLIC MEETINGS

Representative District 3, in coordination with the Medical Center of the Americas Foundation, scheduled the following public meetings:

April 14, 2011, 6pm, Sylva Magnet School Cafeteria
Traffic congestion was the primary concern.

May 4, 2011, 6pm, Sylva Magnet School Auditorium

APPLICATION DESCRIPTION

The City of El Paso and the Medical Center of the Americas Foundation is requesting to rezone 442.8 acres of property located south of Interstate 10, north and west of Paisano Drive and east of Boone Street from GMU (General Mixed Use), M-1 (Light Industrial), S-D (Special District), R-5 (Residential), A-O (Apartment Office), C-1 (Commercial), C-3 (Commercial), C-4 (Commercial), SC (Special Contracts), C (Conditions) and SP (Special Permit) to SCZ (SmartCode Zone) to allow for one Infill Regional Center Development (RCD) District and one Medical Center of the Americas Special District.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends approval of rezoning the subject properties to SCZ (SmartCode Zone).

The Plan for El Paso-City-Wide Land Use Goals

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

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

Development Coordinating Committee Review

Recommends approval of the rezoning to SCZ (SmartCode Zone).

Engineering & Construction Management Services Department – Plan Review

No comments received.

Department of Transportation

Recommend Approval

El Paso Water Utilities

No comments received.

Fire Department

No comments received.

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 in the Plan by the CPC.

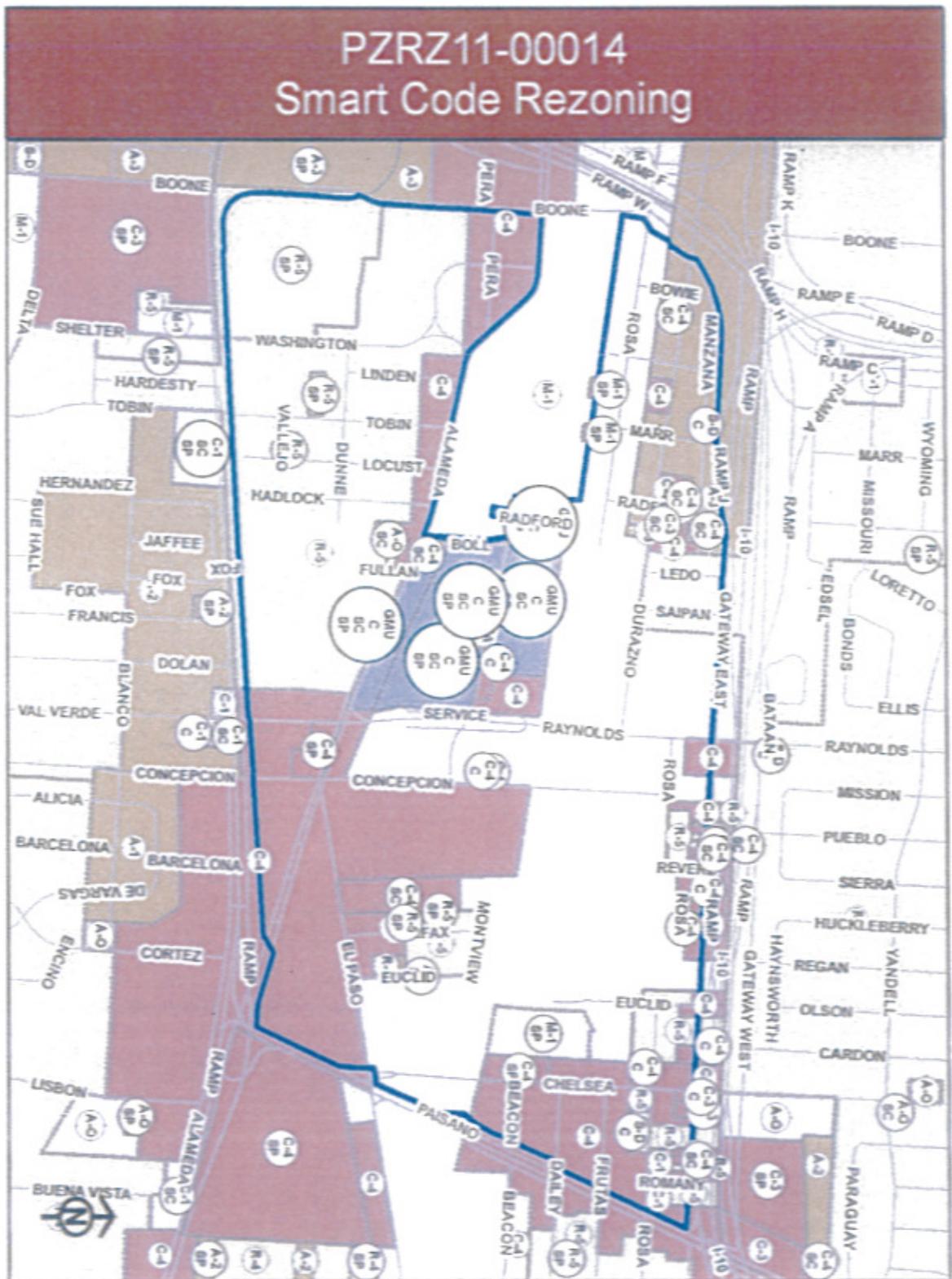
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Infill Regulating Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

PZRZ11-00014
Smart Code Rezoning



ATTACHMENT 3: INFILL REGULATING PLAN



MEDICAL CENTER OF THE AMERICAS

EL PASO, TEXAS



SMARTCODE - TITLE 21 APPLICATION
APRIL 2011

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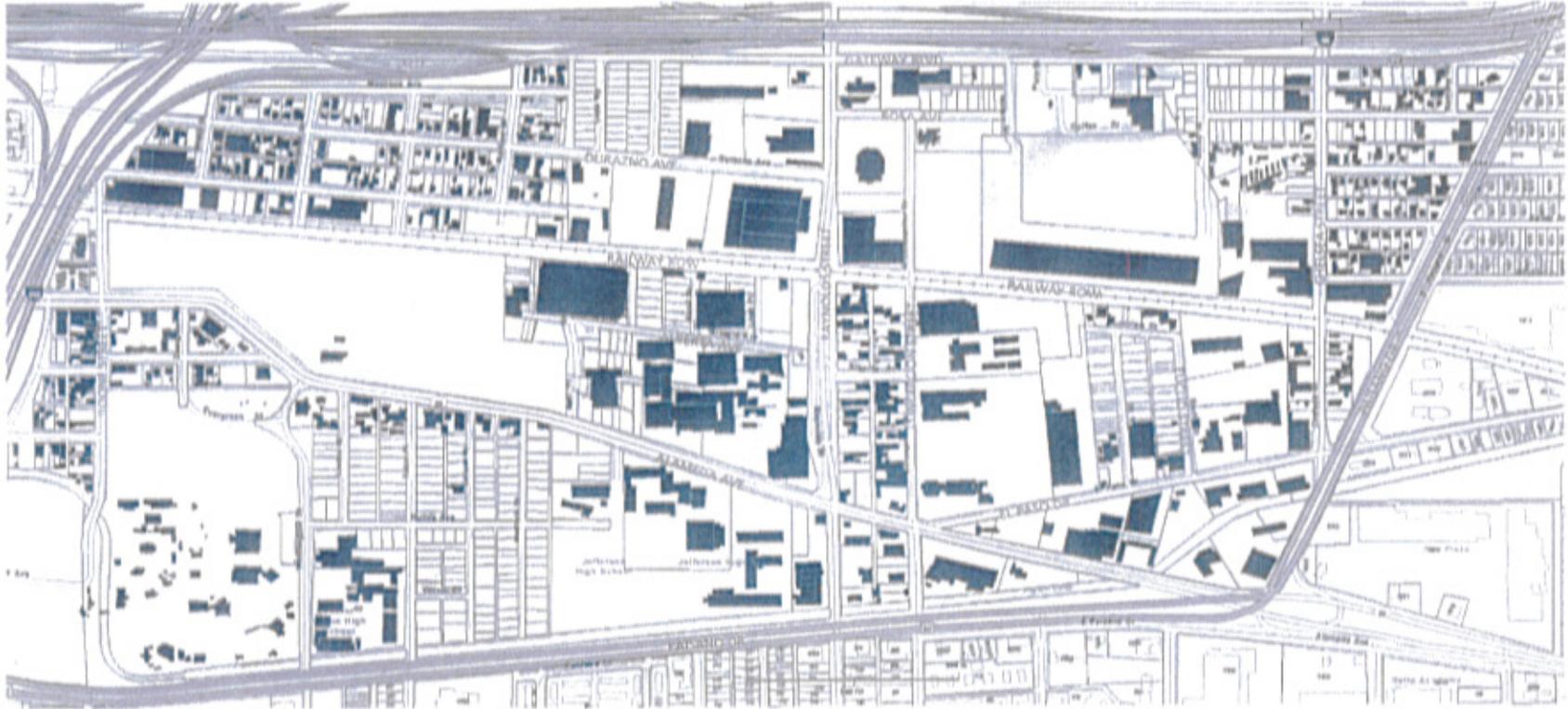
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MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS
SMARTCODE - ARTICLE 4 APPLICATION



EXISTING SITE AERIAL
SCALE 1" = 500'



MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS
SMARTCODE - ARTICLE 4 APPLICATION

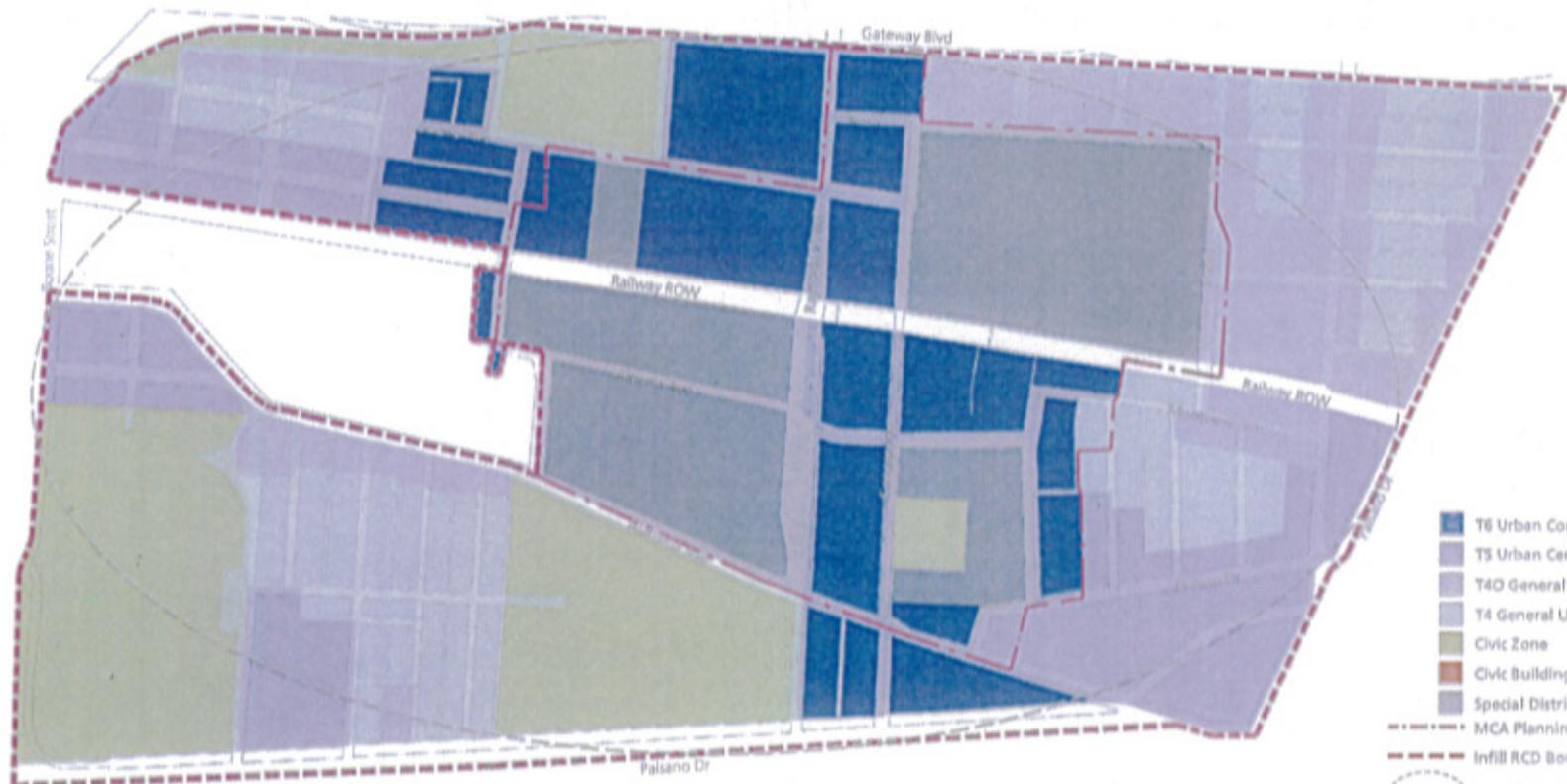


SITE PLAN
SCALE 1" = 500'



MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS
 SMARTCODE - ARTICLE 4 APPLICATION

EXISTING ZONING
 NTS



- T6 Urban Core
- T5 Urban Center
- T4D General Urban Open
- T4 General Urban
- Civic Zone
- Civic Building
- Special District
- MCA Planning Area
- Infill RCD Boundary
- Long Pedestrian Shed

RCD Community Boundary Area = 411.6 acres
MCA Planning Area = 132 acres

21.40.020 Community Types

C. Infill RCD (Regional Center Development)

1. An Infill RCD should be assigned to downtown areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An Infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use

corridor or center.

2. The edges of an Infill RCD should blend into adjacent neighborhoods without buffers.

D. Infill TOD (Transit-Oriented Development)

1. Any Infill TOD or Infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher density represented by the effective parking allowance in Section

21.50.090(B)(4).





20.40.030 Transect Zones

A. Transect Zone Standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.

B. A Transect Zone shall include elements indicated by Chapters 21.30, 21.50 and 21.60.

21.80.170 Table 14 Requirements for a RCD:

- T6 = 40 - 60%
- T5 = 10 - 30%
- T4O = 50% max.
- T4 = 10 - 30%

Recommended allocations. Not required for Chapter 20.40 Application.

Transect Areas extend to centerline of the thoroughfares

INFILL RCD TRANSECT ALLOCATIONS

T6	T5	T4O	T4	Civic	Other	Total
77.8	54.7	47.9	54.4	73.6	76.6	384.6*
20.1%	14.2%	12.5%	14.1%	18.1%	19.5%	100%

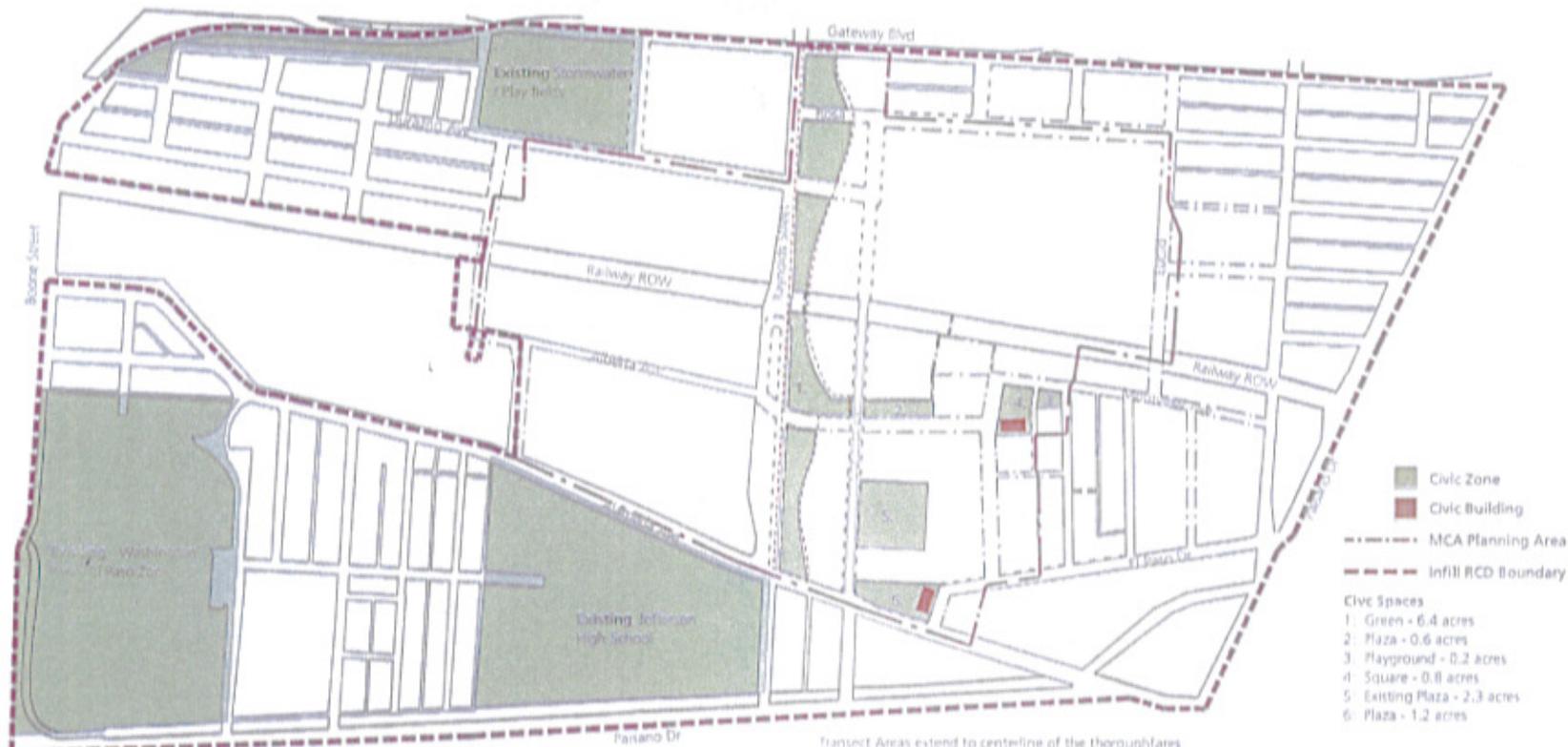
*Net Site Area = all developable land within a site including thoroughfares but excluding land allocated as T1.

MCA TRANSECT ALLOCATIONS

T6	T5	T4O	T4	Civic	Total
64.5	1.0	0.8	73.6	10.8	150.7*
34.0%	0%	0.5%	56.3%	8.3%	100%

*Net Site Area = all developable land within a site including thoroughfares but excluding land allocated as T1.





21.40.040 Civic Zones

A. General

1. Infill Plans should designate civic space zones (CS) and civic building zones (CB).
2. A civic zone may be permitted if it does not occupy more than 20% of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.40.050.
3. Parking for civic zones shall be calculated per the stan-

dards of Chapter 20.14 and Appendix C of this code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.

B. Civic Space Zones (CS)

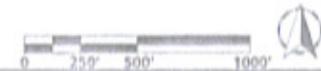
1. Civic spaces shall be generally designed as described in Table 1.3, their type determined by the surrounding or adja-

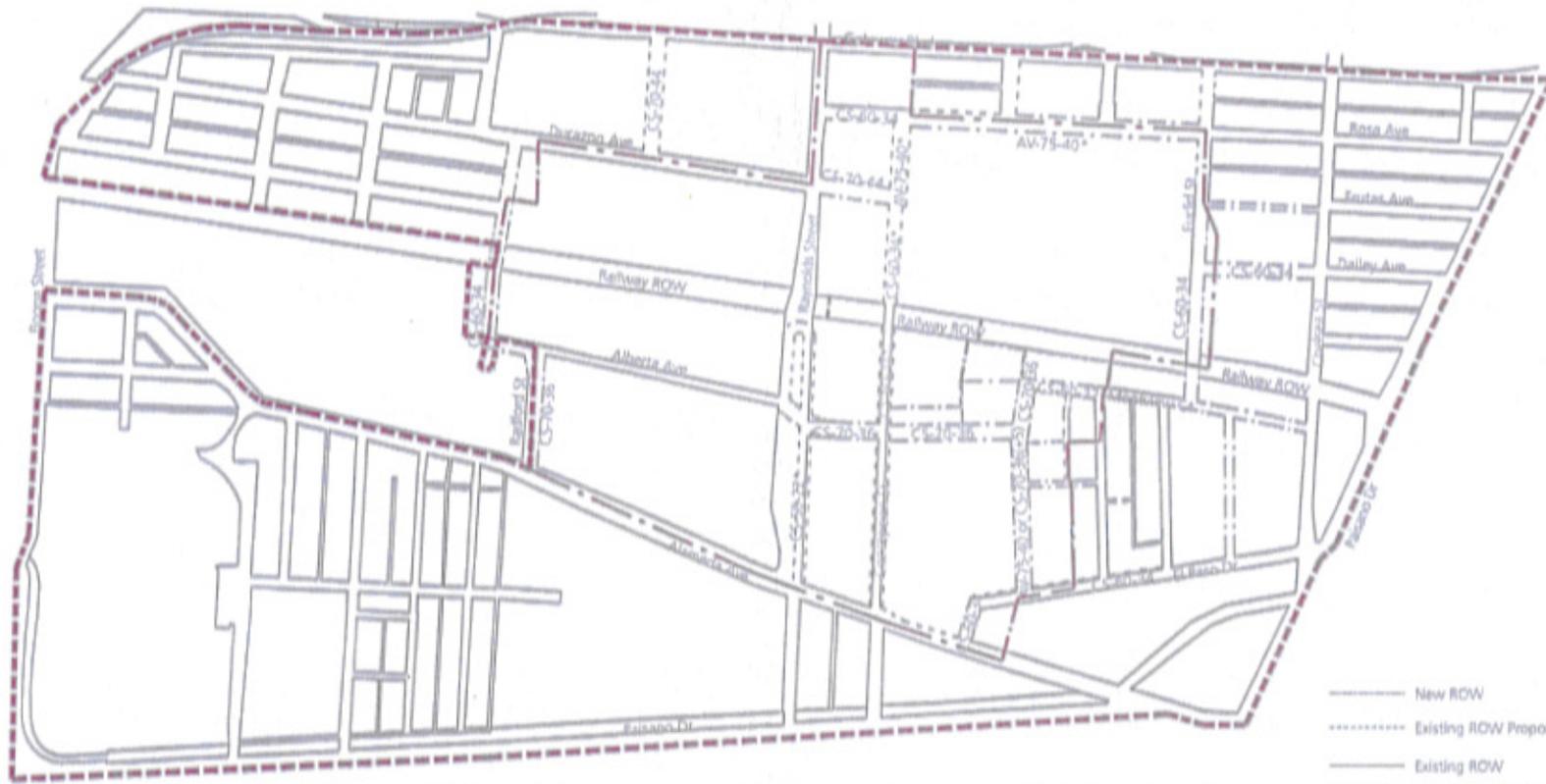
cent Transit Areas extend to centerline of the thoroughfares

cent Transit Zone in a process of public consultation subject to the approval of the City Council.

C. Civic Building Zones (CB)

1. Civic buildings shall be permitted on civic zones reserved in the infill regulating plan.
2. Civic buildings shall be subject to the requirements of Chapter 21.50.





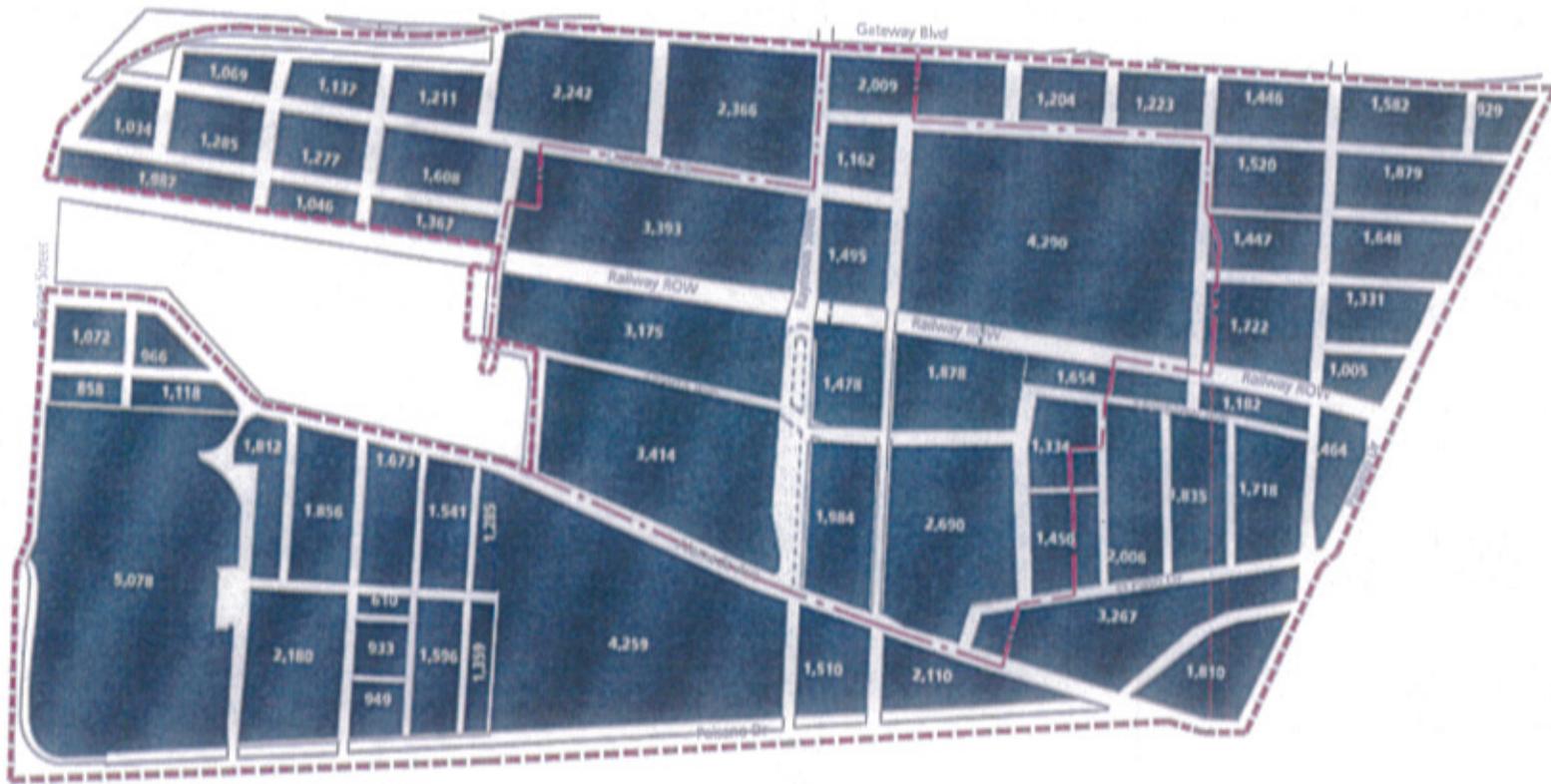
21.10.040 Infill Regulating Plans shall consist of one or more maps showing the following:
 B.2.b.(3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C).

Infill Community Plans have no requirements for Thoroughfare Network or Block Perimeter because of the existing condition constraints. New connections are made where possible, however this RCD has the additional limitation of the railway.

*Street may be upgraded to Designated Thoroughfare Standard

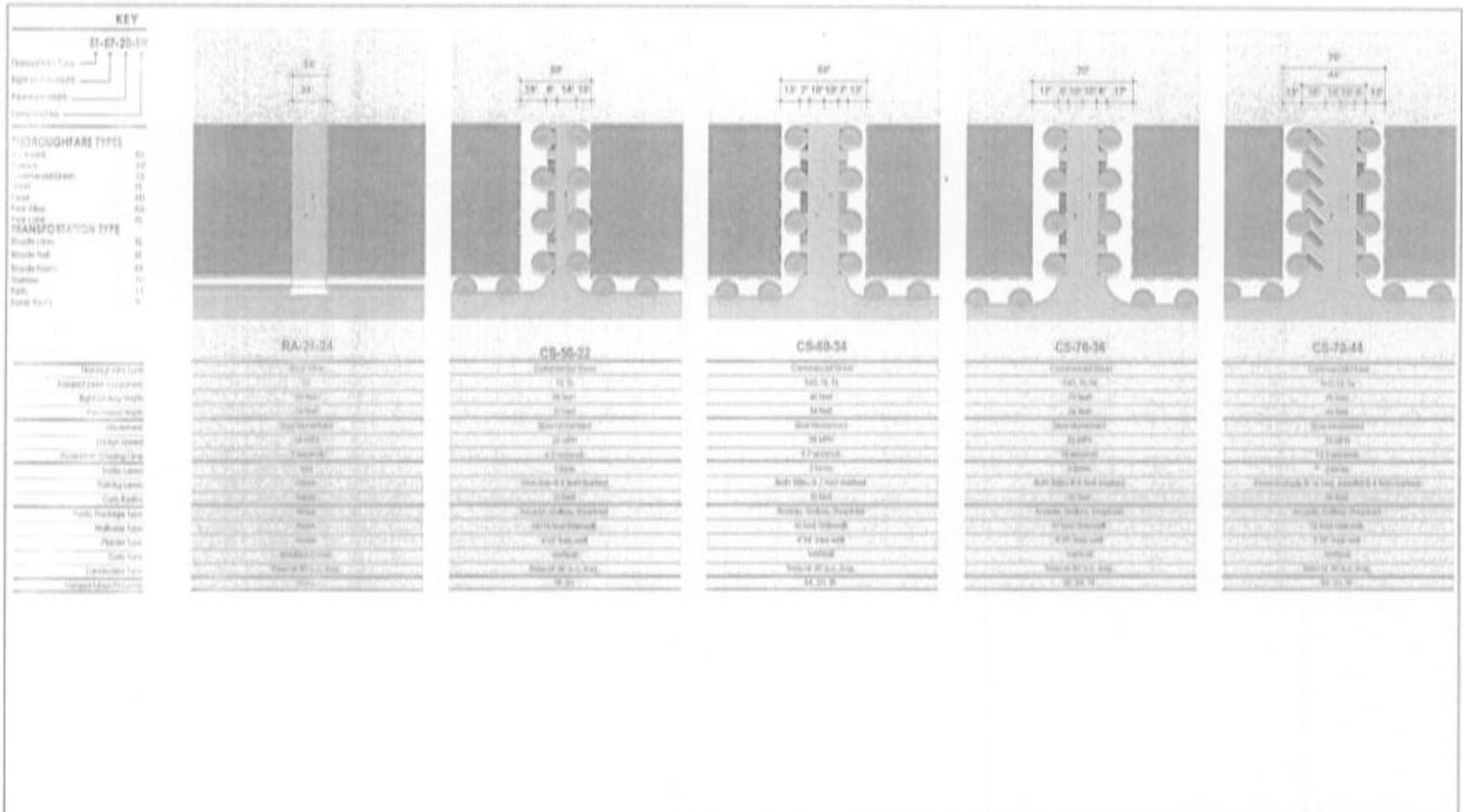
- New ROW
- - - Existing ROW Proposed Widening
- Existing ROW
- · - · - MCA Manning Area
- - - - - Infill RCD Boundary





21.10.040 Infill Regulating Plans shall consist of one or more maps showing the following:
 8.2.b.(3) A thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B and Table 4C);





AV-75-44 or CS-75-20(x5)

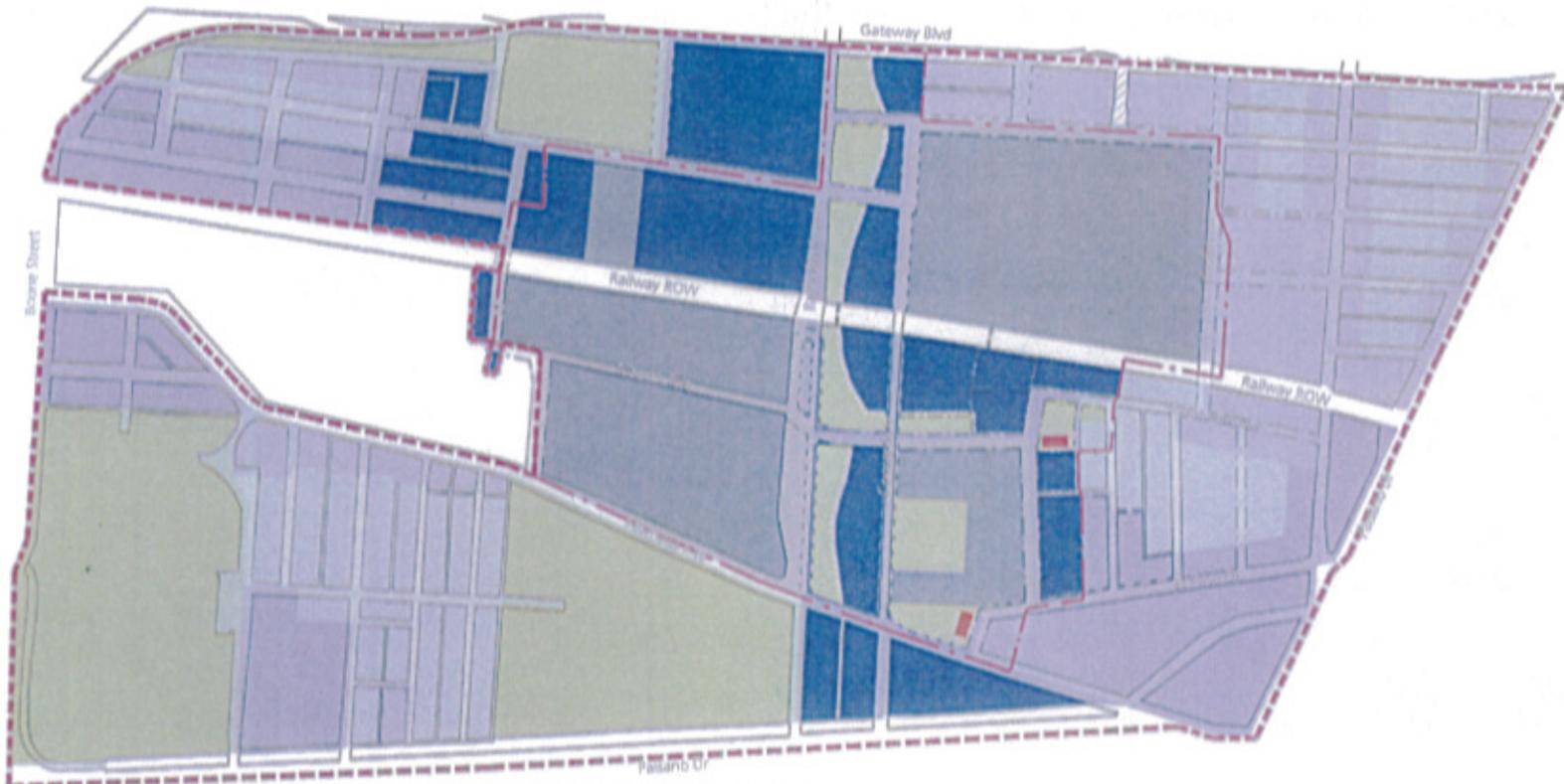
C-50-34

AV-75-40*

MEDICAL CENTER OF THE AMERICAS EL PASO, TEXAS
 SMARTCODE - ARTICLE 4 APPLICATION

THOROUGHFARE ASSEMBLIES
 NOT TO SCALE





20.40.07D Special Requirements

A. An mill community plan may designate any of the following special requirements:

1. A differentiation of the thoroughfares as A-Grid and B-Grid.

3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns.

 Required Gallery
 B-Street

