

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

**DEPARTMENT:** Development Services Department, Planning Division

**AGENDA DATE:** Introduction: July 13, 2010  
Public Hearing: August 3, 2010

**CONTACT PERSON/PHONE:** Linda Castle, (915) 541-4029, castlelj@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of Parcel 1: Lot 1, Block 1, Montecillo Unit One, City of El Paso, El Paso County, Texas from C-3/c (Commercial/conditions) and C-3 (Commercial) to G-MU/c (General Mixed Use/conditions) and G-MU (General Mixed Use); and, Parcel 2: Lot 1, Block 2, Montecillo Unit Two, City of El Paso, El Paso County, Texas from C-3/c (Commercial/conditions) to G-MU/c (General Mixed Use/conditions). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Review Pending  
City Plan Commission (CPC) – Review Pending

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

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

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

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

**APPROVED FOR AGENDA:**

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

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

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

**AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: LOT 1, BLOCK 1, MONTECILLO UNIT ONE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-3/C (COMMERCIAL/CONDITIONS) AND C-3 (COMMERCIAL) TO G-MU/C (GENERAL MIXED USE/CONDITIONS) AND G-MU (GENERAL MIXED USE); AND, PARCEL 2: LOT 1, BLOCK 2, MONTECILLO UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-3/C (COMMERCIAL/CONDITIONS) TO G-MU/C (GENERAL MIXED USE/CONDITIONS). 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 Parcel 1: *Lot 1, Block 1, Montecillo Unit One, City of El Paso, El Paso County, Texas*, be changed from **C-3/c (Commercial/conditions) and C-3 (Commercial)** to **G-MU/c (General Mixed Use/conditions) and G-MU (General Mixed Use)**; and that the zoning of Parcel 2: *Lot 1, Block 2, Montecillo Unit Two, City of El Paso, El Paso County, Texas*, be changed from **C-3/c (Commercial/conditions)** to **G-MU/c (General Mixed Use/conditions)**, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and in the Mixed Use Development Plan 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 \_\_\_\_\_, 2010.**

**THE CITY OF EL PASO**

**ATTEST:**

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

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

*(Signatures continue on following page)*

**APPROVED AS TO FORM:**

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Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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Mathew S. McElroy, Deputy Director  
Development Services Department  
Planning Division

# MASTER ZONING PLAN

## Montecillo Estates Master Zoning Plan for a General Mixed Use District

### SECTION I

#### PURPOSE AND INTENT

The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- Coordinate appropriate transportation corridors with specific land use patterns;
- Interconnect open space and parks, civic spaces within the district via pedestrian and bicycle pathways;
- Provide neighborhoods that are compact and pedestrian friendly;
- Provide for streets that reinforce safety and reduce the length of vehicular trips;
- Allow for the use of drainage ways for open space amenities;
- Provide for a mix of uses that will serve as a town center to the neighboring suburban developments;
- Provide for a transit oriented development.

*General note about purpose and intent:*

*This District is to be developed in a form and fashion that is unlike any other that has been developed along the Mesa Corridor. This site's original planned usages were designed to incorporate higher commercial density with a small percentage of office space which is currently consistent with the development theme along Mesa Street. The proposed revised development patterns are as follows:*

- *Provide multi-family residential in order to achieve more residential density along a proposed Bus Rapid Transit Corridor (BRT).*
- *Provide neighborhood retail and commercial units within the multi-family complexes to give Mesa a more urban design, to provide multi-family users retail within walking distance, and to serve the existing neighborhoods and future BRT.*
- *Provide a streetscape with attractive street front buildings and additional landscaping (approximately three times the requirement in Title 18).*
- *Make Mesa Street a focal point for inbound traffic to the District, which will lead to the proposed Smart Code development currently known as Montecillo Units 3, 4 and 5 (East and West of this District).*

**GENERAL GUIDELINES**

- a. The District: This GMU District is designed to include multi-family, retail and light commercial uses. The intent of this district's design and function is as follows:
- Mixed-use High Density Residential will be developed along Mesa Street (BRT –Corridor).
  - The District is structured with respect to walk-ability and minimization of pedestrian/vehicular conflicts.
  - The District is designed to be of similar structure to that of a Transit Oriented Development by way of vertical high density development that includes retail uses in order to assist transit goals of higher density.
  - Various land uses, open/landscape spaces and housing densities are distributed throughout the District.
- b. The Sub district: There are no sub districts within this district.
- c. Building and Open Spaces: The intent of buildings and open spaces within this district are as follows:
- Principal buildings and facades, where possible, will be oriented toward the street to promote a pedestrian friendly environment.
  - Drainage ways within this District will be designed as open space and landscape amenities.
  - Buildings and landscaping contribute to the physical definition of streets as public places.
  - Public gathering spaces are provided in a manner that reinforces community identity.

**SECTION II****MASTER LAND USE PLAN**

- a. Open Space – Open space has been set aside to provide for site drainage and for the recreational needs of the community.
- b. High Density Multi-Family along with neighborhood retail and commercial uses.

**PHASING**

The District is to be built in two phases. The first phase of development will be Lot 1C, Montecillo Unit One, and all of Montecillo Unit Two. The second phase of development will be Lots 1A and 1B, Montecillo Unit One located at the southeast corner of Mesa and Montecillo Drive.

**RELATIONSHIP TO THE PLAN FOR EL PASO**

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

- a. Environment
  - Policy: Allow high-density land uses and cluster developments that protect ecologically sensitive areas
  - Policy: Reduce Dependency on Automobiles
  - Policy: Emphasize infill and higher density developments located in areas served by public transit to reduce dependency on automobiles
- b. Transportation
  - Policy: Increase bicycle, pedestrian and transit access in land development
- c. Community Facilities
  - Policy: Expand park acreage, recreational and open space through such methods as park/pond facilities.
- d. Land Use and City Form
  - Goal: Develop a balanced and complete community that contains a mix of land uses and densities, housing types and styles, economic development, and job opportunities.
  - Goal: Encourage neighborhood commercial services that are compatible with a neighborhoods residential character.
  - Policy: Promote mixed uses within designated neighborhoods
  - Neighborhood Commercial contributes to the neighborhood identity. Residential and light commercial uses are complementary uses.
- e. Urban Design
  - Linking different neighborhoods together through a quality spatial experience.
  - Consistency from one neighborhood to the next.

### **SECTION III**

#### **DEVELOPMENT REGULATIONS OF THE MASTER ZONING PLAN**

1. Please see Exhibit A for Development Regulations regarding land uses/lot coverage and Building height.
2. Please refer to Exhibit B for the GMU Questionnaire.
  - Setbacks : 0 (zero)
  - Density - FAR: 1.7:1 (maximum)
  - Total District Acreage: 10.74 acres
  - Parking:

- shared parking -total parking proposed =567 which includes 73 spaces for retail (13 spaces more than what is required)
- 494 parking spaces for the multi-family, the 567 total parking spaces do not include the bike parking spaces
- 28 proposed bike parking spaces located throughout the District.
- Landscaping: will meet and/or exceed Landscape code requirements described in Title 18, Chapter 18.46 of the Local Municipal Code.

## **SECTION IV**

### **STORMWATER MANAGEMENT**

The location of this District is fronting on Mesa Street and is within the Franklin Mountain Foothills. The storm water run-off from Mesa and this site will have to be carried to the abutting Arroyo that will remain in its natural state. The open space and landscaped areas will serve as safe passage while providing visual and recreational purposes.

## **SECTION V**

### **CIRCULATION**

The District is abutting the City of El Paso's Bus Rapid Transit Corridor. Thus, this District's design provides the density and building location necessary for the BRT to have long term success.

## **SECTION VI**

### **COMMUNITY FORM**

This District is focused on providing a transit oriented development. Building, Landscape and Open space design elements will be as follows:

- Building architecture will be uniform, aesthetically pleasing and is intended to be carried out in the developments to the east and west.
- Buildings will be oriented toward the street and will be multi-functional.
- Landscaping, open space, civic areas and building facades will contribute the identity of the development.
- The District will be a focal point for the Mesa Corridor.

## **SECTION VII**

This District has existing zoning conditions that are as follows:

- Buildings and landscaping shall contribute to the physical definition of streets as civic places - This District contains buildings that are parallel to and front the Mesa Transit Corridor to provide a pedestrian-friendly environment. Moreover, the vertical buildings and abundant landscaping provide an aesthetically pleasing street and civic place.
- Eight foot sidewalks and landscaped open plazas shall be incorporated into the overall development to encourage a pedestrian-friendly environment – This District contains eight foot sidewalks along Mesa street frontages as well as plentiful site landscape, parkway landscaping and small civic spaces throughout the District in order to provide a pedestrian-friendly environment.
- Buildings shall be oriented toward the street, where the terrain of the site will allow, so that not less 50 (fifty) percent of the buildings and facades within the development are located parallel to the setback line along all street rights-of-way – This District contains buildings that are parallel to the Mesa BRT Corridor and have no front setback from the Mesa right-of-way line. The Buildings span 70% of right-of-way along Mesa.
- No more than thirty percent of a required front setback line abutting any street right-of- way, or any setback line abutting Mesa Street, within the development shall be used for off-street parking. This District contains buildings that do not have a front setback in order to permit the buildings to be located as close as possible to the Mesa Street Bus Rapid Transit Corridor. Note, all buildings front on Mesa Street and cover over 70% of the development front right-of –way line with no more than thirty percent being used for off-street parking which will be buffered and screened from Mesa Street due to the landscape design along the parkway and within the development.
- That all off-street parking areas shall incorporate landscape and other screening materials to adequately minimize the presence of such parking areas to the development - This District contains buildings with no front setback to the Mesa Street right-of-way line as well as additional landscaping within the street parkway and within the District to not only provide green spaces, but to also serve as a buffer for the off-street parking.
- That the development shall incorporate a mix of land use types and densities that focus activity to pedestrian environments –This District contains a vertical mix of land use types that include a variety of high density multi-family residential along with neighborhood retail/commercial uses that front a Rapid Transit Corridor.

# MIXED USE DEVELOPMENT PLAN

BEING ALL OF LOT 1, BLOCK 1, MONTECILLO UNIT ONE, AND ALL OF LOT 1, BLOCK 2, MONTECILLO UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 10.740± ACRES



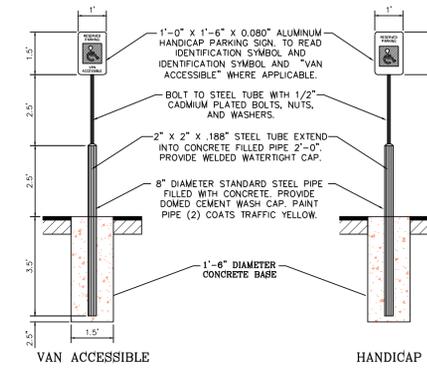
ELEVATIONS FOR BUILDING 1



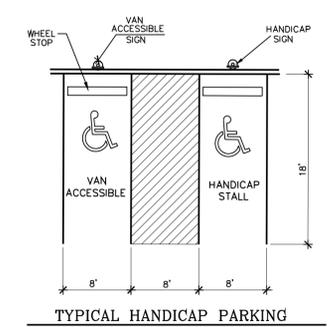
ELEVATIONS FOR BUILDING 2



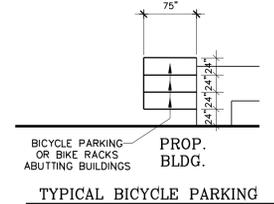
ELEVATIONS FOR BUILDING 4



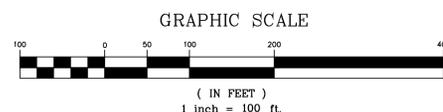
HANDICAP PARKING SIGN



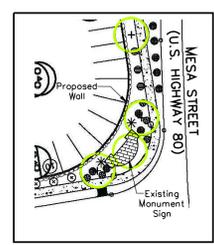
TYPICAL HANDICAP PARKING



TYPICAL BICYCLE PARKING



GRAPHIC SCALE



DETAIL A

**PARKING INFORMATION**

**RETAIL STORE (1, 2, 3A & 3B)**  
 TOTAL BUILDING: 14,940.00 SQ. FT.  
 PARKING REQUIRED BY CITY CODE: 60

**APARTMENTS (1, 2, 3 & 4)**  
 TOTAL BUILDING: 69,094.00 SQ. FT.  
 PARKING REQUIRED BY CITY CODE: 494 (BY UNITS)

**TOTAL PARKING FOR RETAIL & APARTMENTS**

TOTAL PARKING REQUIRED BY CITY CODE: 654  
 TOTAL HANDICAPPED PARKING REQUIRED: 11  
 TOTAL BICYCLE PARKING REQUIRED: 28  
 TOTAL COMPACT CARS PARKING PROPOSED: 63  
 TOTAL REGULAR PARKING PROPOSED: 400  
 TOTAL PARKING PROPOSED: 567

**TOTAL PARKING DIMENSIONS:**  
 STALLS : 9 FT. BY 18 FT.  
 BICYCLE: 24" BY 75"

**REQUIRED LANDSCAPING**

TOTAL SITE REQUIRED: 25,088.00 sf.  
 TOTAL SITE PROPOSED: 60,294.00 sf.  
 DECIDUOUS OR CANOPY TREES 25 - 2" CALIPER SHRUBS 502 - 5 gal. (1'x1') GROUNDCOVER 2,509 sf. Min.

ALL PROPOSED PARKING AND VEHICULAR USE AREAS WITH MORE THAN FORTY PARKING SPACES SHALL BE PROVIDED WITH AT LEAST ONE CANOPY TREE FOR EVERY FIFTEEN PARKING SPACES OR PORTION THEREOF.  
 CANOPY TREES REQUIRED BY CITY CODE: 34

SUBSTITUTION AS PER EL PASO MUNICIPAL ORDINANCE 18.46.090 SECTION 1  
 TREES AS PER "RECOMMENDED TREES FOR EL PASO" WEST TEXAS URBAN FORESTRY COUNCIL.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1015.28	164.50	82.43	164.32	S19°22'01"E	91°7'00"
C2	25.00	39.27	25.00	38.35	N20°59'21"E	89°59'44"
C3	1068.00	200.54	100.57	200.24	S60°36'28"W	104°5'30"
C4	958.00	371.40	188.06	369.08	S54°52'51"W	221°2'45"
C5	25.00	39.27	25.00	35.36	N69°00'39"W	90°00'16"

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.46	S24°00'31"E
L2	56.37	S65°59'13"W

	LANDSCAPING		PARKWAY/LANDSCAPING
	BUILDINGS		PROPOSED TREES
	CIVIC SPACES		

**UNIT 2 PARCEL** HPA#09351 El Paso, TX

SITE AREA: 4.68 ACRES  
 TOTAL UNITS: 176 UNITS  
 DENSITY: 37.6 UNITS PER ACRE  
 UNIT AVERAGE: 843 SF

RETAIL: 10,020 SF IN BUILDING 1, 2

UNIT TABULATION							
UNIT	UNIT TYPE	NO. OF UNITS IN BUILDING 1	NO. OF UNITS IN BUILDING 2	NET* RENTABLE AREA	TOTAL NO. OF UNITS	PERCENT	TOTAL RENTABLE AREA
A1	1BD/1BA	22	27	595	49	27.8%	28,155
A2	1BD/1BA	24	28	770	52	29.5%	40,040
A2-ALT	1BD/1BA	0	4	770	4	2.3%	3,080
B1	2BD/2BA	8	16	978	24	13.6%	23,472
B1-ALT	2BD/2BA	0	4	992	4	2.3%	3,968
B2	2BD/2BA	16	14	1,103	30	17.0%	33,090
B3	2BD/2BA	7	6	1,198	13	7.4%	15,674
<b>TOTAL</b>		<b>77</b>	<b>99</b>		<b>176</b>	<b>100%</b>	<b>148,379</b>

**UNIT 1 PARCEL** HPA#09351 El Paso, TX

SITE AREA: 3.72 ACRES  
 TOTAL UNITS: 114 UNITS  
 DENSITY: 30.6 UNITS PER ACRE  
 UNIT AVERAGE: 890 SF

RETAIL: 4,920 SF IN BUILDING 3

UNIT TABULATION							
UNIT	UNIT TYPE	NO. OF UNITS IN BUILDING 3	NO. OF UNITS IN BUILDING 4	NET* RENTABLE AREA	TOTAL NO. OF UNITS	PERCENT	TOTAL RENTABLE AREA
A1	1BD/1BA	20	12	595	32	28.1%	19,040
A2	1BD/1BA	24	12	770	36	31.5%	27,720
A2-ALT	1BD/1BA	0	0	770	0	0.0%	0
B1	2BD/2BA	8	4	978	12	10.5%	11,736
B1-ALT	2BD/2BA	0	0	992	0	0.0%	0
B2	2BD/2BA	16	8	1,103	24	21.1%	26,472
B3	2BD/2BA	6	4	1,198	10	8.8%	11,980
<b>TOTAL</b>		<b>74</b>	<b>40</b>		<b>114</b>	<b>100%</b>	<b>96,948</b>

**NOTE:**  
 1. OFF-STREET PARKING WITHIN THE MESA STREET FRONT RIGHT-OF-WAY LINE IS LESS THAN 30% OF THE ENTIRE DEVELOPMENT FRONTAGE.  
 2. SIGN TO BE WALL MOUNTED ONLY EXCEPT FOR 2 EXISTING MONUMENT SIGNS.

**CONDE INC.**  
 ENGINEERING / PLANNING  
 GPS / SURVEYING / CAD  
 6080 SHERBY DR. STE. 100  
 EL PASO, TEXAS 79905  
 PHONE: (915) 692-0283  
 FAX: (915) 692-0286



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

**Case No:** ZON10-00020  
**Application Type:** Rezoning  
**CPC Hearing Date:** July 15, 2010  
**Staff Planner:** Linda Castle, (915) 541-4029, [castlelj@elpasotexas.gov](mailto:castlelj@elpasotexas.gov)

**Location:** Montecillo Boulevard and Mesa Street  
**Legal Description:** Parcel 1 – Lot 1, Block 1, Montecillo Unit One, City of El Paso, El Paso County, Texas  
Parcel 2 – Lot 2, Block 2, Montecillo Unit Two, City of El Paso, El Paso County, Texas

**Acreeage:** Parcel 1 – 6.0605 acres  
Parcel 2 – 4.6796 acres

**Rep District:** 1  
**Zoning:** Parcel 1 – C-3/c (Commercial/conditions) (Conditions imposed by Ordinance 016861) and C-3 (Commercial)  
Parcel 2 – C-3/c (Commercial/conditions) (Conditions imposed by Ordinance 016861)

**Existing Use:** Vacant  
**Request:** Parcel 1 – G-MU/conditions (General Mixed Use/conditions) and G-MU (General Mixed Use)  
Parcel 2 – G-MU/conditions (General Mixed Use/conditions)

**Proposed Use:** Parcel 1 – Multi-family, Office and Retail Uses  
Parcel 2 – Multi-family, Office and Retail Uses

**Property Owners:** EPT The Venue at Montecillo Apartments, LLC and Capital Bank SSB  
**Representative:** Conde, Inc.

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

#### **Parcel 1**

**North:** C-3/c (Commercial/conditions) and C-1 (Commercial) / Vacant  
**South:** C-3 (Commercial) / Outpatient Surgery Clinic / Vacant  
**East:** A-O/sc (Apartment-Office/special contract) / Vacant  
**West:** C-3 (Commercial) / Vacant

#### **Parcel 2**

**North:** C-3 (Commercial) and A-3 (Apartment) / Apartment Complex  
**South:** C-3/c (Commercial/conditions) / Vacant  
**East:** R-3 (Residential) / Vacant  
**West:** C-1 (Commercial) / Vacant

**Plan for El Paso Designation:** Mixed Use and Commercial (Northwest Planning Area)

**Nearest Park:** Galatzan (4,280 Feet)

**Nearest School:** Dr. Green Elementary (3,585 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

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

## **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 30, 2010. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

## **APPLICATION DESCRIPTION**

The applicant is requesting to re-zone the parcels from C-3/c (Commercial) and C-3/c (Commercial/conditions) to G-MU (General Mixed Use) and G-MU/c (General Mixed Use/conditions). There are conditions imposed on Parcels 1 and 2 by Ordinance 016861 (see Attachment 4) that restrict uses and require the submittal of a detailed site development plan that incorporates transit oriented design principles, provides landscaping to screen off-street parking areas, and provides a mix of uses and densities that focus activity to pedestrian environments. Parcel 1 is approximately 6 acres and is located south of Montecillo Boulevard; Parcel 2 is approximately 4.6 acres and is located north of Montecillo Boulevard.

As required by the General Mixed Use zone request, the applicant has submitted a master zoning plan that shows a mix of office, retail, and apartments.

## **PLANNING DIVISION RECOMMENDATION**

*Pending*

### **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

The purpose of the G-MU 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.

### **Development Coordinating Committee Review**

*Pending*

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

Plan Review: No objections to this rezoning.

Landscape: This project is requesting G-MU, landscaping requirements are under the smart code and not under 18.46. Landscape needs to be reviewed and submitted to Planning.

### **Development Services Department – Subdivision Plan Review**

ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.\*

Grading plan and permit shall be required.\*

Storm Water Pollution Prevention Plan and/or permit required.\*

Drainage plans must be approved by the Development Services Department, Engineering Section.\*

Coordination with TXDOT

No water runoff allowed outside the proposed development boundaries. (On-site ponding required)

The Subdivision is within Flood Zone C-“Areas of minimal flooding (No shading), panel #480214-0028C

\* This requirement will be applied at the time of development.

### **Engineering Department - Traffic Division**

- No objection to zoning change

- Access to North Mesa shall be coordinated with TXDoT

- No median opening shall be permitted on Montecillo Blvd. within 450 feet of intersection.

### **Street Department:**

### **Fire Department**

The El Paso Fire Department Strategic Planning Division has reviewed ZON10-00020, a rezoning request and has no objections or adverse comments.

### **El Paso Water Utilities**

EPWU does not object to this request.

### **Sun Metro:**

Sun Metro has no opposition to the 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 in the Plan by the CPC.

### **Attachments:**

Attachment 1: Zoning Map

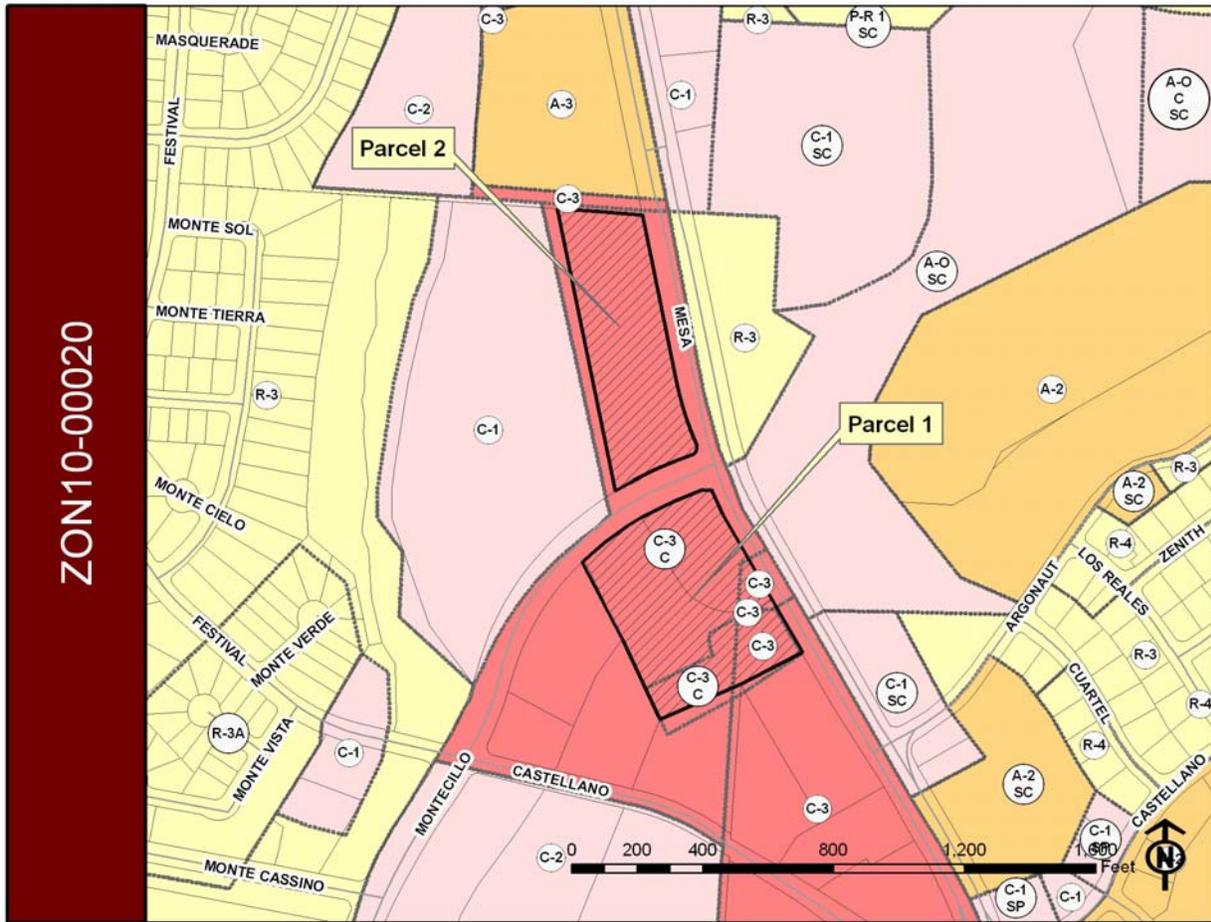
Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan

Attachment 4: Mixed Use Development Plan

Attachment 4: Ordinance 016861

**ATTACHMENT 1: ZONING MAP**



**ATTACHMENT 2: AERIAL MAP**



## **ATTACHMENT 3: MASTER ZONING PLAN**

### **MASTER ZONING PLAN Montecillo Estates Master Zoning Plan for a General Mixed Use District**

#### **SECTION I**

##### **PURPOSE AND INTENT**

The purpose of this Master Zoning Plan is to provide detail on the compatibility between land use and structures within and adjacent to this district. The district is intended to provide a unified community as described within the City of El Paso Comprehensive Plan and Smart Growth Objectives as follows:

- Coordinate appropriate transportation corridors with specific land use patterns;
- Interconnect open space and parks, civic spaces within the district via pedestrian and bicycle pathways;
- Provide neighborhoods that are compact and pedestrian friendly;
- Provide for streets that reinforce safety and reduce the length of vehicular trips;
- Allow for the use of drainage ways for open space amenities;
- Provide for a mix of uses that will serve as a town center to the neighboring suburban developments;
- Provide for a transit oriented development.

*General note about purpose and intent:*

*This District is to be developed in a form and fashion that is unlike any other that has been developed along the Mesa Corridor. This site's original planned usages were designed to incorporate higher commercial density with a small percentage of office space which is currently consistent with the development theme along Mesa Street. The proposed revised development patterns are as follows:*

- *Provide multi-family residential in order to achieve more residential density along a proposed Bus Rapid Transit Corridor (BRT).*
- *Provide neighborhood retail and commercial units within the multi-family complexes to give Mesa a more urban design, to provide multi-family users retail within walking distance, and to serve the existing neighborhoods and future BRT.*
- *Provide a streetscape with attractive street front buildings and additional landscaping (approximately three times the requirement in Title 18).*
- *Make Mesa Street a focal point for inbound traffic to the District, which will lead to the proposed Smart Code development currently known as Montecillo Units 3, 4 and 5 (East and West of this District).*

## **GENERAL GUIDELINES**

- a. The District: This GMU District is designed to include multi-family, retail and light commercial uses. The intent of this district's design and function is as follows:
  - Mixed-use High Density Residential will be developed along Mesa Street (BRT – Corridor).
  - The District is structured with respect to walk-ability and minimization of pedestrian/vehicular conflicts.
  - The District is designed to be of similar structure to that of a Transit Oriented Development by way of vertical high density development that includes retail uses in order to assist transit goals of higher density.
  - Various land uses, open/landscape spaces and housing densities are distributed throughout the District.
  
- b. The Sub district: There are no sub districts within this district.
  
- c. Building and Open Spaces: The intent of buildings and open spaces within this district are as follows:
  - Principal buildings and facades, where possible, will be oriented toward the street to promote a pedestrian friendly environment.
  - Drainage ways within this District will be designed as open space and landscape amenities.
  - Buildings and landscaping contribute to the physical definition of streets as public places.
  - Public gathering spaces are provided in a manner that reinforces community identity.

## **SECTION II**

### **MASTER LAND USE PLAN**

- a. Open Space – Open space has been set aside to provide for site drainage and for the recreational needs of the community.
- b. High Density Multi-Family along with neighborhood retail and commercial uses.

### **PHASING**

The District is to be built in two phases. The first phase of development will be Lot 1C, Montecillo Unit One, and all of Montecillo Unit Two. The second phase of development will be Lots 1A and 1B, Montecillo Unit One located at the southeast corner of Mesa and Montecillo Drive.

## **RELATIONSHIP TO THE PLAN FOR EL PASO**

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

- a. Environment  
Policy: Allow high-density land uses and cluster developments that protect ecologically sensitive areas  
Policy: Reduce Dependency on Automobiles  
Policy: Emphasize infill and higher density developments located in areas served by public transit to reduce dependency on automobiles
- b. Transportation  
Policy: Increase bicycle, pedestrian and transit access in land development
- c. Community Facilities  
Policy: Expand park acreage, recreational and open space through such methods as park/pond facilities.
- d. Land Use and City Form  
Goal: Develop a balanced and complete community that contains a mix of land uses and densities, housing types and styles, economic development, and job opportunities.  
Goal: Encourage neighborhood commercial services that are compatible with a neighborhoods residential character.  
Policy: Promote mixed uses within designated neighborhoods  
Neighborhood Commercial contributes to the neighborhood identity. Residential and light commercial uses are complementary uses.
- e. Urban Design  
Linking different neighborhoods together through a quality spatial experience.  
Consistency from one neighborhood to the next.

## **SECTION III**

### **DEVELOPMENT REGULATIONS OF THE MASTER ZONING PLAN**

1. Please see Exhibit A for Development Regulations regarding land uses/lot coverage and Building height.
2. Please refer to Exhibit B for the GMU Questionnaire.
  - Setbacks : 0 (zero)
  - Density - FAR: 1.7:1 (maximum)

- Total District Acreage: 10.74 acres
- Parking:
  - shared parking -total parking proposed =567 which includes 73 spaces for retail (13 spaces more than what is required)
  - 494 parking spaces for the multi-family, the 567 total parking spaces do not include the bike parking spaces
  - 28 proposed bike parking spaces located throughout the District.
- Landscaping: will meet and/or exceed Landscape code requirements described in Title 18, Chapter 18.46 of the Local Municipal Code.

#### **SECTION IV**

##### **STORMWATER MANAGEMENT**

The location of this District is fronting on Mesa Street and is within the Franklin Mountain Foothills. The storm water run-off from Mesa and this site will have to be carried to the abutting Arroyo that will remain in its natural state. The open space and landscaped areas will serve as safe passage while providing visual and recreational purposes.

#### **SECTION V**

##### **CIRCULATION**

The District is abutting the City of El Paso's Bus Rapid Transit Corridor. Thus, this District's design provides the density and building location necessary for the BRT to have long term success.

#### **SECTION VI**

##### **COMMUNITY FORM**

This District is focused on providing a transit oriented development. Building, Landscape and Open space design elements will be as follows:

- Building architecture will be uniform, aesthetically pleasing and is intended to be carried out in the developments to the east and west.
- Buildings will be oriented toward the street and will be multi-functional.
- Landscaping, open space, civic areas and building facades will contribute the identity of the development.
- The District will be a focal point for the Mesa Corridor.

#### **SECTION VII**

This District has existing zoning conditions that are as follows:

- Buildings and landscaping shall contribute to the physical definition of streets as civic places - This District contains buildings that are parallel to and front the Mesa Transit Corridor to provide a pedestrian-friendly environment. Moreover, the vertical buildings and abundant landscaping provide an aesthetically pleasing street and civic place.
- Eight foot sidewalks and landscaped open plazas shall be incorporated into the overall development to encourage a pedestrian-friendly environment – This District contains eight foot sidewalks along Mesa street frontages as well as plentiful site landscape, parkway landscaping and small civic spaces throughout the District in order to provide a pedestrian-friendly environment.
- Buildings shall be oriented toward the street, where the terrain of the site will allow, so that not less 50 (fifty) percent of the buildings and facades within the development are located parallel to the setback line along all street rights-of-way – This District contains buildings that are parallel to the Mesa BRT Corridor and have no front setback from the Mesa right-of-way line. The Buildings span 70% of right-of-way along Mesa.
- No more than thirty percent of a required front setback line abutting any street right-of-way, or any setback line abutting Mesa Street, within the development shall be used for off-street parking. This District contains buildings that do not have a front setback in order to permit the buildings to be located as close as possible to the Mesa Street Bus Rapid Transit Corridor. Note, all buildings front on Mesa Street and cover over 70% of the development front right-of-way line with no more than thirty percent being used for off-street parking which will be buffered and screened from Mesa Street due to the landscape design along the parkway and within the development.
- That all off-street parking areas shall incorporate landscape and other screening materials to adequately minimize the presence of such parking areas to the development - This District contains buildings with no front setback to the Mesa Street right-of-way line as well as additional landscaping within the street parkway and within the District to not only provide green spaces, but to also serve as a buffer for the off-street parking.
- That the development shall incorporate a mix of land use types and densities that focus activity to pedestrian environments –This District contains a vertical mix of land use types that include a variety of high density multi-family residential along with neighborhood retail/commercial uses that front a Rapid Transit Corridor.



**ATTACHMENT 5: ORDINANCE 016861**

Doc# 20080023468

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ORDINANCE NO. 016861

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY DESCRIBED AS:

PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4, AND PARCEL 6. ALL PARCELS BEING A PORTION OF TRACT 1, JOHN BARKER NO. 10, CITY OF EL PASO, EL PASO COUNTY TEXAS, AND PARCEL 5: TRACT 6J, A.F. MILLER SURVEY NO. 216, CITY OF EL PASO, EL PASO COUNTY TEXAS

PARCEL 1 BE CHANGED FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL); PARCEL 2, BE CHANGED FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL); PARCEL 3 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-2 (COMMERCIAL); PARCEL 4 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CONDITIONS; PARCEL 5 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL); AND PARCEL 6 BE CHANGED FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL);

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 the following property be changed as described below within the meaning of the zoning ordinance and that the zoning map of the City of El Paso be revised accordingly:

**Parcel 1:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-3 (Residential) to R-3A (Residential);*

**Parcel 2:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and more particularly described by metes and bounds on the attached Exhibit "B", incorporated by reference, be changed from R-3 (Residential) to C-1 (Commercial);*

**Parcel 3:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and more particularly described by metes and bounds on the attached Exhibit "C", incorporated by reference, be changed from R-3 (Residential) to C-2 (Commercial);*

**Parcel 4:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas, and more particularly described by metes and bounds on the attached Exhibit "D", incorporated by reference, be changed from R-3 (Residential) to C-3/c (Commercial/conditions);*

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ORDINANCE NO. 016861

Zoning Case No. ZON07-00141

**Parcel 5:** *Tract 6J, A.F. Miller Survey No. 216, City of El Paso, El Paso County Texas,* and more particularly described by metes and bounds on the attached Exhibit "E", incorporated by reference, be changed from **R-3 (Residential)** to **C-3 (Commercial)**; and,

**Parcel 6:** *A portion of Tract 1, John Barker No. 10, City of El Paso, El Paso County Texas,* and more particularly described by metes and bounds on the attached Exhibit "F", incorporated by reference, be changed from **R-3 (Residential)** to **C-1 (Commercial)**.

Further, that the property described as Parcel 4, be subject to the following conditions, which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City.

A. The following uses are restricted:

1. Recreation Vehicle Park
2. Contractor's Yard
3. Bus Sales, Service, Storage, and Rental
4. Boat and Boat Trailer Sales; Service, Storage, and Rental
5. Contractor Equipment Sales, Storage; Repair, and Rental
6. Farm Equipment Sales, Storage, Repair, and Rental
7. Light Truck Sales, Storage, Repair, and Rental

B. That a detailed site development plan be submitted and approved per Code incorporating design principles of a transit oriented development as follows:

1. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile by incorporating the following:
  - a. Buildings and landscaping shall contribute to the physical definition of streets as civic places.
  - b. Eight (8) foot sidewalks and landscaped open plazas shall be incorporated into the overall development to encourage a pedestrian-friendly environment.
  - c. Buildings shall be oriented toward the street, where the terrain of the site will allow, so that not less than fifty (50) percent of the buildings and facades within the development are located parallel to the setback line along all street rights-of-way.
  - d. No more than thirty (30) percent of a required front setback line abutting any street right-of-way, or any setback line abutting Mesa Street, within the development shall be used for off-street parking.
2. That all off-street parking areas shall incorporate landscape and other screening materials to adequately minimize the presence of such parking areas to the development.

3. That the development shall incorporate a mix of land use types and densities that focus activity to pedestrian environments.

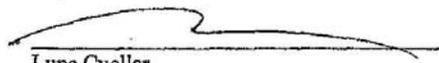
PASSED AND APPROVED this 18<sup>th</sup> day of March, 2008.

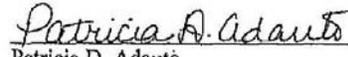
THE CITY OF EL PASO

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

ATTEST

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

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

  
\_\_\_\_\_  
Patricia D. Adauto  
Deputy City Manager  
Development & Infrastructure Services