

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

**DEPARTMENT:** Planning and Economic Development Department, Planning Division

**AGENDA DATE:** Introduction: August 30, 2011  
Public Hearing: September 20, 2011

**CONTACT PERSON/PHONE:** Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

An Ordinance changing the zoning of all of Lot 19, Block 2, Franklin Village Amending Plat, City of El Paso, El Paso County, Texas from R-3A (Residential) to R-MU (Residential-Mixed Use). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6262 Transmountain Drive, Property Owner: Hilda Gastelum, PZRZ11-00032 (District 4).

**BACKGROUND / DISCUSSION:**

Staff Report is attached.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

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

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

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

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

**DEPARTMENT HEAD:**

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

**APPROVED FOR AGENDA:**

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

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

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOT 19, BLOCK 2 FRANKLIN VILLAGE, AMENDING PLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO R-MU (RESIDENTIAL MIXED USE). 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 *all of Lot 19, Block 2, Franklin Village, Amending Plat, City of El Paso, El Paso County, Texas*, be changed from **R-3A (Residential)** to **R-MU (Residential-Mixed Use)**, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

THE CITY OF EL PASO

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

ATTEST:

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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

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

# EXHIBIT "A"



**AREA CALCS**

STREET:	6,418 SF
BLANK:	18,400 SF
OPEN AREA:	14,585 SF
SIDEWALK:	2,136 SF
LANDSCAPE:	1,962 SF
DRIVEWAY:	6,646 SF
<b>TOTAL:</b>	<b>48,571 SF</b>

## CHARACTERISTICS

TOTAL ACRES: 1.107 ACRES  
 EXISTING PROJECT IS 1961 LOT  
 EXISTING BUILDING FLOOR AREA: 1961 SQ. FT. (PART OF LOT 19)  
 MAXIMUM PROPOSED TOTAL FLOOR AREA: 20,000 SQ. FT. (DENSITY OF 18.0 UNITS PER ACRE)  
 LOT COVERAGE: 42.5% (OF 100 FT. DENSITY) OF 18.0 UNITS PER ACRE  
 MAX DEPTH OF LOT: 181 FT. 8 INCHES  
 MIN DEPTH OF LOT: 181 FT. 8 INCHES  
 AVERAGE DEPTH OF LOT: 172 FT. 4 INCHES  
 ALL BUILDING SETBACKS: 6 FEET  
 LOT COVERAGE: UP TO 100%  
 EXISTING BUILDING SETBACK SHALL BE RESTRICTED TO 3 FEET.  
 BUFFERING: 10' BUFFERING TO ALL ADJACENT LOTS AND TO ALL ADJACENT STREETS AND TO ALL ADJACENT MAINTENANCE ROADS AND TO ALL ADJACENT RAILROAD DRIVE.  
 DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS.

- PREFERABLE LAND USES:**
- 300: EDUCATIONAL, INSTITUTIONAL & SOCIAL USES
  - 301: DAY CARE CENTER
  - 302: DAYCARE
  - 303: CHILD CARE FACILITY
  - 304: COMMUNITY CENTER, CONVENTION CENTER
  - 305: LIBRARY
  - 306: LODGE
  - 307: MUSEUM
  - 308: CONFERENCE CENTER
  - 309: STUDIO, DANCE
  - 310: STUDIO, PHOTOGRAPHY
  - 311: YOUTH ORGANIZATION (WITH/WITHOUT LIVING FACILITY)
- 400: OFFICE & RESEARCH SERVICES**
- 401: AUTOMATED TELLER MACHINE (ATM)
  - 402: BANK
  - 403: CASH PROCESSING CENTER
  - 404: EMPLOYMENT AGENCY
  - 405: FINANCIAL INSTITUTION
  - 406: OFFICE, MEDICAL
  - 407: OFFICE, PROFESSIONAL/PROFESSIONAL
  - 408: SCHOOL, ARTS AND CRAFTS
  - 409: STUDIO, DANCE, MUSIC, PHOTOGRAPHY
- 500: MEDICAL & RELATED USES**
- 501: ASSISTED LIVING FACILITY
  - 502: CLINIC
  - 503: INTERMEDIATE CARE FACILITY
  - 504: MEDICAL LAB
  - 505: OPTICAL DISPENSARY
  - 506: PHARMACY
- 600: PARKING & LOADING**
- 601: GARAGE OR LOT PARKING, COMMERCIAL/INDUSTRIAL/PRIVATE
  - 602: SELF STORAGE
  - 603: SITE PARKING
- 700: SERVICE SERVICES**
- 701: BARBERSHOP
  - 702: BATTERED GOODS REPAIR
  - 703: LAUNDRY/STARCH
  - 704: LEADERSHIP
  - 705: PERSONAL GOODS REPAIR
  - 706: SHOE REPAIR SHOP
- 800: RECREATION, AMUSEMENT & ENTERTAINMENT**
- 801: ATHLETIC FACILITY (INDOOR)
  - 802: COMMUNITY RECREATIONAL FACILITY
  - 803: EXERCISE FACILITY (INDOOR)
  - 804: GYMNASIUM
  - 805: LEISURE CENTER
  - 806: RAINA, RECREATION
  - 807: SWIMMING POOL
- 900: RESIDENTIAL**
- 901: 1-2 UNITS
  - 902: APARTMENT (3 OR MORE UNITS)
  - 903: B&B
  - 904: B&E
  - 905: B&E
  - 906: B&E
  - 907: B&E
  - 908: B&E
  - 909: B&E
  - 910: B&E
  - 911: B&E
  - 912: B&E
  - 913: B&E
  - 914: B&E
  - 915: B&E
  - 916: B&E
  - 917: B&E
  - 918: B&E
  - 919: B&E
  - 920: B&E
  - 921: B&E
  - 922: B&E
  - 923: B&E
  - 924: B&E
  - 925: B&E
  - 926: B&E
  - 927: B&E
  - 928: B&E
  - 929: B&E
  - 930: B&E
  - 931: B&E
  - 932: B&E
  - 933: B&E
  - 934: B&E
  - 935: B&E
  - 936: B&E
  - 937: B&E
  - 938: B&E
  - 939: B&E
  - 940: B&E
  - 941: B&E
  - 942: B&E
  - 943: B&E
  - 944: B&E
  - 945: B&E
  - 946: B&E
  - 947: B&E
  - 948: B&E
  - 949: B&E
  - 950: B&E
  - 951: B&E
  - 952: B&E
  - 953: B&E
  - 954: B&E
  - 955: B&E
  - 956: B&E
  - 957: B&E
  - 958: B&E
  - 959: B&E
  - 960: B&E
  - 961: B&E
  - 962: B&E
  - 963: B&E
  - 964: B&E
  - 965: B&E
  - 966: B&E
  - 967: B&E
  - 968: B&E
  - 969: B&E
  - 970: B&E
  - 971: B&E
  - 972: B&E
  - 973: B&E
  - 974: B&E
  - 975: B&E
  - 976: B&E
  - 977: B&E
  - 978: B&E
  - 979: B&E
  - 980: B&E
  - 981: B&E
  - 982: B&E
  - 983: B&E
  - 984: B&E
  - 985: B&E
  - 986: B&E
  - 987: B&E
  - 988: B&E
  - 989: B&E
  - 990: B&E
  - 991: B&E
  - 992: B&E
  - 993: B&E
  - 994: B&E
  - 995: B&E
  - 996: B&E
  - 997: B&E
  - 998: B&E
  - 999: B&E
  - 1000: B&E



300 S. FLORENCE,  
 STE 149  
 EL PASO, TX 79901  
 915.307.0574  
 www.rootarch.com



## SITE GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL ESTABLISH AND MAINTAIN CONTROL LINES AND POINTS THROUGHOUT THE ENTIRE PROJECT.
- ALL SUB-CONTRACTORS SHALL RECEIVE A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR THESE COMPLETE SETS OF DOCUMENTS. PREPARE THE SET OF DOCUMENTS IN THE MANNER SET BY THE DESCRIPTION OF WORK APPLICABLE.
- THE CONTRACTOR SHALL PROVIDE ALL INSTALLATIONS TO VERIFY THAT SUBSTITUTES, MATERIALS, ETC., CONFORM WITH THE INTENT OF THE CONTRACT. ANY SUBSTITUTES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION AND BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVE CONSTRUCTION METHODS. REQUESTS FOR RELEASE THEREOF SHALL BE MADE TO THE SCHEDULED STAFF OF THE ARCHITECT.
- CONTRACTOR IS TO FINISH FACE OF MATERIAL UNLESS NOTED OTHERWISE.
- ALL EXTERIOR SELECT COULTERS AND OUTLETS LOCATED WITHIN 6" OF INTERIOR FINISH SHALL BE FINISHED TO BE GRABBER FREE. CONTACT ENGINEER FOR APPROVAL OF ALL FINISHES.
- ALL UNITS, EXHAUST FANS AND APPLIANCES THAT REQUIRE SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
- THINKERSE IN PLACE WITH 1/2" BOLT, 1/2" DIA. BOLT MUST EXCEED AT LEAST 7" INTO CONCRETE. BOLT PER SP-101.
- REFER TO FINISH PLAN FOR ALL FINISH SCHEDULES.
- ONLY REMOVE EXISTING LANDSCAPE THAT INTERFERES WITH NEW DESIGN.
- FIELD VERIFY ALL DIMENSIONS.
- COORDINATE NEW PANEL BOX LOCATIONS WITH OWNER.
- SURVEY FOR REFERENCE ONLY.

## LEGEND

SIDEWALK: [Symbol]  
 LANDSCAPE: [Symbol]

6262 TRANSMOUNTAIN RD.  
 EL PASO TX

Legal Description:  
 Lot 19, Block 2 Franklin Village "Amending Subdivision", as shown on the City of El Paso, El Paso County, Texas, Plat No. 107,27,2011, and as shown on the City of El Paso, El Paso County, Texas, Plat No. 107,27,2011, and as shown on the City of El Paso, El Paso County, Texas, Plat No. 107,27,2011.

PROJECT NUMBER	DATE
KARAM-08-RES-2011	07.27.2011
REVISIONS	DATE

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP1.1

DENSITY	UNITS PER ACRE	MAXIMUM SQUARE FEET
RESIDENTIAL / MULTIFAMILY	Maximum of 20 units	Maximum of 5,000 per unit
COMMERCIAL / OFFICE/RETAIL	N/A	Maximum of 10,000

**AVERAGE LOT DIMENSION:**

LENGTH:	252'
SHORT:	203'
MIDDLE:	200'
LONG:	247'-10"
AVERAGE:	252'
WIDTH:	173'-6"
SHORT:	181'-4"
MIDDLE:	181'-8"
LONG:	174'-0"
AVERAGE:	173'-6"

2-SP1.1 LOT DIMENSIONS NOT TO SCALE

**MASTER ZONING PLAN**

6262 Trans Mountain Master Zoning Plan Report for a Residential Mixed Use District

**INTRODUCTION**

This is a northeast mixed use development project that will provide new opportunities for retail and duplex and attached living units to the neighborhood. Consistent with the City’s effort to encourage mixed-use developments, this project will create affordable housing opportunities, further the integrity and character of the neighborhood and maximize existing blighted or vacant lots.

The site consists of approximately 1.1079 acres located within one platted parcel, bounded by Trans Mountain to the north and Railroad to the east and existing single family homes to the west and south. The developer and the architect of the project are locally owned and operated.

**PURPOSE**

The purpose of the RMU district is as follows: to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.” (El Paso Municipal Code 20.06.020.D.10)

Because both the residential and retail components of the project are designed to address immediate neighborhood needs, and are architecturally designed to enhance this neighborhood, the development fits squarely within the RMU purposes. The project will serve residents in the area. The proximity of the project to Fort Bliss and major arterials creates new housing and retail opportunities. Retail may be incorporated into the project to support not only the residents of the development, but the surrounding neighborhood.

**Current Conditions**

Currently, the subject property is zoned R-3A. The property was previously zoned C-4 prior to the zoning change to R-3A in 1997. The applicant is requesting a rezoning to RMU (Residential Mixed use) District. The 6262 Trans Mountain RMU Master Zoning Plan (MZP), transforms a currently vacant lot into a mixed-use community architecturally appropriate for the existing neighborhood context relative to use, massing, and character.

The RMU District and uses permitted per this report are in conformance with the proposed uses for the area.

**Characteristics**

Total Acreage: 1.1079 acres

Entire project is one lot

Density- Maximum Floor Area Ratio (FAR) of less than 1.5:1

Residential / Multifamily - Maximum of 20 units total, Maximum square feet of 5,000 per unit

Commercial / Retail / Office - Maximum of 10,000 square feet

Maximum proposed total Floor Area: 25,000 gross square feet

Lot dimensions- minimum of 207 ft (width) by minimum of 165 feet, 4 inches (depth)

Max width of lot -247 ft, 10 inches

Max depth of lot - 181 ft, 8 inches

Average width of lot - 252 ft

Average depth of lot - 173 ft, 6 inches

All building setbacks - 6 feet

Lot coverage-up to 100%

Height- Maximum height shall be restricted to 3 stories.

Buffers-opaque native landscaping

Parking- adequate parking will be provided and the development will comply with parking requirements.

**Permissible land uses:**

3.00- Educational, institutional & social uses

Adult day care center

Art gallery

Child care facility

Community Center, Convention Center

Library

Lodge

Museum

Orphanage, shelter

Studio, dance

Studio, music

Studio, photography

Youth organization (with/without living facility)

4.00- Office & research services

Automated Teller Machine (ATM)

Bank

Courier and message service

Credit union

Data processing center

Employment agency

Financial Institution

Office, medical

Office, professional/nonprofessional

School, arts and crafts  
Studio, dance, music, photography

6.00- Medical & related uses

Assisted living facility  
Clinic  
Drug store  
Intermediate care facility  
Medical lab  
Optical dispensary  
Sanitarium

9.00- Parking & Loading

Garage or lot, parking, community/commercial/private  
On-site loading  
On-site parking

10.00- Personal services

Barbershop  
Beauty Salon  
Dry cleaning shop  
Household goods repair  
Laundromat, laundry  
Locksmith  
Personal goods repair  
Shoe repair shop

11.00- Recreation, amusement & entertainment

Athletic facility (indoor)  
Community recreational facility  
Exercise facility (indoor)  
Laser games center  
Open space- common/public/private  
Sauna, exercise room

13.00- Residential

No more than 20 units  
Apartment (5 or more units)  
Bed & Breakfast  
Boarding House  
Domestic storage  
Guest, Employee Quarters  
Home occupation uses  
Hotel/Motel  
Laundry room  
Single-family attached dwellings

Duplex-family attached dwellings  
Self storage warehouse

14.00- Sales, retail & wholesale

Bakery  
Book Store  
Boutique  
Coin-operated vending machines (inside a building)  
Convenience store  
Delicatessen  
Drug store  
Electronic equipment repair  
Flower shop, florist  
Grocery  
Hobby store  
Ice cream parlor  
Music store  
Print & copy shop  
Produce stand  
Restaurant (drive-in or walk-up or sit-down)  
Retail establishment  
Specialty shop  
Snow cone, shaved ice stand or trailer

15.00- Signs

On-premise advertising

16.00- Temporary uses

Mobile office-storage unit (related to construction operations)  
Model dwelling

17.00- Towers & related structures

Solar conversion system (land use permitted by special permit)

19.00- Utility & miscellaneous governmental facilities

Public & private streets and ROW

**Land uses permitted by special permit:**

Solar conversion system

COMPREHENSIVE

This development achieves various goals under three of the Comprehensive Plan's major titles. This development achieves the Public Safety goal under Community Facilities of providing services, facilities and equipment to protect the health, safety and welfare of the residents of and

visitors to El Paso. Under the Land Use and City Form City-wide Land Use Goals and Policies, this development will be looked at as a benchmark in achieving a balanced and complete development containing a mix of land uses and densities. In addition, economic development including job opportunities will result from this development. The third area of goal achievement falls under the Urban Design. This development achieves the goal of promoting infill development that maximizes available land resources and will create a stronger and more attractive environment within the immediate area as well as in the broader City Limits.

## PHASING

The first phase of this project which is anticipated to begin within 6 months and be completed within 8 months of its inception, is anticipated to be the land development and infrastructure. The second phase is expected to be the construction of residential nature. Contingent on financing, the planning for this phase is projected to start in 2011 and the majority of the construction completed within two years from construction commencement. The buildings will include at least two different uses.

**MEMORANDUM**

**DATE:** August 22, 2011

**TO:** The Honorable Mayor and City Council  
Joyce A. Wilson, City Manager

**FROM:** Arturo Rubio, Senior Planner

**SUBJECT:** PZRZ11-00032

---

The City Plan Commission (CPC), is pending review of the rezoning request scheduled for CPC on August 25, 2011

Planning Division has not received any letters or phone calls in support or opposition to this request.

**Attachment:** Staff Report



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

**Case No:** PZRZ11-00032  
**Application Type:** Rezoning  
**CPC Hearing Date:** August 25, 2011  
**Staff Planner:** Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)  
**Location:** 6262 Transmountain Drive  
**Legal Description:** Lot 19, Block 2, Franklin Village, Amending Plat, City of El Paso, El Paso County, Texas  
**Acreage:** 1.079 acres  
**Rep District:** 4  
**Zoning:** R-3A (Residential)  
**Existing Use:** Vacant  
**Request:** From R-3A (Residential) to R-MU (Residential-Mixed Use)  
**Proposed Use:** Multi-Family Residential/Offices  
**Property Owner:** Hilda Gastelum  
**Representative:** Paul Gilcrease/TJ Karam

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

**North:** R-5/sp (Residential/special permit)/Two-family dwellings C-4/sc/sp (Commercial/special contract/special permit/Vacant)  
**South:** R-5/sp (Residential/special permit)/Vacant  
**East:** M-1 (Light Manufacturing)  
**West:** R-5 (Residential)/Two-family dwellings

**Plan for El Paso Designation:** Residential (Northeast Planning Area)

**Nearest Park:** Franklin Park (3,709 Feet)

**Nearest School:** Parkland Middle (920 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

North Hills Neighborhood Pride Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 9, 2011. 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 rezone the subject property from R-3A (Residential) to R-MU (Residential Mixed Use). The Master Zoning Plan shows a mixed use development of 20 multi-family dwelling units and a mix of 10,000 square feet of commercial use. A summary of the Master Zoning Plan is attached (attachment 4, pg. 7-10). The proposed access is from Transmountain Drive and Railroad Drive. The proposed development incorporates many smart growth principles.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-3A (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose of the R-MU District, and furthers the City Council direction to promote smart growth.

### **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.
- d. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the R-MU (Residential Mixed Use) district to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

### **Development Coordinating Committee Review**

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **approval**.

### **Engineering & Construction Management Services Department – Plan Review**

No comments received.

### **Engineering & Construction Management Service Department - Land Development**

No objections.

### **Department of Transportation**

1. No objection to rezoning. Proposed change in zoning will not create a substantial increase in traffic.
2. Sidewalks, curb, gutter and any necessary ramps will be required around the property.
3. Coordinate street layout and cross-section with Department of Transportation.
4. Recommend landscaping, vegetation, and irrigation system be provided on parkway area along the perimeter of Transmountain Drive and Railroad Drive. Coordinate with Department of Transportation for continuing landscaping to include area abutting the pond.

Notes: All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

### **Fire Department**

No comments received.

**EPWU/PSB**

1. EPWU does not object to this request.
2. EPWU requests coordination with the Owner/Developer to determine if the water and sanitary sewer extensions will be public or private.

**EPWU-PSB Comments**

**Water**

3. There is an existing 8-inch diameter water main that extends along the 25' PSB Easement and Maintenance Road adjacent to the southern boundary of the subject property (6262 Transmountain Drive). This water main is available for service.
4. Previous water pressure tests from fire hydrant # 9344 located along the 25' PSB Easement and Maintenance Road at the southeast corner of the subject property (6262 Transmountain Drive) have yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 84 (psi) and a discharge of 1061 gallons per minute (gpm).
5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

6. There is an existing 8-inch diameter sanitary sewer main that extends along the 25' PSB Easement and Maintenance Road adjacent to the southern boundary of the subject property (6262 Transmountain Drive). This sanitary sewer main is available for service.

**General:**

7. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**CITY PLAN COMMISSION OPTIONS**

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

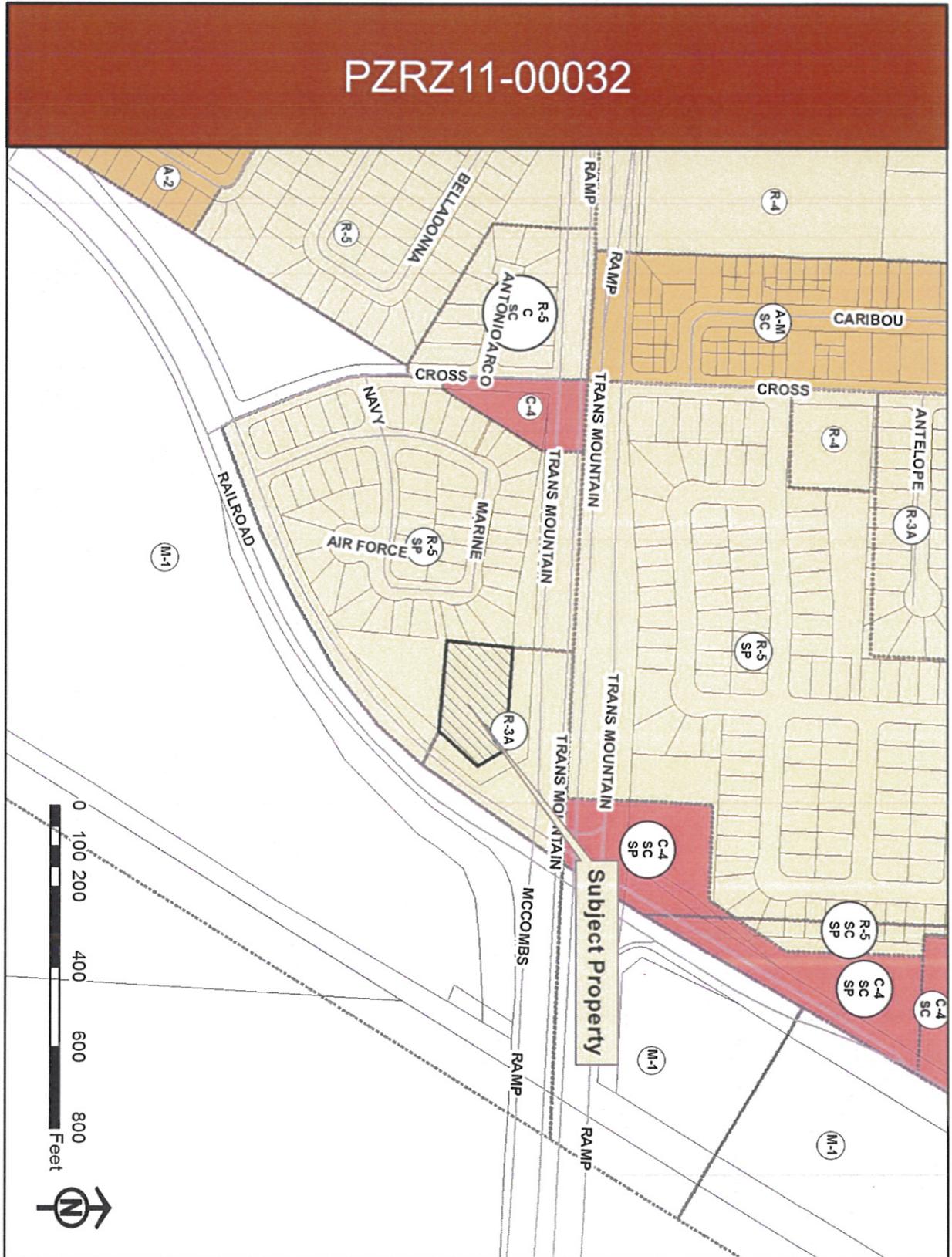
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into 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 Map
- Attachment 4: Master Zoning Plan

ATTACHMENT 1: ZONING MAP

PZRZ11-00032



ATTACHMENT 2: AERIAL MAP

PZRZ11-00032





## ATTACHMENT 4: ASTER ZONING PLAN

### MASTER ZONING PLAN

6262 Trans Mountain Master Zoning Plan Report for a Residential Mixed Use District

#### INTRODUCTION

This is a northeast mixed use development project that will provide new opportunities for retail and duplex and attached living units to the neighborhood. Consistent with the City's effort to encourage mixed-use developments, this project will create affordable housing opportunities, further the integrity and character of the neighborhood and maximize existing blighted or vacant lots.

The site consists of approximately 1.1079 acres located within one platted parcel, bounded by Trans Mountain to the north and Railroad to the east and existing single family homes to the west and south. The developer and the architect of the project are locally owned and operated.

#### PURPOSE

The purpose of the RMU district is as follows: to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses." (El Paso Municipal Code 20.06.020.D.10)

Because both the residential and retail components of the project are designed to address immediate neighborhood needs, and are architecturally designed to enhance this neighborhood, the development fits squarely within the RMU purposes. The project will serve residents in the area. The proximity of the project to Fort Bliss and major arterials creates new housing and retail opportunities. Retail may be incorporated into the project to support not only the residents of the development, but the surrounding neighborhood.

#### Current Conditions

Currently, the subject property is zoned R-3A. The property was previously zoned C-4 prior to the zoning change to R-3A in 1997. The applicant is requesting a rezoning to RMU (Residential Mixed use) District. The 6262 Trans Mountain RMU Master Zoning Plan (MZIP) transforms a currently vacant lot into a mixed-use community architecturally appropriate for the existing neighborhood context relative to use, massing, and character.

The RMU District and uses permitted per this report are in conformance with the proposed uses for the area.

#### Characteristics

Total Acreage: 1.1079 acres

Entire project is one lot

Density- Maximum Floor Area Ratio (FAR) of less than 1.5:1

Residential / Multifamily - Maximum of 20 units total, Maximum square feet of 5,000 per unit

Commercial / Retail / Office - Maximum of 10,000 square feet

Maximum proposed total Floor Area: 25,000 gross square feet

Lot dimensions- minimum of 207 ft (width) by minimum of 165 feet, 4 inches (depth)  
Max width of lot -247 ft, 10 inches  
Max depth of lot - 181 ft, 8 inches  
Average width of lot - 252 ft  
Average depth of lot - 173 ft, 6 inches  
All building setbacks - 6 feet  
Lot coverage-up to 100%  
Height- Maximum height shall be restricted to 3 stories.  
Buffers-opaque native landscaping  
Parking- adequate parking will be provided and the development will comply with parking requirements.

**Permissible land uses:**

3.00- Educational, institutional & social uses

Adult day care center  
Art gallery  
Child care facility  
Community Center, Convention Center  
Library  
Lodge  
Museum  
Orphanage, shelter  
Studio, dance  
Studio, music  
Studio, photography  
Youth organization (with/without living facility)

4.00- Office & research services

Automated Teller Machine (ATM)  
Bank  
Courier and message service  
Credit union  
Data processing center  
Employment agency  
Financial Institution  
Office, medical  
Office, professional/nonprofessional  
School, arts and crafts  
Studio, dance, music, photography

6.00- Medical & related uses

Assisted living facility  
Clinic  
Drug store  
Intermediate care facility  
Medical lab  
Optical dispensary  
Sanitarium

9.00- Parking & Loading

Garage or lot, parking, community/commercial/private  
On-site loading  
On-site parking

10.00- Personal services

Barbershop

Beauty Salon  
Dry cleaning shop  
Household goods repair  
Laundromat, laundry  
Locksmith  
Personal goods repair  
Shoe repair shop

11.00- Recreation, amusement & entertainment

Athletic facility (indoor)  
Community recreational facility  
Exercise facility (indoor)  
Laser games center  
Open space- common/public/private  
Sauna, exercise room

13.00- Residential

No more than 20 units  
Apartment (5 or more units)  
Bed & Breakfast  
Boarding House  
Domestic storage  
Guest, Employee Quarters  
Home occupation uses  
Hotel/Motel  
Laundry room  
Single-family attached dwellings  
Duplex-family attached dwellings  
Self storage warehouse

14.00- Sales, retail & wholesale

Bakery  
Book Store  
Boutique  
Coin-operated vending machines (inside a building)  
Convenience store  
Delicatessen  
Drug store  
Electronic equipment repair  
Flower shop, florist  
Grocery  
Hobby store  
Ice cream parlor  
Music store  
Print & copy shop  
Produce stand  
Restaurant (drive-in or walk-up or sit-down)  
Retail establishment  
Specialty shop  
Snow cone, shaved ice stand or trailer

15.00- Signs

On-premise advertising

16.00- Temporary uses

Mobile office-storage unit (related to construction operations)

Model dwelling

17.00- Towers & related structures

Solar conversion system (land use permitted by special permit)

19.00- Utility & miscellaneous governmental facilities

Public & private streets and ROW

**Land uses permitted by special permit:**

Solar conversion system

COMPREHENSIVE

This development achieves various goals under three of the Comprehensive Plan's major titles. This development achieves the Public Safety goal under Community Facilities of providing services, facilities and equipment to protect the health, safety and welfare of the residents of and visitors to El Paso. Under the Land Use and City Form City-wide Land Use Goals and Policies, this development will be looked at as a benchmark in achieving a balanced and complete development containing a mix of land uses and densities. In addition, economic development including job opportunities will result from this development. The third area of goal achievement falls under the Urban Design. This development achieves the goal of promoting infill development that maximizes available land resources and will create a stronger and more attractive environment within the immediate area as well as in the broader City Limits.

PHASING

The first phase of this project which is anticipated to begin within 6 months and be completed within 8 months of its inception, is anticipated to be the land development and infrastructure. The second phase is expected to be the construction of residential nature. Contingent on financing, the planning for this phase is projected to start in 2011 and the majority of the construction completed within two years from construction commencement. The buildings will include at least two different uses.

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

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOT 19, BLOCK 2 FRANKLIN VILLAGE, AMENDING PLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO R-MU (RESIDENTIAL MIXED USE). 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 *all of Lot 19, Block 2, Franklin Village, Amending Plat, City of El Paso, El Paso County, Texas*, be changed from **R-3A (Residential)** to **R-MU (Residential-Mixed Use)**, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

THE CITY OF EL PASO

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

ATTEST:

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

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

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

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