

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

**DEPARTMENT:** Development Services Department

**AGENDA DATE:** Introduction: September 23, 2008  
Public Hearing: October 14, 2008

**CONTACT PERSON/PHONE:** Mirian Spencer, (915) 541-4192, spencermd2@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance changing the zoning of Lots 11 through 20, Block 224, Alexander Addition, City of El Paso, El Paso County, Texas from A-O (Apartment/Office) GMU (General Mixed Use) and approving a master zoning plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Southeast Corner of Oregon Street and Glory Road. Applicant: The University of Texas of El Paso. ZON08-00065 (District 1)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

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

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

**DEPARTMENT HEAD:** Victor Q. Torres \_\_\_\_\_

\*\*\*\*\*

**APPROVED FOR AGENDA:**

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

CITY CLERK DEPT.

08 SEP 15 PM 1:38

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

**AN ORDINANCE CHANGING THE ZONING OF LOTS 11 THROUGH 20, BLOCK 224, ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM A-O (APARTMENT/OFFICE) TO GMU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

That the zoning of *Lots 11 through 20, Block 224, Alexander Addition, City of El Paso, El Paso County, Texas*, be changed from **A-O (Apartment/Office)** to **GMU (General Mixed Use)**, such land uses allowed as being reflected in the Master Zoning Plan Report attached as Exhibit "A" 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 \_\_\_\_\_, 2008.**

**THE CITY OF EL PASO**

**ATTEST:**

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

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

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

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

Doc #42307/Planning/Ord/ZON08-00065 (Rezoning)/LCUE

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

**Zoning Case No: ZON08-00065**

**GLORY ROAD TRANSIT TERMINAL  
GENERAL MIXED USE MASTER ZONING PLAN REPORT**

**INTRODUCTION:**

The City of El Paso is proposing to build a new Sun Metro Transit Terminal. This multi-purpose facility that will include a transit terminal, multi-level park-and-ride/ parking garage, and commercial retail space, will be located in El Paso's Kern Place/Cincinnati area, at the southeast corner of Oregon Street and Glory Road. The site is currently zoned A-O (Apartment-Office) which does not permit the use of a transit terminal (Transportation Terminal Type A nor Type B) unless by special permit for Governmental Use. The City of El Paso is submitting a rezoning application to request a rezoning of the property to GMU (General Mixed Use for "Governmental use" for a transit terminal, parking garage and commercial retail) which best meets the objectives of the City of El Paso, Sun Metro and the new facility.

**PURPOSE:**

The purpose of the proposed GMU district is to *"accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods, 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"*. (El Paso Municipal Code 20.06.020.D.11)

The goals and program for the Transit Terminal, as described below, address some of the objectives that the GMU District seeks to accomplish.

The transit terminal will serve residents in the area who commute to downtown and other employment destinations in El Paso. In addition, neighborhood routes will be implemented to provide local circulation and connections at the transit terminal to express bus service into downtown. The transit terminal project will also include parking spaces for commuters and a staging area to drop off those who will commute to work by bus. LIFT vehicles will also be able to drop off their passengers at any time to allow transfers to Sun Metro's accessible fleet. The transit terminal and associated services are targeted especially at residents who have a choice in deciding their daily work commute. Existing routes will be modified to serve the transit terminal. Express services to downtown will be increased in conjunction with the development of this transit terminal<sup>1</sup>.

The Sun Metro Transit Terminal will include enclosed and covered areas for the comfort and convenience of passengers. A security office, accessible restrooms and a driver relief office would be provided. Provisions are to be included for future display for real-time scheduling and bus arrival information provided through Sun Metro's AVL program. Spaces are to be provided for Sun Metro "smart card" vending equipment or cashiering area. Retail will be incorporated into the building<sup>1</sup>.

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<sup>1</sup> City of El Paso Engineering Department Scope of Work Description

**CURRENT CONDITIONS:**

The proposed site for the new Glory Road Transit Terminal is zoned A-O (Apartment / Office District), is an asphalt paved area and is owned by the University of Texas at El Paso (UTEP) and leased by the City of El Paso. The site is currently used as a parking lot for University (UTEP) events.

**PROPOSED PROJECT CHARACTERISTICS:**

Due to the close proximity of the proposed terminal to the UTEP campus, and in an effort to harmonize contextually with the surrounding architecture, the design will reflect the Bhutanese architectural style of the University.

In addition to the request for a zoning change to GMU, approval of the following project characteristics is also requested:

Land Use:	Proposed Use: Governmental Use for Transit Terminal, Retail and Parking Garage	
	Other Potential Uses:	
	3.00	<i>Educational, Institutional &amp; Social Uses</i>
	3.16	Museum
	3.27	University, College
	3.28	Youth Organization
	4.00	<i>Office &amp; Research Services</i>
	4.01	Automated Teller Machine
	4.02	Bank
	4.03	Courier & Message Service
	4.04	Credit Union
	4.05	Data Processing Center
	4.06	Employment Agency
	4.07	Financial Institution
	4.08	Office, Administrative & Manager's
	4.09	Office, Business
	4.10	Office, Medical
	4.11	Office Professional
	4.12	Radio Broadcasting Studio
	4.13	Research Laboratory
4.14	School, Arts & Crafts	
4.15	Studio, Dance	
4.16	Studio, Music	
4.17	Studio, Photography	
4.18	Telemarketing Agency	
4.19	Television Broadcasting Studio	

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Master Zoning Plan Report  
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Land Use Continued:	5.00	<i>Manufacturing, Processing &amp; Assembling</i>
	5.06	Brewery
	6.00	<i>Medical &amp; Related Uses</i>
	6.02	Clinic
	6.04	Drug Store
	6.07	Medical Lab
	6.08	Medical Treatment Facility
	6.10	Optical Dispensary
	6.11	Pharmacy
	8.00	<i>Motor Vehicle Sale &amp; Service Operations</i>
	8.03	Automobile Part Sales
	9.00	<i>Parking &amp; Loading</i>
	9.01	Garage or Lot, Parking (commercial)
	10.00	<i>Personal Services</i>
	10.01	Barber Shop
	10.02	Beauty Salon
	10.05	Dry Cleaning Shop (<2,500 sq.ft.)
	10.06	Dry Cleaning Shop (>2,500 sq.ft.)
	10.07	Dry Cleaners
	10.10	Laundromat, Laundry
	10.13	Locksmith
	10.14	Massage Parlor
	10.17	Photofinishing Lab
	10.18	Shoe Repair Shop
	10.19	Tattoo Parlor
	10.20	Taxidermist
	11.00	<i>Recreation, Amusement &amp; Entertainment</i>
	11.02	Amusement Game Complex
	11.07	Billiard & Pool Hall
	11.08	Bingo Hall
	11.15	Exercise Facility
	11.28	Nightclub, Bar, Cocktail Lounge
	11.39	Sauna, Exercise Room
	12.00	<i>Repair Services</i>
	12.01	Commercial Equipment Repair
	12.02	Electronic Equipment Repair
	12.03	Household Goods Repair
	12.04	Industrial Equipment Repair
	12.05	Personal Goods Repair
	12.06	Precision Equipment Repair
	14.00	<i>Sales, Retail &amp; Wholesale</i>

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Land Use Continued:	14.02	Bakery	
	14.03	Book Store	
	14.04	Boutique	
	14.05	Cafeteria	
	14.07	Coin Operated Vending Machines	
	14.08	Convenience Store	
	14.10	Delicatessen	
	14.11	Drug Store	
	14.16	Flower Shop, Florist	
	14.17	Grocery	
	14.18	Hobby Store	
	14.19	Home Improvement Center	
	14.20	Ice Cream Parlor	
	14.22	Music Store	
	14.25	Other Retail Establishment (high volume)	
	14.26	Other Retail Establishment (low volume)	
	14.29	Package Liquor Store	
	14.30	Pawn Shop	
	14.31	Pet Shop (including grooming)	
	14.32	Print & Copy Shop	
	14.33	Produce Stand	
	14.34	Restaurant (walk-up)	
	14.35	Restaurant (sit down)	
	14.39	Specialty Shop	
	14.40	Sporting Goods Store	
	14.41	Supermarket	
	15.00	<i>Signs</i>	
	15.01	On-Premise Advertising	
18.00	<i>Transportation Related Uses</i>		
18.11	Passenger Station		
19.00	<i>Utility &amp; Miscellaneous Governmental Facilities</i>		
19.03	Governmental Use, Building		
Density (Floor Area Ratio)	F.A.R. = 5.7 (Multi-story Building)		
Lot Dimensions	260' Wide x 122' Deep (0.7282 Acres)		
Lot Setbacks	0'-0"		
Lot Coverage	100%		
Height	105'-0"		
Buffers	Landscaping		
Parking	Up to 500 Total Parking Spaces		

Sun Metro Glory Road Transit Terminal  
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**SCHEDULE:**

There will not be a construction phasing plan for this project. The transit terminal, retail areas and parking garage will be built concurrently. The estimated date for commencement of construction of the Sun Metro Glory Road Transit Terminal project is January 2009. The estimated duration of construction is eighteen (18) months with a projected completion date of August 2009.

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EXHIBIT A  
PG. 5 of 5



**DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

**MEMORANDUM**

**DATE:** September 11, 2008

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

**FROM:** Mirian Spencer, Planner

**SUBJECT:** ZON08-00065

The City Plan Commission (CPC), on August 28, 2008 voted (6 to 0) to recommend **APPROVAL** of rezoning the subject property from A-O (Apartment/Office) to GMU (General Mixed Use) and approval of the proposed master zoning plan concurring with the recommendation from staff.

The City of El Paso is requesting to change the zoning of the property from A-O (Apartment/Office) to GMU (General Mixed Use) in order to permit a transit terminal type B and retail spaces (see page 11). The property is 0.7282 acres in size and is presently an off-street parking lot for the university. The applicant is proposing access from Glory Road and Cincinnati Avenue. The proposed development plan is to be considered to satisfy the development plan required for the General Mixed Use zoning designation. The applicant is not proposing any phasing of development.

The application is in compliance with the Plan for El Paso – City-wide Land Use Goals. The property is within the proposed Transit Corridor adjacent to North Mesa Street. The property proposes a mixture of uses to include a transit terminal, community parking lot, and retail spaces. The transit terminal/community parking lot will compliment the adjacent Don Haskins Center surrounding commercial developments.

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

There was **no public response** to this request.

**Attachment:** Staff Report, Aerial Map, Detailed Site Plan, Elevations, Master Zoning Plan



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

**Case No:** ZON08-00065  
**Application Type** Rezoning  
**CPC Hearing Date** August 28, 2008  
**Staff Planner** Mirian Spencer, 915-541-4192, [spencermd2@elpasotexas.gov](mailto:spencermd2@elpasotexas.gov)

**Location** Intersection of Oregon Street and Glory Road  
**Legal Description** Lots 11 to 20, Block 224, Alexander Addition, City of El Paso, El Paso County, Texas  
**Acreage** 0.7282 acres  
**Rep District** 1  
**Existing Use** Off-street Parking Lot  
**Existing Zoning** A-O (Apartment/Office)  
**Request** From A-O (Apartment/Office) to GMU (General Mixed Use)  
**Property Owners** University of Texas at El Paso  
**Applicant** City of El Paso  
**Representative** Mijares-Mora Architects

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

**North:** C-1 (Commercial); Don Haskins Center  
**South:** A-O (Apartment/Office); Medical offices  
**East:** S-D/sp (Special Development/special permit); Vacant  
**West:** R-4 (Residential); University of Texas at El Paso

**THE PLAN FOR EL PASO DESIGNATION:** Mixed-use

**NEAREST PARK:** Arroyo Park (1,325 Feet)

**NEAREST SCHOOL:** Mesita Elementary (2,320 Feet) University of Texas at El Paso (Adjacent)

### **APPLICATION DESCRIPTION**

The City of El Paso is requesting to change the zoning of the property from A-O (Apartment/Office) to GMU (General Mixed Use) in order to permit a transit terminal type B and retail spaces (see page 11). The property is 0.7282 acres in size and is presently an off-street parking lot for the university. The applicant is proposing access from **Glory Road** and **Cincinnati Avenue**. The proposed development plan is to be considered to satisfy the development plan required for the General Mixed Use zoning designation. The applicant is not proposing any phasing of development.

### **NEIGHBORHOOD INPUT**

Notice of the public hearing was mailed to all property owners within 300 feet of this proposed rezoning.

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

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

- a. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

- d. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The application is in compliance with the Plan for El Paso – City-wide Land Use Goals. The property is within the proposed Transit Corridor adjacent to North Mesa Street. The property proposes a mixture of uses to include a transit terminal, community parking lot and retail spaces. The transit terminal/community parking lot will compliment the adjacent Don Haskins Center surrounding commercial developments.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee provides the following comments:  
Recommends approval of the request.

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

Zoning Review: No objections to the proposed rezoning.

Landscape Review: Landscaping will not be required for the rezoning request.

**Development Services Department – Planning Division:**

Current Planning: Recommends approval of the rezoning request from A-O (Apartment/Office) to GMU (General Mixed Use). The Year 2025 Projected General Land Use Map for the **Northwest** Planning Area designates this property for **Mixed-use** land uses.

1. GMU (General Mixed Use) zoning permits a transportation terminal type B and is compatible with adjacent development.

Subdivision Review: No objection to special permit request. The subdivision is **not** within a Special Flood Hazard Area. Flood Zone: **Zone C**; Panel: **480214 0022E**. The following will be required at time of development:

1. ADA accessible sidewalks, wheelchair ramp(s), and driveway(s), will be required.
2. Grading plan and permit will be required.
3. Storm Water Pollution Prevention Plan and/or permit will be required.
4. Drainage plans must be approved by the Development Services Department – Engineering Section.

**Engineering Department - Traffic Division:**

No objections to the rezoning request.

**Fire Department:**

No objections to the rezoning request.

**El Paso Water Utilities:**

EPWU does not object to this request.

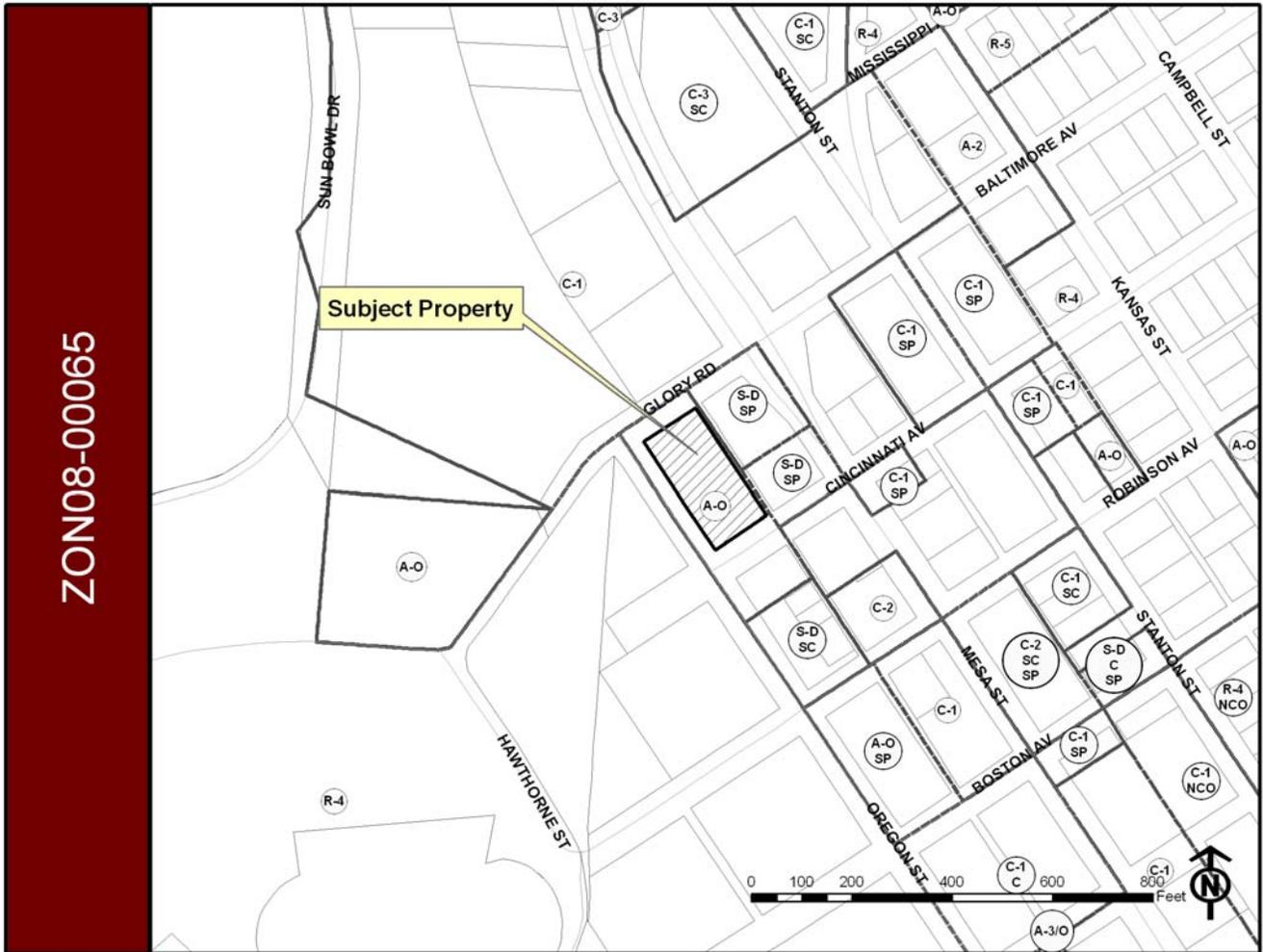
**CITY PLAN COMMISSION OPTIONS**

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

1. Recommend approval of the application finding that the rezoning and detailed site plan are 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 and detailed site plan 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 and detailed site plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

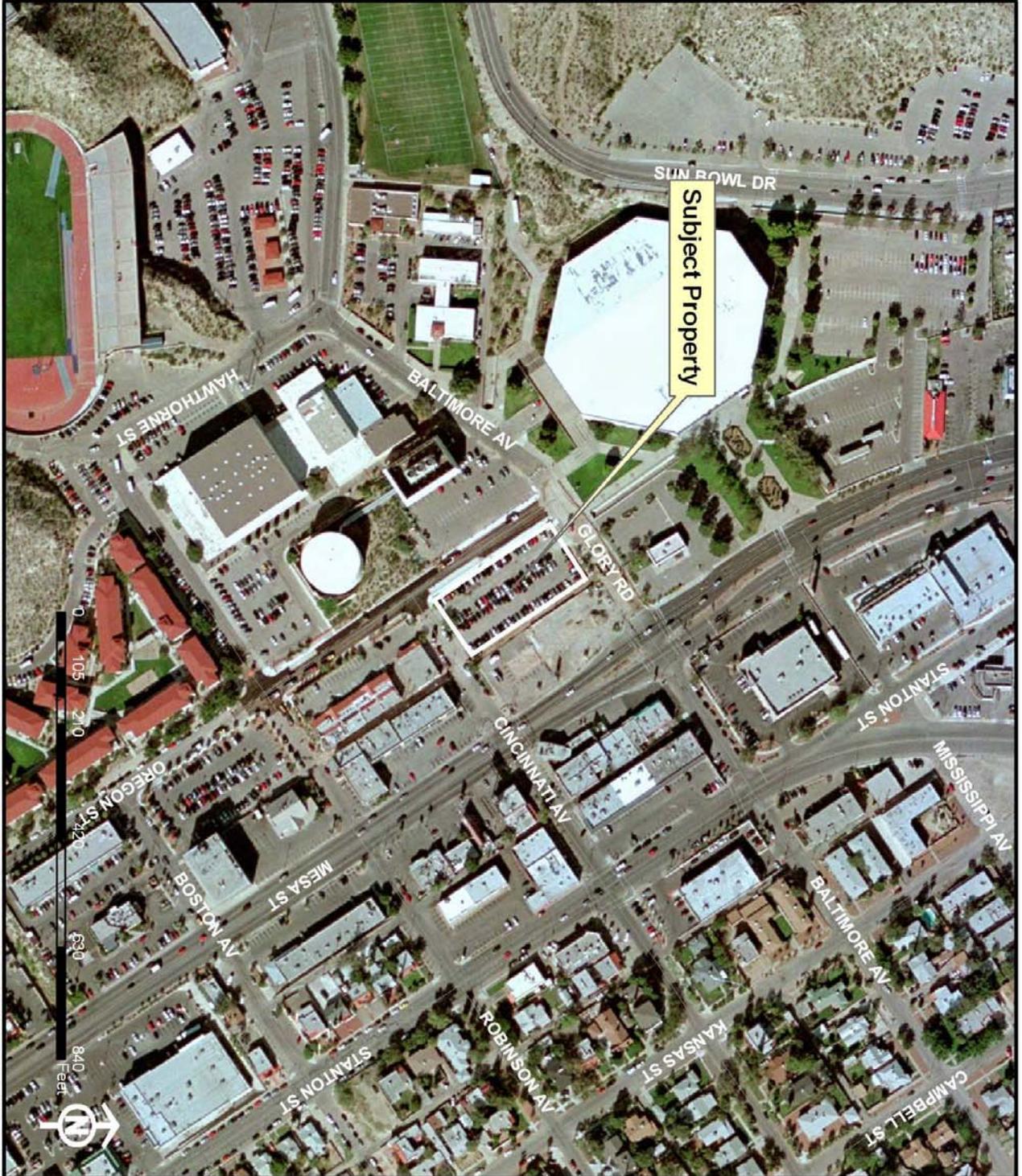
**Attachments**

1. Aerial Map
2. Detailed Site Development Plan
3. Elevations
4. Master Zoning Plan



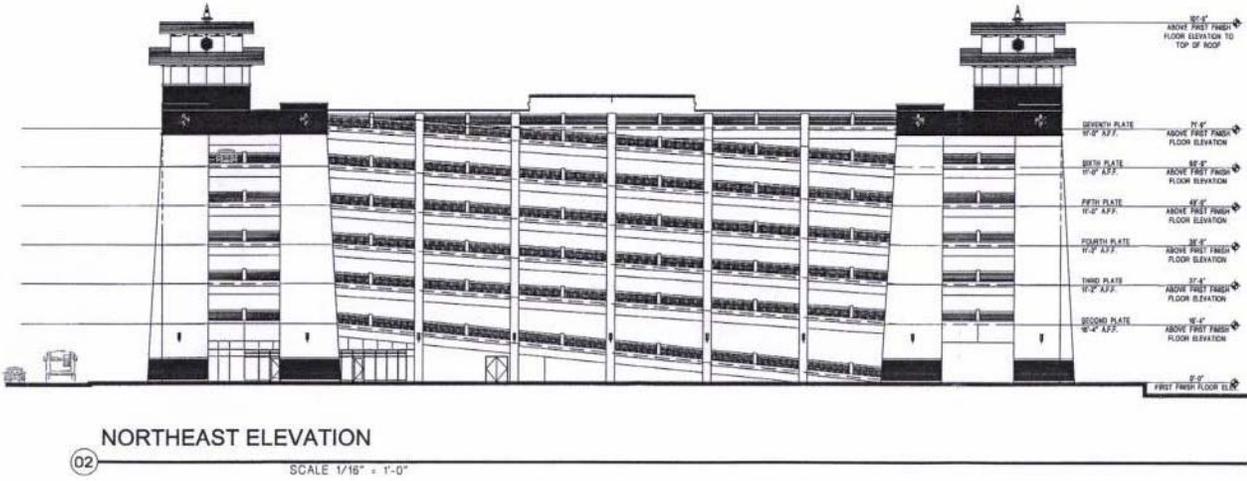
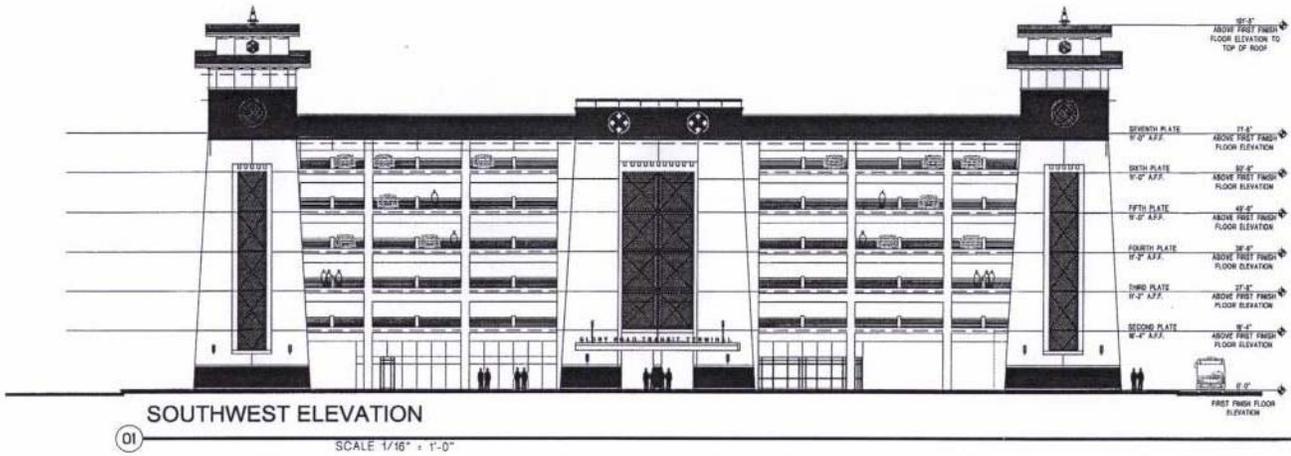
ATTACHMENT 1: AERIAL MAP

ZON08-00065





# ATTACHMENT 3: ELEVATIONS



ATTACHMENT 4: MASTER ZONING PLAN  
**GLORY ROAD TRANSIT TERMINAL**  
**GENERAL MIXED USE MASTER ZONING PLAN REPORT**

**INTRODUCTION:**

The City of El Paso is proposing to build a new Sun Metro Transit Terminal. This multi-purpose facility that will include a transit terminal, multi-level park-and-ride/ parking garage, and commercial retail space, will be located in El Paso's Kern Place/Cincinnati area, at the southeast corner of Oregon Street and Glory Road. The site is currently zoned A-O (Apartment-Office) which does not permit the use of a transit terminal (Transportation Terminal Type A nor Type B) unless by special permit for Governmental Use. The City of El Paso is submitting a rezoning application to request a rezoning of the property to GMU (General Mixed Use for "Governmental use" for a transit terminal, parking garage and commercial retail) which best meets the objectives of the City of El Paso, Sun Metro and the new facility.

**PURPOSE:**

The purpose of the proposed GMU district is to *"accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods, 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"*. (El Paso Municipal Code 20.06.020.D.11)

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14.41	Supermarket	
15.00	<i>Signs</i>	
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19.00	<i>Utility &amp; Miscellaneous Governmental Facilities</i>	
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Density (Floor Area Ratio)	F.A.R. = 5.7 (Multi-story Building)	
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Lot Coverage	100%	
Height	105'-0"	
Buffers	Landscaping	
Parking	Up to 500 Total Parking Spaces	

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July 10, 2008

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**SCHEDULE:**

There will not be a construction phasing plan for this project. The transit terminal, retail areas and parking garage will be built concurrently. The estimated date for commencement of construction of the Sun Metro Glory Road Transit Terminal project is January 2009. The estimated duration of construction is eighteen (18) months with a projected completion date of August 2009.

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