

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

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

**AGENDA DATE:** Introduction: November 19, 2013  
Public Hearing: December 17, 2013

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

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance changing the zoning of Tract 1G1 and Tract 5A, J.M. Jett Survey No. 155, 150 Sunset Drive, City of El Paso, El Paso County, Texas, from M-1 (Manufacturing) to G-MU (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. Property owner: Nicjak Investments, LLC, Location: 150 Sunset Drive, **PZRZ13-00028 (District 8)**

**BACKGROUND / DISCUSSION:**

Staff report attached.

**PRIOR COUNCIL ACTION:**

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (7-0)

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

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

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

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department

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**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE CHANGING THE ZONING OF TRACT 1G1 AND TRACT 5A, J.M. JETT SURVEY NO. 155, 150 SUNSET DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (MANUFACTURING) TO G-MU (GENERAL MIXED USE) AND APROVING 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 Tract 1G1 and Tract 5A, J.M. Jett Survey No. 155, 150 Sunset Drive, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from M-1 (Manufacturing) to G-MU (GENERAL MIXED USE) AND APROVING A MASTER ZONING PLAN, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "B" and the Master Zoning Report attached as Exhibit "C" 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 \_\_\_\_\_, 2013.

CITY OF EL PASO

\_\_\_\_\_  
Oscar Leeser  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

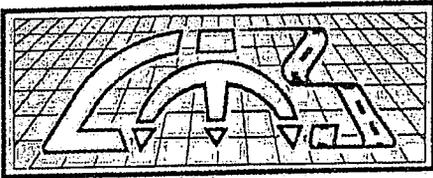
\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Mathew S. McElroy  
City Development Department

ORDINANCE NO. \_\_\_\_\_  
13-1007-898/PL#228029/PZRZ13-0028 - GMU rezoning - 150 Sunset/kmn

PZRZ13-00028



# Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

## EXHIBIT "A"

### METES AND BOUNDS DESCRIPTION

#### 150 Sunset Drive

**A PARCEL OF LAND BEING TRACT 1G1 AND TRACT 5A, J.M. JETT SURVEY No. 155, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, for reference, from the centerline intersection of Sunset Drive (50 feet wide) and Ripley Drive (60 feet wide); **THENCE**, South  $33^{\circ}59'00''$  East, with the centerline of said Ripley Drive, a distance of 54.98 feet to a point; **THENCE**, South  $56^{\circ}01'00''$  West, departing said centerline of Ripley Drive, a distance of 30.00 feet to a  $5/8''$  rebar with cap stamped "LAND-MARK Tx4869 NM11402" set in the southwesterly right-of-way line of said Ripley Drive, for the **POINT OF BEGINNING** of this parcel description;

**THENCE**, South  $33^{\circ}59'00''$  East, with said southwesterly right-of-way line, a distance of 232.33 feet to a  $5/8''$  rebar with cap stamped "LAND-MARK Tx4869 NM11402", set in the northwesterly boundary line of Ripley Commercial Park, Document #9743833, Plat Records of El Paso County, Texas, for a corner of this parcel;

**THENCE**, South  $56^{\circ}01'00''$  West, with said northwesterly boundary line, a distance of 43.00 feet to a nail lying in the northeasterly boundary line of Tract 6, J.M. Jett Survey No. 155, for a corner of this parcel;

**THENCE**, North  $33^{\circ}59'00''$  West, with said northeasterly boundary line, a distance of 11.33 feet to a nail lying at the northernmost corner of said Tract 6, for a corner of this parcel;

**THENCE**, South  $56^{\circ}01'00''$  West, with said northwesterly boundary line of said Tract 6, a distance of 25.00 feet to a point lying at the westernmost corner of said Tract 6, for a corner of this parcel;

**THENCE**, South  $33^{\circ}59'00''$  East, with said southwesterly boundary line, a distance of 11.33 feet to a point lying in the northwesterly boundary line of said Ripley Commercial Park, for a corner of this parcel;

**THENCE**, South  $56^{\circ}01'00''$  West, with said northwesterly boundary line, a distance of 183.00 feet to point, for a corner of this parcel;

**THENCE**, North  $33^{\circ}59'00''$  West, with the northeasterly boundary line of said Ripley Commercial Park and continuing with the northeasterly boundary line of Tracts 3 and 4, J.M. Jett Survey No. 155, a distance of 262.40 feet, to a  $5/8''$  rebar with cap stamped "LAND-MARK Tx4869 NM11402", set in the southeasterly right-of-way line of said Ripley Drive, for a corner of this parcel;

**THENCE**, North  $56^{\circ}02'00''$  East, with said southeasterly right-of-way line, a distance of 221.01 feet

1420 Bessemer • El Paso, Texas 79936

Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: [Larry@Land-Marksurvey.com](mailto:Larry@Land-Marksurvey.com)

EXHIBIT "A"

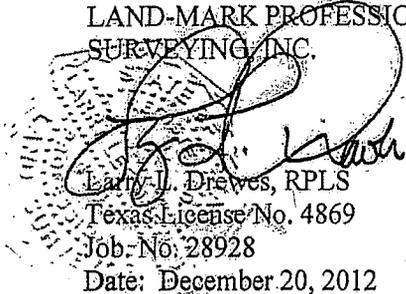
150 Sunset Drive  
Tract 1G1 & Tract 5A,  
J.M. Jett Survey No. 155  
El Paso, El Paso County, Texas  
Page 2 of 2

to an 'x' in concrete, set for a corner of this parcel;

**THENCE**, Southeasterly with the arc of a curve to the right a distance 47.12 feet to the **POINT OF BEGINNING**, said curve having a radius of 30.00 feet, a central angle of  $89^{\circ}59'00''$ , and chord that bears South  $78^{\circ}58'30''$  East, a distance of 42.42 feet,

Said parcel of land contains 1.501 Acres (65,377 Sq. Ft.) more or less.

LAND-MARK PROFESSIONAL  
SURVEYING, INC.



Earl J. Drewes, RPLS  
Texas License No. 4869  
Job No. 28928  
Date: December 20, 2012



ATTACHMENT 2: MASTER ZONING PLAN REPORT

General Mixed Use Zoning Report

150 SUNSET, El Paso, Texas

Owner: 150 Sunset L.L.C.

Prepared by: Georges Halloul, P.E.

May 2013

c:\users\georges\documents\150 sunset\general mixed use zoning report.docx

# GENERAL MIXED USE ZONING REPORT

150 SUNSET, EL PASO, TEXAS

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Zoning Plan, RMU

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## ABSTRACT

This study is intended to assist the owner/ developer in meeting the City requirements for rezoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

## LIMITATIONS

This report has been prepared for the exclusive use of The City of El Paso, 150 Sunset, LLC., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. Humphreys and Partners Architects, LP.
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

## INTRODUCTION

150 Sunset, LLC., is in the process of processing a Rezoning Application for existing site located on the southwest corner of Ripley Dr. and Sunset Rd. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, neighborhood commercial, retail and office space uses.

## EXECUTIVE SUMMARY

2 of 2

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- ✦ **Land Use City Forms:** The proposed development consists of 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.
- ✦ **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development
- ✦ **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood commercial services will be compatible with the neighborhood residential character.

**SITE LOCATION**

The proposed Sites consist of a parcel of land located at the west side of El Paso, El Paso County, Texas. The Site is located on the southwest corner of Ripley Dr. and Sunset Rd.

The parcel is shown on the following exhibit.

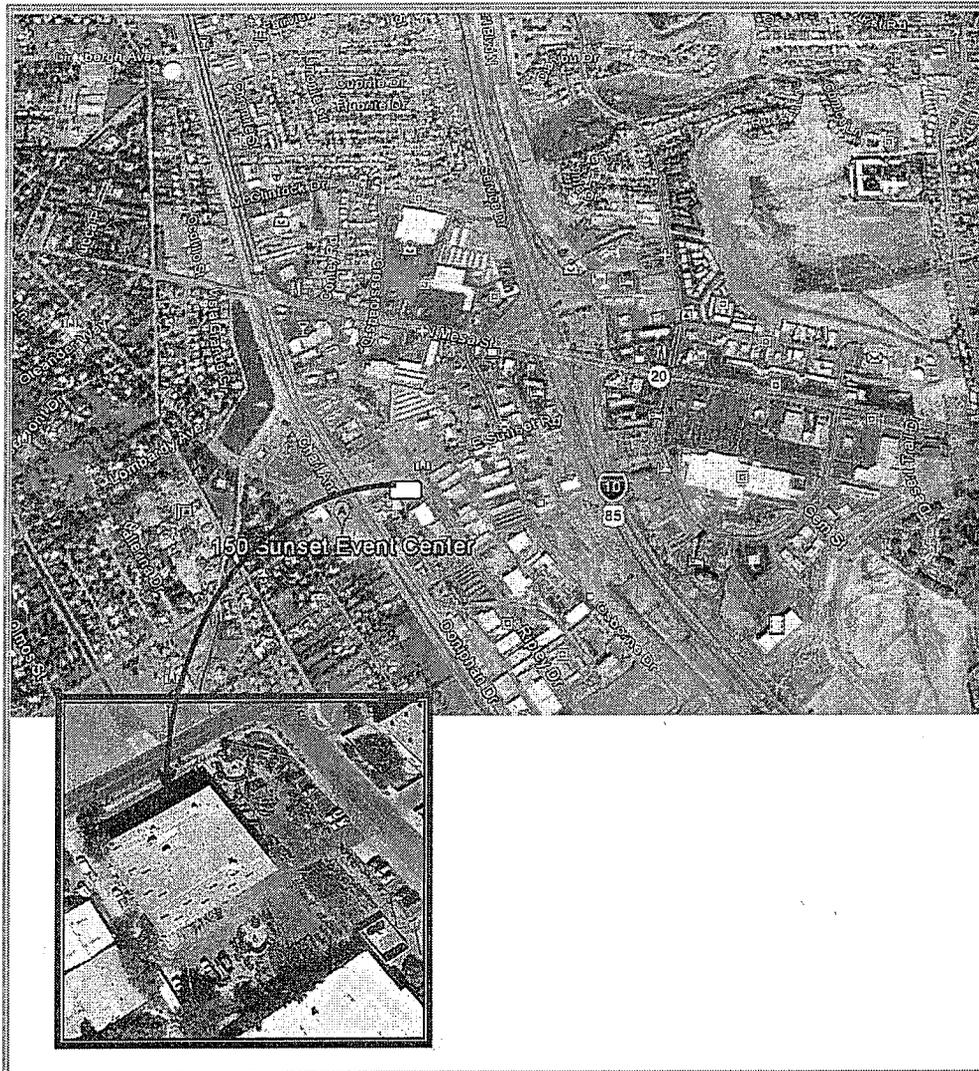


FIGURE 1: SITE LOCATION



The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Sunset Rd and Ripley Dr.. The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.



FIGURE 2: AERIAL PHOTO OF THE SITE.



ZONING AND PROPOSED USES:

The site consists of 1 zoning designation:

1. M-1 Light Manufacturing

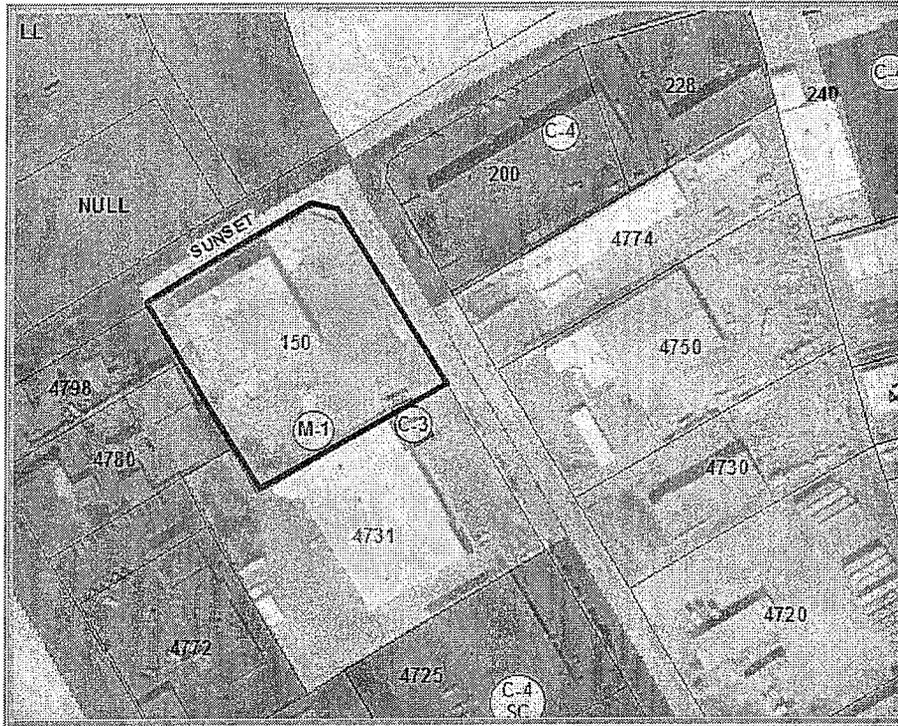


FIGURE 3: EXISTING ZONING OF THE SITE

The site will be zoned to GMU General Mixed Use.

The site will have an apartment located on the second floor of the building occupying approximately 600 square feet

The office area located on the first floor will occupy approximately 500 square feet.

The commercial area intended for retail use will occupy 3,150 square feet.

The restaurant will occupy approximately 1,500 square feet

The ball room will occupy approximately 2,700 square feet

There will be a multipurpose room that occupies 1,100 square feet that could be used for private parties, business meetings, presentations...

The remaining square footage will be used for general areas, and storage.

The following table shows the proposed breakdown of the mixed use of the site:

No.	OCCUPANCY	SqFt
1	EXISTING OPERATIONAL OFFICES B	475
2	EXISTING ASSEMBLY A-2 - BANQUET HALLS	2,700
3	STORAGE ( TABLES & CHAIRS )	331
4	STORAGE (TABLECLOTHS & DECOR. ITEMS)	298
5	STOCK ROOM (BULK & DRY PANTRY)	122
6	KITCHEN	906
7	RESTROOMS	103
8	DISHWASH ROOM	200
9	BAR SERVICE	206
10	BAR SEATING	34 ft <sup>2</sup>
11	PRIVATE SALON ( SMALL EVENTS )	1,100
12	RETAIL	3,150
13	FRONT COUNTER	297
	MEZANINE	
14	STORAGE ( RETAIL )	1,125
15	APRTMENT - BED ROOM	243
16	LIVING ROOM	252
17	PRIVATE BATHROOM	103

TABLE 1: PROPOSED MIXED USE



## PRINCIPALS AND REQUIREMENTS

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

### DEVELOPMENT PERSPECTIVE.

- i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

*The land has been occupied by an industrial warehouse and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.*

- ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

*The development consists of utilizing the existing industrial warehouse and redeveloping it into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.*

- iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

*The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.*

- iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

*The site is surrounded by industrial development and a church and it will serve as a service center for the surrounding community.*

- v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

*The development consists of apartment, office space, retail space, ball room and party room, meeting room, and green areas.*

- vi. That transportation corridors be planned and reserved in coordination with land use patterns.

*The corridors are existent.*

- vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

*The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.*

- viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

*The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.*

- ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

*This development combine is an example of mix uses that should be encouraged throughout the City.*

- x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

*The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.*

- xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

*The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.*

- xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

*The development is existent and the streets are existent too.*

- xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

*This item does not apply*

- xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

*Coordination is on the way with SunMetro to provide bus stops close by the proposed development*

- xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.

*This item does not apply*

- xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

*The proposed development will green areas, landscaping and the retail portion of the site will be used as a landscape nursery which adds to the amount of green space within the site.*

- xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

*The breakdown of the proposed mixed use is shown in table 1.*

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**BUILDING PERSPECTIVE.**

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

- i. That buildings and landscaping contribute to the physical definition of streets as civic places.

*The building parking lot, the park ways, and the nursery are filled with trees and shrubs.*

- ii. That the design of streets and buildings reinforce safe environments.

*The building and streets are already in place.*

- iii. That architecture and landscape design grow from local climate, topography, history and building practice.

*The design will be typical design for this region.*

- iv. That the preservation and renewal of historic buildings be facilitated.

*The warehouse has been built and it looks like a typical industrial warehouse. The proposed development will enhance the quality of the building as well as the aesthetics of the site.*

- v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

*Please refer to the attached site plan.*

2.

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GENERAL DESIGN ELEMENTS

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

*The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.*

2. A variety of housing types, jobs, shopping, services, and public facilities.

*The development consists of 1 apartment, commercial, retail, restaurant and green areas.*

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.

*All proposed development are located within one building*

4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

*The streets are existent.*

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

*The developer and the design team will comply with this item.*

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

*The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.*

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

*The site will enhance the visual enjoyment of the neighborhood.*

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

*The combination of restaurant, patio area, and nursery will be the focal point for community identity.*

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

*The design team will make every effort to comply with this item.*

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

*This item does not apply.*

*The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.*

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#### ARCHITECTURAL OBJECTIVES.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

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ROADWAY DESIGN.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

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PARKING.

The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. However, the project might require additional parking that is available on Ripley Street

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SETBACKS.

According to the to the General Design Principles as per Title 20.10.360G, "Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 3 foot setbacks.

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LANDSCAPING.

According to the General Design Principles as per Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

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PHASING

The development will be constructed in 1 phase.

MIXED USE TABLE.

Please refer to the following table for the proposed possible mix use for the development

Land use Type	LOT COVERAGE				MAX BLDG HEIGHT (1)		
	Minimum Lot Area	Minimum	Maximum	Minimum Lot Width	Minimum Lot Depth	Primary Structure	Accessory Structure
<b>1.0 Agricultural &amp; Related Operations</b>							
Veterinary treatment center (small animals)							
<b>2.0 Commercial Storage and Processing</b>							
Office warehouse							
Self storage warehouse							
<b>3.0 Education, Institutional &amp; social</b>							
Adult day care center							
Art Gallery	2,500 sqft						
Child Care Facility Type 3							
Child Care Facility Type 4							
Child Care Facility Type 5							
Child Care Facility Type 6	3,600 sqft						
Child Care Facility Type 7							
Church/Mosque							
Community Center							
Community Recreation facility	3,600 sqft						
Library							
Museum							
School, Public & Private or Parochial							
School, Trade							
School, vocational B77							
Social, fraternal club							
Synagogue							
Temple							
Union Hall							
University, college							
<b>4.0 Office &amp; research services</b>							
Automated Teller Machine (ATM)							
Bank							
Credit Union							
Data Processing Center							
Employment Agency							
Financial institution							
Office, administrative & manager's	1,500 sqft						
Office, Business	1,500 sqft						
Office, Medical							
Office, Professional							
School, arts and crafts	1,500 sqft						
Studio, Dance							
Studio, Music							
Studio, Photography							
Telemarketing agency							

<b>6.0</b>	<b>Medical &amp; Related Uses</b>								
	Assisted living facility (elderly)								
	Clinic								
	Convalescent home								
	Drug Store								
	Hospital								
	Intermediate care facility (elderly)								
	Medical Laboratory								
	Medical treatment facility								
	Nursing home								
	Optical dispensary								
	Pharmacy								
	Rest home								
<b>8.0</b>	<b>Motor Vehicle Sale &amp; Service</b>								
	Ambulance service								
	Automobile part sales								
	Automotive repair garage								
	Automotive service station								
	Carwash, full-service								
	Carwash, self-service								
	Motor Vehicle Repair, ( Minor)								
<b>9.0</b>	<b>Parking &amp; Loading</b>								
	Garage or lot parking (private)	n/a							
<b>10.0</b>	<b>Personal services</b>								
	Barber shop	1,500 sqft							
	Beauty salon	1,500 sqft							
	Dry-Cleaners, shop/commercial								
	Funeral home								
	Laundromat laundry (<5,000sqft)	3,600 sqft							
	Laundry (commercial)								
	Locksmith								
	Shoe repair shop								
	Tattoo parlor								
<b>11.0</b>	<b>Recreation, amusement &amp; ent.</b>								
	Amusement game complex (indoor)								
	Athletic facility (indoor)	2,500 sqft							
	Ballroom								
	Billiard and pool hall								
	Bingo hall								
	Community Recreation facility	4,000 sqft							
	Exercise facility (indoor)	2,500 sqft							
	Movie theatre (indoor)								
	Nightclub, bar, cocktail lounge								
	Park/Playground	n/a							
	Swimming pool (commercial)	n/a							
	Tennis club outdoor	n/a							
	Theatre, performing								
<b>12.0</b>	<b>Repair &amp; Service</b>								
	Commercial equipment repair								
	Electronic equipment repair								
	Household goods repair								
	Personal goods repair								
	Precision equipment repair								

<b>13.0 Residential</b>							
Apartments (5 or more units)	6,000 sqft						
Domestic Garden tool	1,500 sqft						
Domestic Storage	n/a						
Duplex (two-family dwelling)	3,600 sqft						
Family Home	1,500 sqft						
Guest, employee quarters	1,500 sqft						
Hotel							
Home Occupation Use	n/a						
Laundry room	1,500 sqft						
Motel							
Quadraplex	2,400 sqft						
Single family (attached, detached)	1,500 sqft						
Townhomes	1,500 sqft						
<b>14.0 Sales, retail &amp; Wholesale</b>							
Bakery							
Book store							
Cafeteria							
Coin-operated vending machines. (Indoor)							
Convenience store with gas pumps							
Delicatessen							
Flower shop							
Grocery							
Hobby store							
Home Improvement Center							
Ice cream parlor							
Material sales (building & construction)							
Music Store							
Other retail establishment (high volume)							
Other retail establishment (low volume)							
Other wholesale establishment (high volume)							
Other wholesale establishment (low volume)							
Package liquor store							
Pawn shop							
Pet shop (including grooming)							
Print & copy shop							
Restaurant (drive-in or walk-up)							
Restaurant (sit down)							
Shopping center, community							
Shopping center (regional)							
Snow cone, shaved ice stand or retailer							
Specialty shop							
Sporting goods store							
Supermarket							

## MEMORANDUM

**DATE:** November 11, 2013

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

**FROM:** Arturo Rubio, Senior Planner

**SUBJECT:** **PZRZ13-00028**

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The City Plan Commission (CPC), on October 31, 2013, voted 7-0 to recommend **approval** of rezoning the subject property from M-1 (Manufacturing) to G-MU (General Mixed Use) and the Master Zoning Plan.

The CPC found that the rezoning and Master Zoning Plan are in conformance with Plan El Paso Comprehensive Plan and Future Land Use Map. The CPC also determined that the rezoning and Master Zoning Plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning and Master Zoning Plan will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was one phone call in opposition to the rezoning request.

**Attachment:**  
Staff Report



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

**Case No:** PZRZ13-00028  
**Application Type:** Rezoning  
**CPC Hearing Date:** October 31, 2013  
**Staff Planner:** Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**Location:** 150 Sunset Road  
**Legal Description:** Tract 1G1 and Tract 5A, J.M. Jett Survey No. 155, City of El Paso, El Paso County, Texas  
**Acreage:** 1.501 acres  
**Rep District:** 8  
**Zoning:** M-1 (Manufacturing)  
**Request:** From M-1 (Manufacturing) to G-MU (General Mixed Use)  
**Proposed Use:** Mixed Use Development  
**Property Owner:** Nicjak Investments, LLC  
**Representative:** Danny Heredia

**SURROUNDING ZONING AND LAND USE**

**North:** C-3 (Commercial), R-4 (Residential) Electric Company Substation, Church  
**South:** M-1 (Manufacturing) Warehousing, C-4/sc (Commercial/special contract), Warehousing  
**East:** C-4 (Commercial), Warehousing, M-1 (Manufacturing), Warehousing  
**West:** C-3 (Commercial), Retail

**Plan El Paso Designation:** G-7, Industrial and or Rail yard (Northwest Planning Area)  
**Nearest Park:** White Spur Park (1,022 Feet)  
**Nearest School:** Mitzi Bond Elementary School (6,753 Feet)

**NEIGHBORHOOD ASSOCIATIONS**

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

**NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 15, 2013. The Planning Division received one phone call from Mr. Adams in opposition to the request citing incompatibility with bars and restaurants.

**APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from M-1 (Manufacturing) to G-MU (General Mixed Use). The Master Zoning Plan shows a mixed use development that includes Nursery, Bar, Restaurant, Retail, and residential uses (See MZP pg. 6 and MZP Report pg. 7-26). The proposed access is from Sunset Road.

**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from M-1 (Manufacturing) to G-MU (General Mixed Use) and the Master Zoning Plan based on the compatibility with the Plan El Paso and the adjacent properties in the area. This development complies with the purpose and guidelines of the G-MU Zone District.

## **Plan El Paso-Future Land Use Map Designation**

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

G-7- Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of the G-MU (General Mixed Use) 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 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.

### **COMMENTS:**

#### **City Development Department – Planning Division- Transportation**

There is no objection to the rezoning and a TIA is not required.

Site Plan Comments to be addressed at the time of building permits:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

#### **City Development Department – Planning Division- Land Development**

No comments received.

#### **City Development Department – Building Permits & Inspections- Plan Review**

No comments received.

#### **Sun Metro**

No comments received.

#### **Fire Department**

No objections to the Re-Zoning Cases as presented.

#### **El Paso Water Utilities**

1. EPWU-PSB does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Ripley Drive that is available for service, the water main is located approximately 22-feet west from the center line of the right-of-way.

3. There is an existing 12-inch diameter water main extending along Sunset Drive that is available for service, the water main is located approximately 35-feet north from the northern property line.

4. EPWU records indicate an active 3/4-inch water meter and a 4-inch fire line serving the subject property. The service address for these meters is 150 Sunset Road.

Sanitary Sewer:

5. There is an existing 8-inch diameter sanitary sewer main extending along Ripley Drive that is available for service, the sewer main is located approximately 5-feet east from the center line of

the right-of-way.

6. There is no sewer main along Sunset Drive.

General:

7. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. 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 Plan 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 Plan 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 Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

### **Attachments:**

Attachment 1: Zoning Map

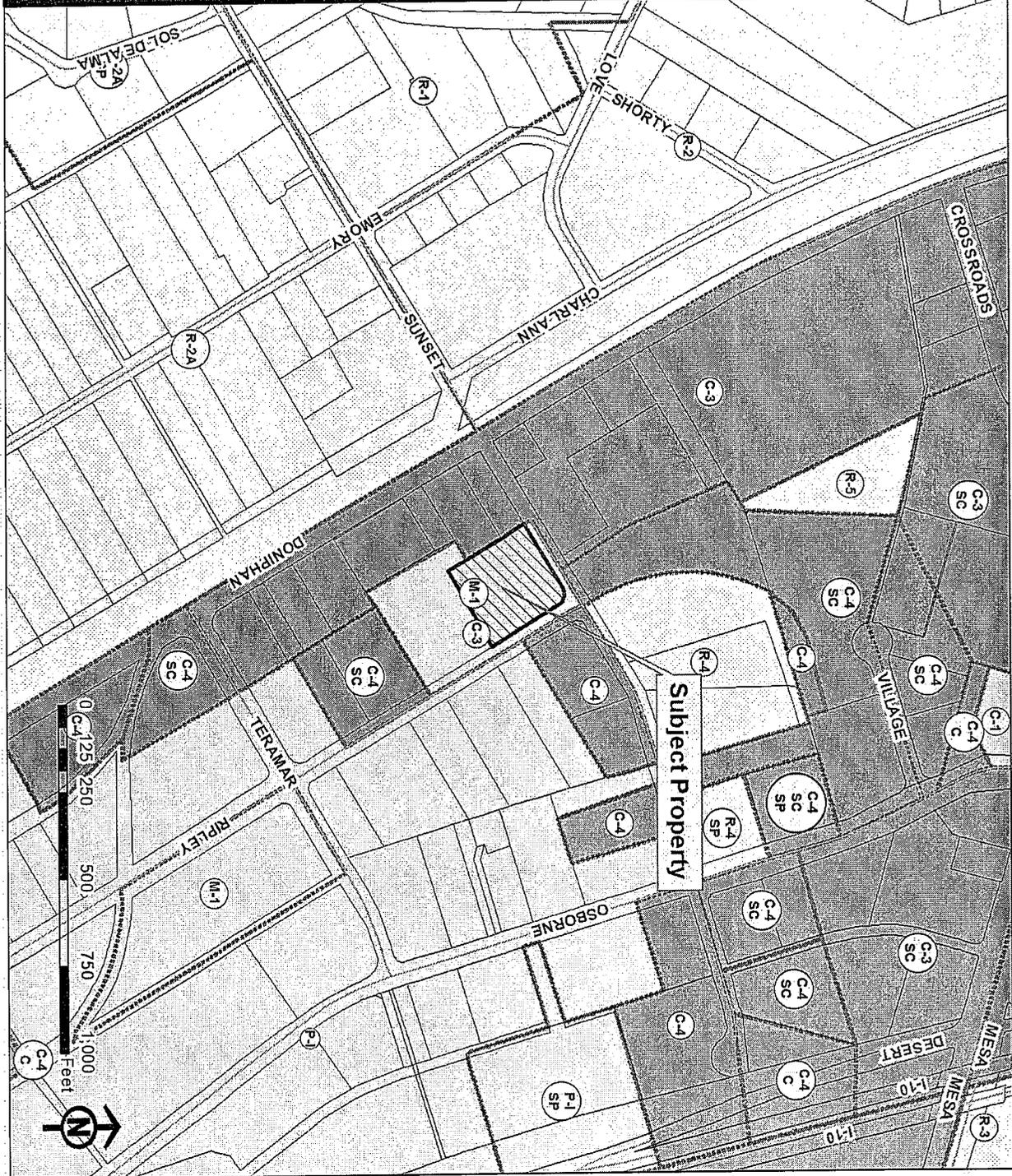
Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan

Attachment 4: Master Zoning Plan Report

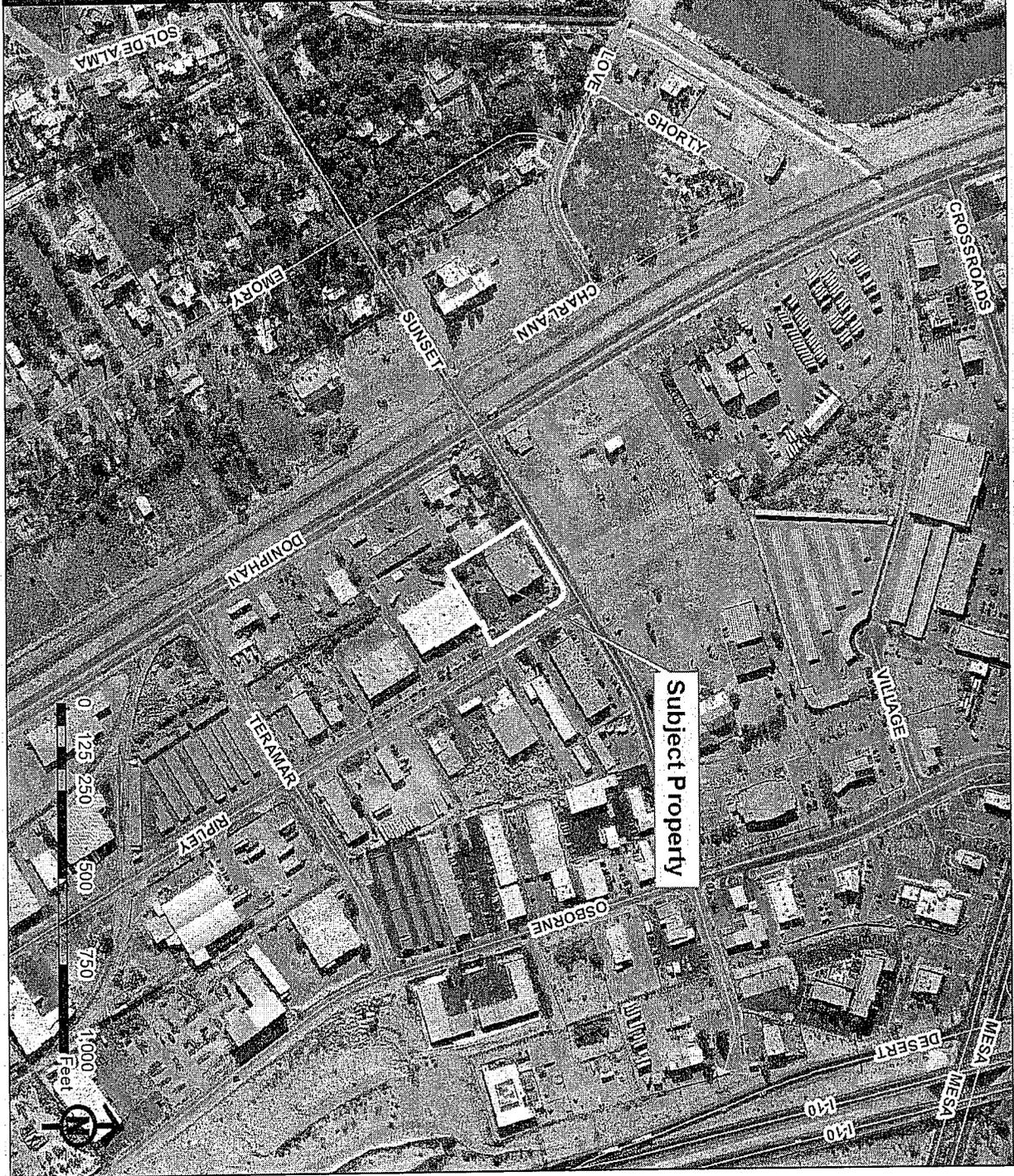
ATTACHMENT 1: ZONING MAP

PZRZ13-00028

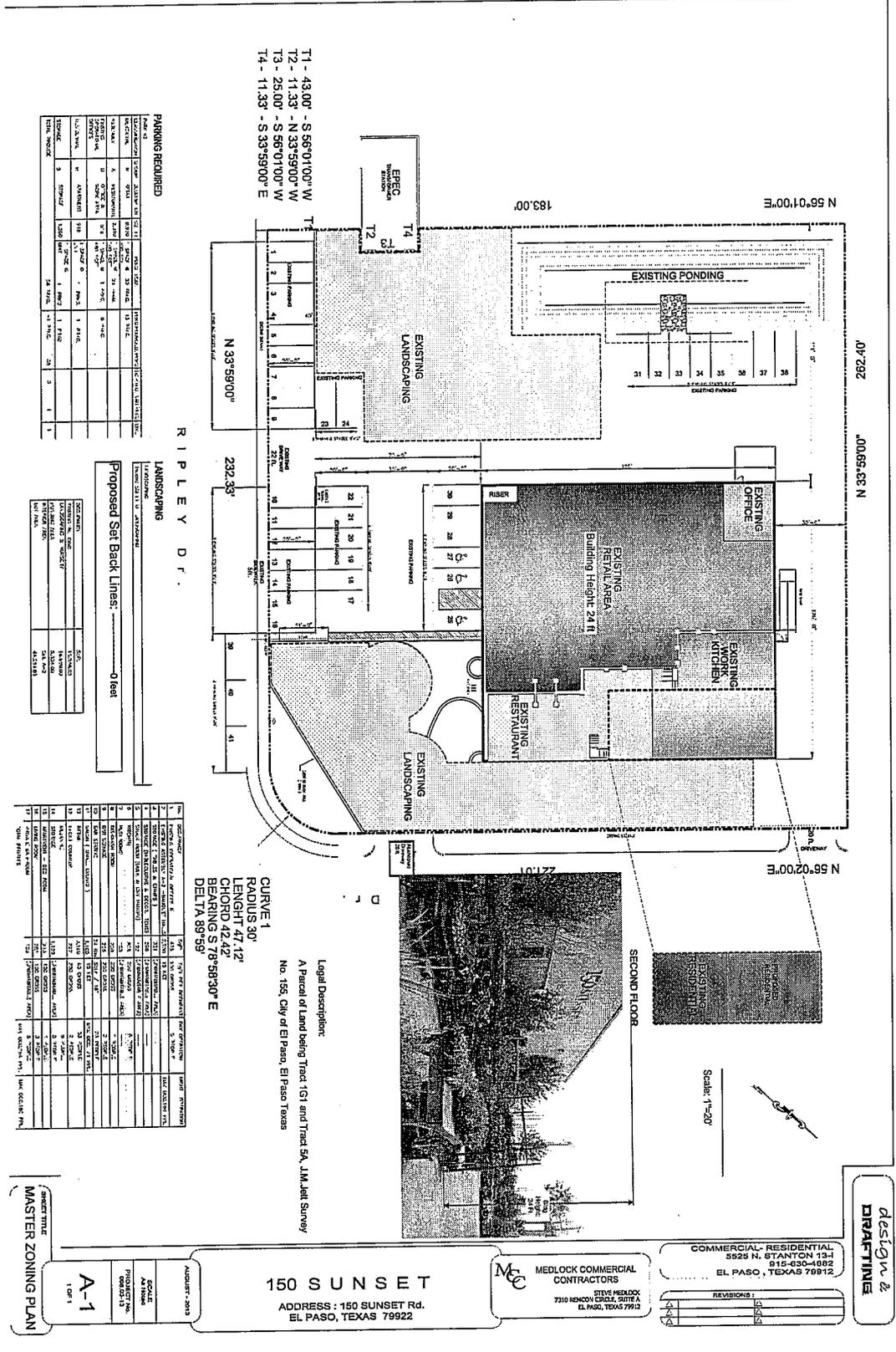


ATTACHMENT 2: AERIAL MAP

PZRZ13-00028



# ATTACHMENT 3: MASTER ZONING PLAN



T1 - 43.00' - S 86°01'00" W  
 T2 - 11.33' - N 33°59'00" W  
 T3 - 25.00' - S 56°01'00" W  
 T4 - 11.33' - S 33°59'00" E

**PARKING REQUIRED**

USE	PER 1,000 SQ FT									
OFFICE	1	1	1	1	1	1	1	1	1	1
RETAIL	1	1	1	1	1	1	1	1	1	1
RESTAURANT	1	1	1	1	1	1	1	1	1	1
KITCHEN	1	1	1	1	1	1	1	1	1	1
LANDSCAPING	1	1	1	1	1	1	1	1	1	1
TOTAL	4	4	4	4	4	4	4	4	4	4

**LANDSCAPING**

Proposed Set Back Lines: \_\_\_\_\_ 0-feet

PLANT	QUANTITY	SIZE	PLANT	QUANTITY	SIZE
SPRING BLOSSOM	1	12"	SPRING BLOSSOM	1	12"
SPRING BLOSSOM	1	12"	SPRING BLOSSOM	1	12"
SPRING BLOSSOM	1	12"	SPRING BLOSSOM	1	12"
SPRING BLOSSOM	1	12"	SPRING BLOSSOM	1	12"
SPRING BLOSSOM	1	12"	SPRING BLOSSOM	1	12"

NO.	DESCRIPTION	BEARING	LENGTH	AREA	PERCENTAGE	DATE	BY
1	SECTION 1	S 86°01'00" W	43.00'	1,848.00	100%	11/11/11	JM
2	SECTION 2	N 33°59'00" W	11.33'	127.00	100%	11/11/11	JM
3	SECTION 3	S 56°01'00" W	25.00'	612.50	100%	11/11/11	JM
4	SECTION 4	S 33°59'00" E	11.33'	127.00	100%	11/11/11	JM
5	SECTION 5	N 33°59'00" W	11.33'	127.00	100%	11/11/11	JM
6	SECTION 6	S 56°01'00" W	25.00'	612.50	100%	11/11/11	JM
7	SECTION 7	S 33°59'00" E	11.33'	127.00	100%	11/11/11	JM
8	SECTION 8	N 33°59'00" W	11.33'	127.00	100%	11/11/11	JM
9	SECTION 9	S 56°01'00" W	25.00'	612.50	100%	11/11/11	JM
10	SECTION 10	S 33°59'00" E	11.33'	127.00	100%	11/11/11	JM
11	SECTION 11	N 33°59'00" W	11.33'	127.00	100%	11/11/11	JM
12	SECTION 12	S 56°01'00" W	25.00'	612.50	100%	11/11/11	JM
13	SECTION 13	S 33°59'00" E	11.33'	127.00	100%	11/11/11	JM
14	SECTION 14	N 33°59'00" W	11.33'	127.00	100%	11/11/11	JM
15	SECTION 15	S 56°01'00" W	25.00'	612.50	100%	11/11/11	JM
16	SECTION 16	S 33°59'00" E	11.33'	127.00	100%	11/11/11	JM
17	SECTION 17	N 33°59'00" W	11.33'	127.00	100%	11/11/11	JM
18	SECTION 18	S 56°01'00" W	25.00'	612.50	100%	11/11/11	JM
19	SECTION 19	S 33°59'00" E	11.33'	127.00	100%	11/11/11	JM
20	SECTION 20	N 33°59'00" W	11.33'	127.00	100%	11/11/11	JM

**CURVE 1**  
 RADIUS 30'  
 LENGTH 47.12'  
 CHORD 42.42'  
 BEARING S 78°58'30" E  
 DELTA 89°59'

Legal Description:  
 A Parcel of Land being Tract 1631 and Tract 5A, J.M. Jett Survey  
 No. 155, City of El Paso, El Paso Texas

**150 SUNSET**  
 ADDRESS: 150 SUNSET Rd.  
 EL PASO, TEXAS 79822

**MEDLOCK COMMERCIAL CONTRACTORS**  
 STEVE MEDLOCK  
 7310 RENOVY CIRCLE, SUITE A  
 EL PASO, TEXAS 79912

**COMMERCIAL-RESIDENTIAL**  
 5525 N. STANTON 13-1  
 516-430-1882  
 EL PASO, TEXAS 79812

**design & DRAFTING**

MASTER ZONING PLAN

A-1

ATTACHMENT 4: MASTER ZONING PLAN REPORT

General Mixed Use Zoning Report

150 SUNSET, El Paso, Texas

Owner: 150 Sunset L.L.C.

Prepared by: Georges Halloul, P.E.

May 2013

c:\users\jgeorges\documents\150 sunset\general mixed use zoning report.docx

# GENERAL MIXED USE ZONING REPORT

150 SUNSET, EL PASO, TEXAS

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Zoning Plan, RMU

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## ABSTRACT

This study is intended to assist the owner/ developer in meeting the City requirements for rezoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G.

## LIMITATIONS

This report has been prepared for the exclusive use of The City of El Paso, 150 Sunset, LLC., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. Humphreys and Partners Architects, L.P.
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

## INTRODUCTION

150 Sunset, LLC., is in the process of processing a Rezoning Application for existing site located on the southwest corner of Ripley Dr. and Sunset Rd. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, neighborhood commercial, retail and office space uses.

## EXECUTIVE SUMMARY

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The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- ✦ **Land Use City Forms:** The proposed development consists of 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.
- ✦ **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development.
- ✦ **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood commercial services will be compatible with the neighborhood residential character.

**SITE LOCATION**

The proposed Sites consist of a parcel of land located at the west side of El Paso, El Paso County, Texas. The Site is located on the southwest corner of Ripley Dr. and Sunset Rd.

The parcel is shown on the following exhibit.



FIGURE 1: SITE LOCATION



The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Sunset Rd and Ripley Dr.. The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.

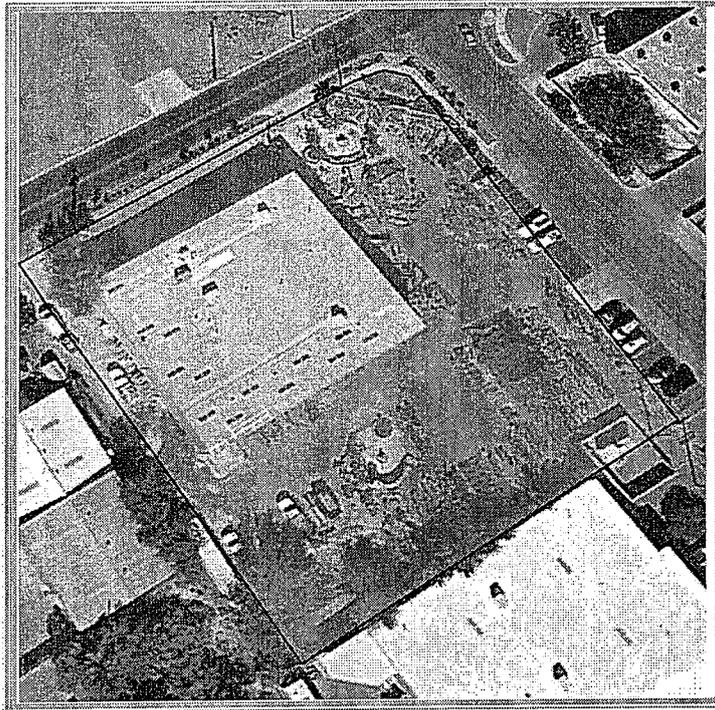


FIGURE 2: AERIAL PHOTO OF THE SITE



ZONING AND PROPOSED USES:

The site consists of 1 zoning designation:

1. M-1 Light Manufacturing

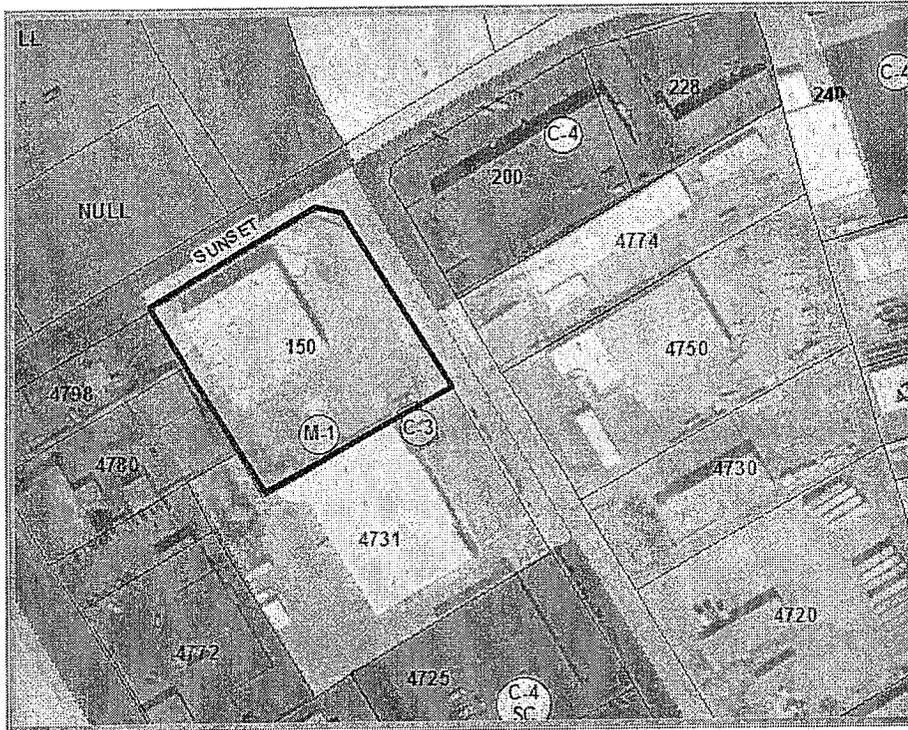


FIGURE 3: EXISTING ZONING OF THE SITE

The site will be zoned to GMU General Mixed Use.

The site will have an apartment located on the second floor of the building occupying approximately 600 square feet

The office area located on the first floor will occupy approximately 500 square feet.

The commercial area intended for retail use will occupy 3,150 square feet.

The restaurant will occupy approximately 1,500 square feet

The ball room will occupy approximately 2,700 square feet.

Zoning Plan, RMU

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There will be a multipurpose room that occupies 1,100 square feet that could be used for private parties, business meetings, presentations...

The remaining square footage will be used for general areas, and storage.

The following table shows the proposed breakdown of the mixed use of the site.

No.	OCCUPANCY	SqFt
1	EXISTING OPERATIONAL OFFICES B	475
2	EXISTING ASSEMBLY A-2 -BANQUET HALLS	2,700
3	STORAGE ( TABLES & CHAIRS )	331
4	STORAGE (TABLECLOTHS & DECOR. ITEMS)	298
5	STOCK ROOM (BULK & DRY PANTRY)	122
6	KITCHEN	906
7	RESTROOMS	103
8	DISHWASH ROOM	200
9	BAR SERVICE	206
10	BAR SEATING	34 ftln
11	PRIVATE SALON ( SMALL EVENTS )	1,100
12	RETAIL	3,150
13	FRONT COUNTER	297
	MEZANINE	
14	STORAGE ( RETAIL )	1,125
15	APRTMENT - BED ROOM	243
16	LIVING ROOM	252
17	PRIVATE BATHROOM	103

TABLE 1: PROPOSED MIXED USE



## PRINCIPALS AND REQUIREMENTS

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

### DEVELOPMENT PERSPECTIVE.

- i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

*The land has been occupied by an industrial warehouse and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.*

- ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

*The development consists of utilizing the existing industrial warehouse and redeveloping it into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.*

- iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

*The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.*

- iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town-center serving the neighborhood(s).

*The site is surrounded by industrial development and a church and it will serve as a service center for the surrounding community.*

- v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

*The development consists of apartment, office space, retail space, ball room and party room, meeting room, and green areas.*

- vi. That transportation corridors be planned and reserved in coordination with land use patterns.

*The corridors are existent.*

- vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

*The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.*

- viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

*The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.*

- ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

*This development combine is an example of mix uses that should be encouraged throughout the City.*

- x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

*The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.*

- xii. That ordinary activity of daily living occurs within walking distance of most dwellings.

*The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.*

- xiii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

*The development is existent and the streets are existent too.*

- xiv. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

*This item does not apply*

- xv. That appropriate building densities and land use be provided within walking distance of transit stops.

*Coordination is on the way with SunMetro to provide bus stops close by the proposed development*

- xvi. That civic, institutional and commercial activity be embedded, and not isolated, in the development.

*This item does not apply*

- xvii. That a range of open space including parks, squares, and playgrounds be distributed within the development.

*The proposed development will green areas, landscaping and the retail portion of the site will be used as a landscape nursery which adds to the amount of green space within the site.*

- xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

*The breakdown of the proposed mixed use is shown in table 1.*

---

**BUILDING PERSPECTIVE.**

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

- i. That buildings and landscaping contribute to the physical definition of streets as civic places.

*The building parking lot, the park ways, and the nursery are filled with trees and shrubs.*

- ii. That the design of streets and buildings reinforce safe environments.

*The building and streets are already in place.*

- iii. That architecture and landscape design grow from local climate, topography, history and building practice.

*The design will be typical design for this region.*

- iv. That the preservation and renewal of historic buildings be facilitated.

*The warehouse has been built and it looks like a typical industrial warehouse. The proposed development will enhance the quality of the building as well as the aesthetics of the site.*

- v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

*Please refer to the attached site plan.*

2.

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GENERAL DESIGN ELEMENTS

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

*The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.*

2. A variety of housing types, jobs, shopping, services, and public facilities.

*The development consists of 1 apartment, commercial, retail, restaurant and green areas.*

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.

*All proposed development are located within one building*

4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

*The streets are existent.*

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

*The developer and the design team will comply with this item.*

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

*The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.*

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

*The site will enhance the visual enjoyment of the neighborhood.*

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

*The combination of restaurant, patio area, and nursery will be the focal point for community identity.*

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

*The design team will make every effort to comply with this item.*

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

*This item does not apply.*

*The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.*

---

#### ARCHITECTURAL OBJECTIVES.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

ROADWAY DESIGN:

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

PARKING.

The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. However, the project might require additional parking that is available on Ripley Street.

SETBACKS.

According to the to the General Design Principles as per Title 20.10.360G, "Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 3 foot setbacks.

LANDSCAPING.

According to the General Design Principles as per Title 20.10.360G; "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

PHASING

The development will be constructed in 1 phase.

Zoning Plan, RMU

MIXED USE TABLE.

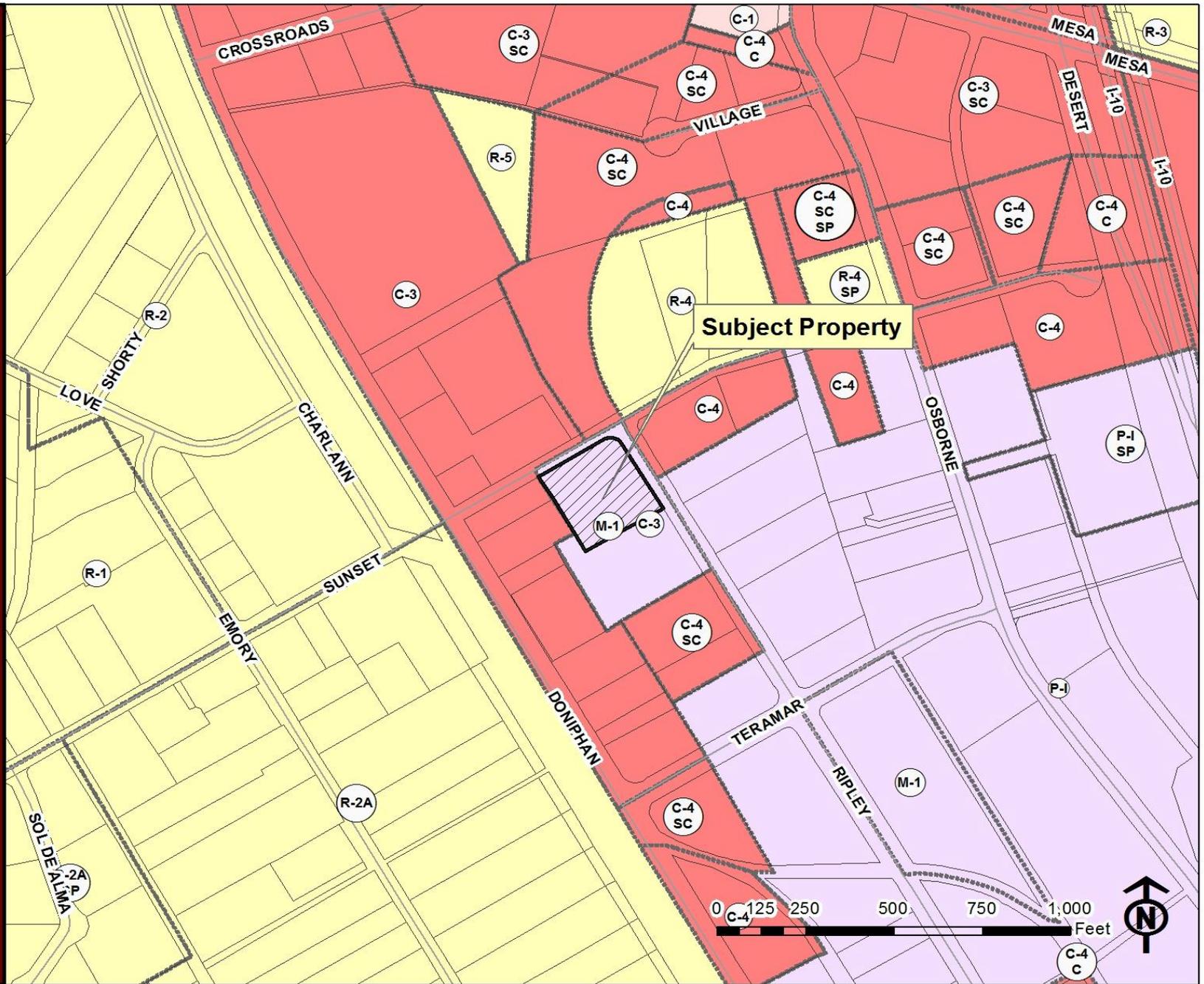
Please refer to the following table for the proposed possible mix use for the development

Land use Type	LOT COVERAGE				MAX BLDG HEIGHT (1)		
	Minimum Lot Area	Minimum	Maximum	Minimum Lot Width	Minimum Lot Depth	Primary Structure	Accessory Structure
<b>1.0 Agricultural &amp; Related Operations</b>							
Veterinary treatment center (small animals)							
<b>2.0 Commercial Storage and Processing</b>							
Office warehouse							
Self storage warehouse							
<b>3.0 Education, Institutional &amp; social</b>							
Adult day care center							
Art Gallery	2,500 sqft						
Child Care Facility Type 3							
Child Care Facility Type 4							
Child Care Facility Type 5							
Child Care Facility Type 6	3,600 sqft						
Child Care Facility Type 7							
Church/Mosque							
Community Center							
Community Recreation facility	3,600 sqft						
Library							
Museum							
School, Public/Private or Parochial							
School, Trade							
School, vocational B77							
Social, fraternal club							
Synagogue							
Temple							
Union Hall							
University, college							
<b>4.0 Office &amp; research services</b>							
Automated Teller Machine (ATM)							
Bank							
Credit Union							
Data Processing Center							
Employment Agency							
Financial institution							
Office, administrative & manager's	1,500 sqft						
Office, Business	1,500 sqft						
Office, Medical							
Office, Professional							
School, arts and crafts	1,500 sqft						
Studio, Dance							
Studio, Music							
Studio, Photography							
Telemarketing agency							

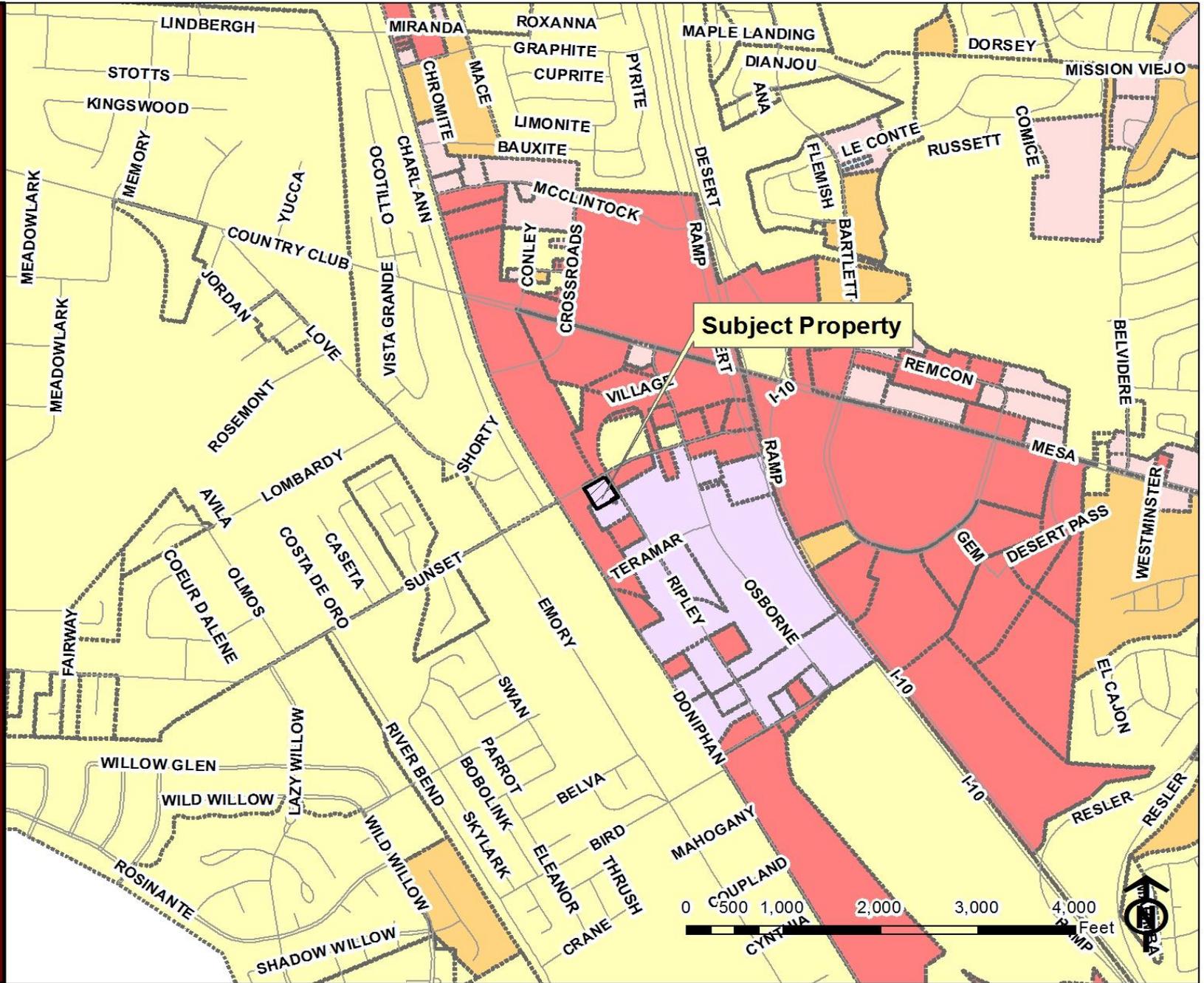
<b>6.0</b>	<b>Medical &amp; Related Uses</b>								
	Assisted living facility (elderly)								
	Clinic								
	Convalescent home								
	Drug Store								
	Hospital								
	Intermediate care facility (elderly)								
	Medical Laboratory								
	Medical treatment facility								
	Nursing home								
	Optical dispensary								
	Pharmacy								
	Rest home								
<b>8.0</b>	<b>Motor Vehicle Sale &amp; Service</b>								
	Ambulance service								
	Automobile part sales								
	Automotive repair garage								
	Automotive service station								
	Carwash, full-service								
	Carwash, self-service								
	Motor Vehicle Repair, (. Minor)								
<b>9.0</b>	<b>Parking &amp; Loading</b>								
	Garage or lot parking (private)	n/a							
<b>10.0</b>	<b>Personal services</b>								
	Barber shop	1,500 sqft							
	Beauty salon	1,500 sqft							
	Dry-Cleaners, shop/commercial								
	Funeral home								
	Laundromat laundry (<5,000sqft)	3,600 sqft							
	Laundry (commercial)								
	Locksmith								
	Shoe repair shop								
	Tattoo parlor								
<b>11.0</b>	<b>Recreation, amusement &amp; ent.</b>								
	Amusement game complex (indoor)								
	Athletic facility (indoor)	2,500 sqft							
	Ballroom								
	Billiard and pool hall								
	Bingo hall								
	Community Recreation facility	4,000 sqft							
	Exercise facility (indoor)	2,500 sqft							
	Movie theatre (indoor)								
	Nightclub, bar, cocktail lounge								
	Park/Playground	n/a							
	Swimming pool (commercial)	n/a							
	Tennis club outdoor	n/a							
	Theatre, performing								
<b>12.0</b>	<b>Repair &amp; Service</b>								
	Commercial equipment repair								
	Electronic equipment repair								
	Household goods repair								
	Personal goods repair								
	Precision equipment repair								

13.0	<i>Residential</i>								
	Apartments (5 or more units)	6,000 sqft							
	Domestic Garden tool	1,500 sqft							
	Domestic Storage	n/a							
	Duplex (two-family dwelling)	3,600 sqft							
	Family Home	1,500 sqft							
	Guest, employee quarters	1,500 sqft							
	Hotel								
	Home Occupation Use	n/a							
	Laundry room	1,500 sqft							
	Motel								
	Quadraplex	2,400 sqft							
	Single family (attached, detached)	1,500 sqft							
	Townhomes	1,500 sqft							
14.0	<i>Sales, retail &amp; Wholesale</i>								
	Bakery								
	Book store								
	Cafeteria								
	Coin-operated vending machines (indoor)								
	Convenience store with gas pumps								
	Delicatessen								
	Flower shop								
	Grocery								
	Hobby store								
	Home Improvement Center								
	Ice cream parlor								
	Material sales (building & construction)								
	Music Store								
	Other retail establishment (high volume)								
	Other retail establishment (low volume)								
	Other wholesale establishment (high volume)								
	Other wholesale establishment (low volume)								
	Package liquor store								
	Pawn shop								
	Pet shop (including grooming)								
	Print & copy shop								
	Restaurant (drive-in or walk-up)								
	Restaurant (sit down)								
	Shopping center, community								
	Shopping center (regional)								
	Snow cone, shaved ice stand or retailer								
	Specialty shop								
	Sporting goods store								
	Supermarket								

PZRZ13-00028



PZRZ13-00028



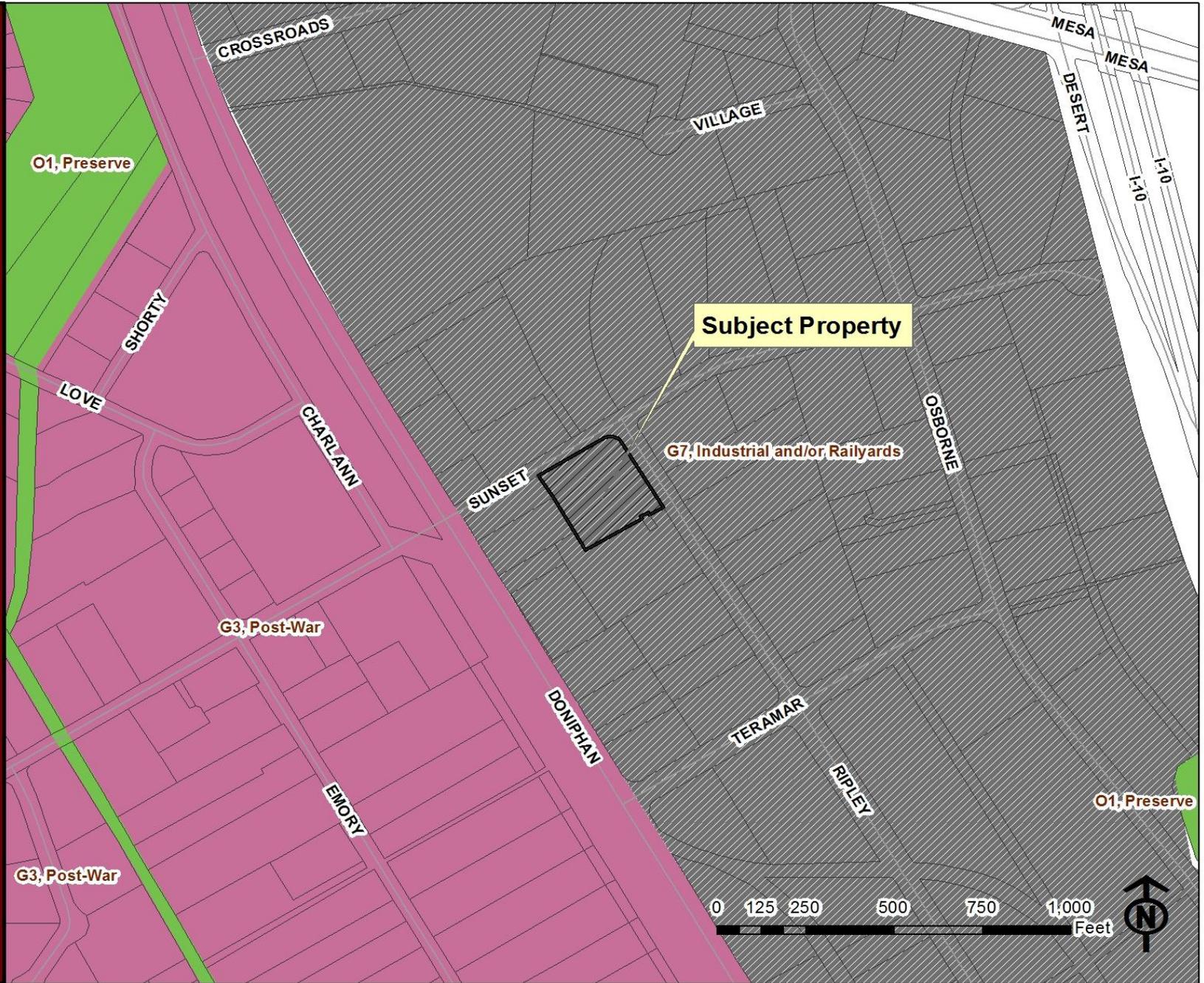
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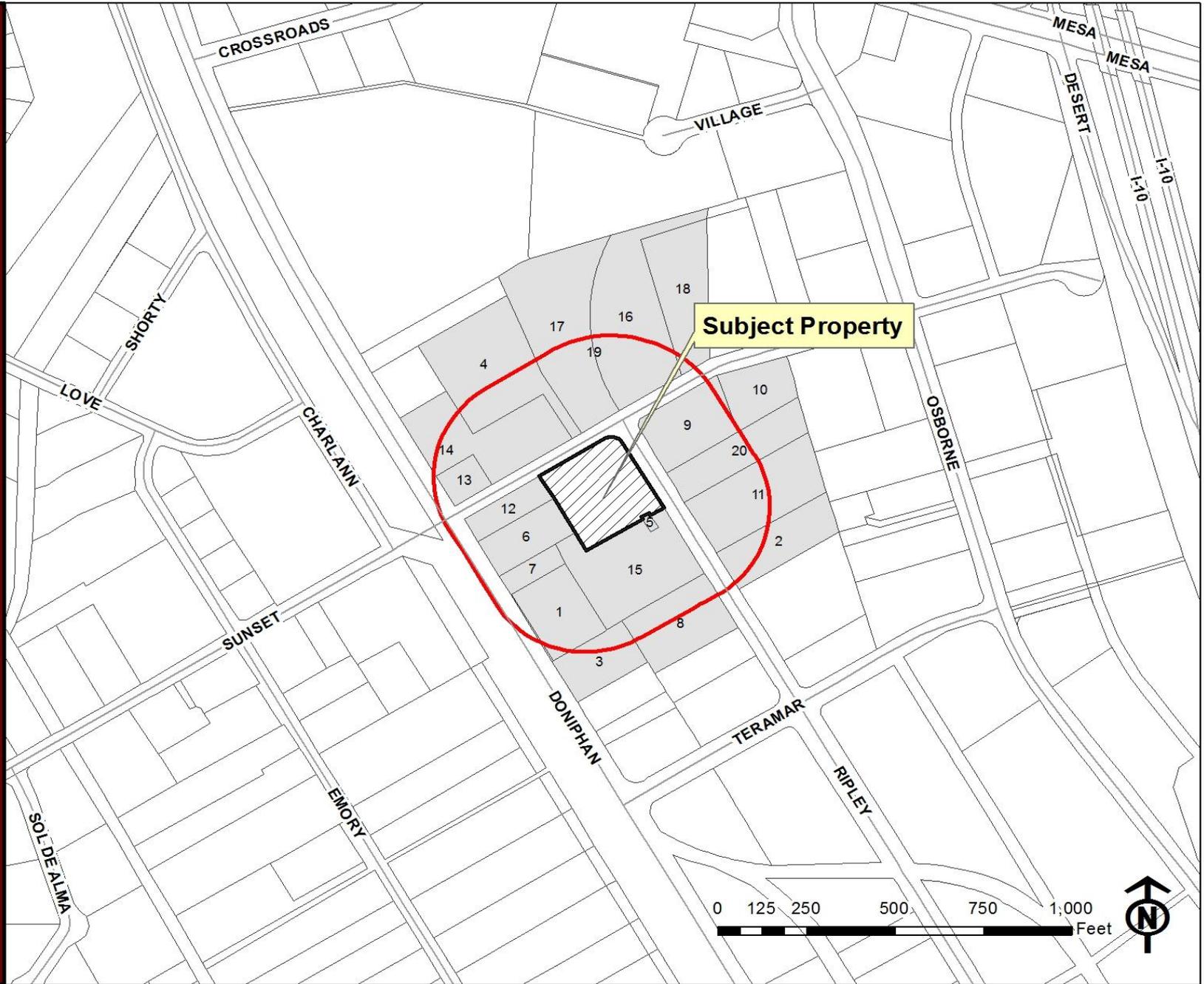
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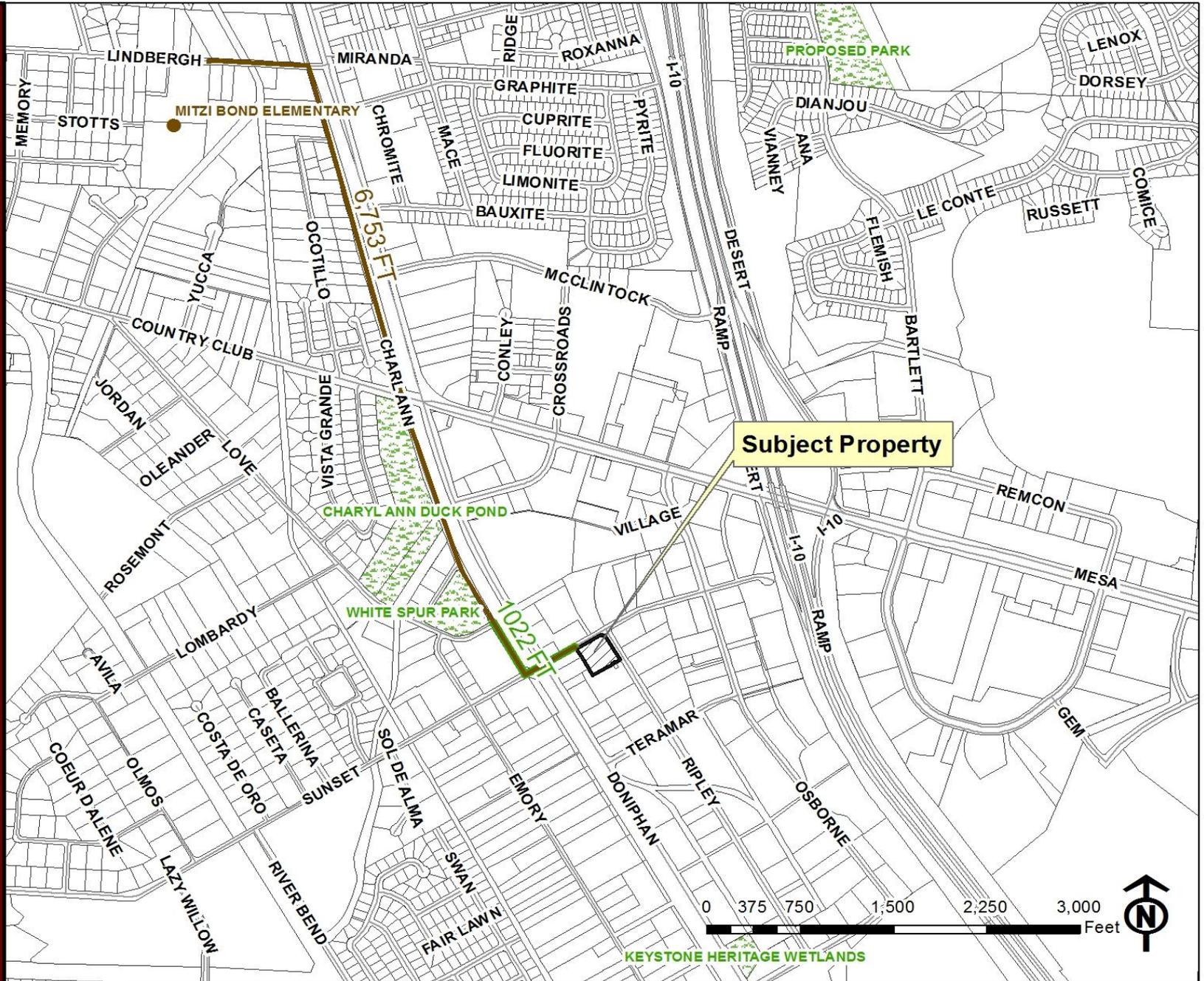
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PZRZ13-00028



PZRZ13-00028



COMMERCIAL- RESIDENTIAL  
5525 N. STANTON 13-1  
915-650-4882  
EL PASO, TEXAS 79912

REVISIONS:


MEDLOCK COMMERCIAL  
CONTRACTORS  
STEVE MEDLOCK  
7110 BERNARD BLVD  
EL PASO, TEXAS 79912

**150 SUNSET**  
ADDRESS : 150 SUNSET RG.  
EL PASO, TEXAS 79922

AUGUST - 2013

SCALE  
As Noted

PROJECT No.  
008.03-13

**A-1**  
1 OF 1

SHEET TITLE  
**MASTER ZONING PLAN**



Scale: 1"=20'



SECOND FLOOR

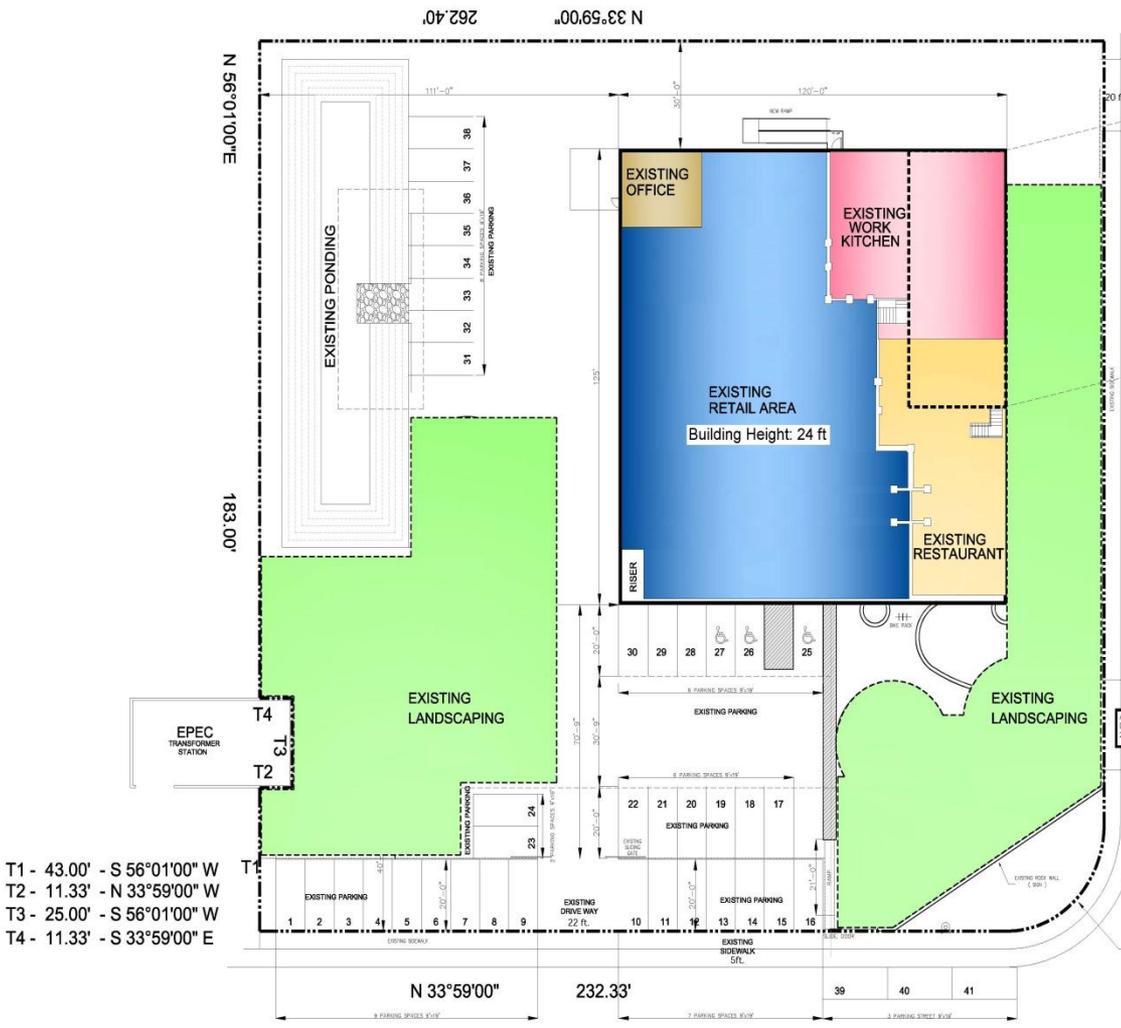
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J  
R

Legal Description:

A Parcel of Land being Tract 1G1 and Tract 5A, J.M.Jett Survey

No. 155, City of El Paso, El Paso Texas

**CURVE 1  
RADIUS 30'  
LENGHT 47.12'  
CHORD 42.42'  
BEARING S 78°58'30" E  
DELTA 89°59'**



- T1 - 43.00' - S 56°01'00" W
- T2 - 11.33' - N 33°59'00" W
- T3 - 25.00' - S 56°01'00" W
- T4 - 11.33' - S 33°59'00" E

**PARKING REQUIRED**

CLASSIFICATION	GROUP	DESCRIPTION	SQ. FT.	PRVG. REQ.	PRVG. PROVIDED	PRVG. H.C. PRVG.	VAL. PRVG.	BIKE
MERCANTILE	M	RETAIL	8,930	1 SPACE @ 300 SQFT	30 PRVG.	13 PRVG.		
ASSEMBLY	A	RESTAURANTE	2,340	1 SPACE @ 150 SQFT	23 PRVG.			
EXISTING OPERATIONAL OFFICES	B	OFFICE & WORK AREA	515	1 SPACE @ 480 SQFT	1 PRVG.	6 PRVG.		
RESIDENTIAL	R	APARTMENT	948	1 SPACE @ UNIT	1 PRVG.	1 PRVG.		
STORAGE	S	STORAGE	1,200	1 SPACE @ UNIT	1 PRVG.	1 PRVG.		
TOTAL PROVIDE					56 PRVG.	41 PRVG.	38	2 1 1

**LANDSCAPING**

LANDSCAPING	
16,880 SQ FT OF LANDSCAPING	

Proposed Set Back Lines: -----0 feet

OCCUPANCY	SqFt
EXISTING BUILDING	15,086.00
LANDSCAPING & NURSERY	16,880.00
PONDING AREA	5,304.00
INTERIOR AREA	SEE A-2
LOT AREA	84,284.83

No.	OCCUPANCY	SqFt	SqFt PER OCCUPANT	DAY OPERATION	NIGHT OPERATION
1	EXISTING OPERATIONAL OFFICES B	475	100 GROSS	5 PEOPLE	
2	EXISTING ASSEMBLY A-2 -BINGUET HALLS	2,700	15 NET		MAX OCC.180 PPL.
3	STORAGE ( TABLES & CHAIRS )	331	(UNINHABITABLE AREA)		
4	STORAGE ( TABLECLOTHS & DECOR. ITEMS)	398	(UNINHABITABLE AREA)		
5	STOCK ROOM (BULK & DRY PANTRY)	122	(UNINHABITABLE AREA)		
6	KITCHEN	806	200 GROSS	5 PEOPLE	
7	RESTROOMS	103	(UNINHABITABLE AREA)		
8	DISHWASH ROOM	200	200 GROSS	1 PEOPLE	
9	BAR SERVICE	206	200 GROSS	2 PEOPLE	
10	BAR SEATING	34 (15' x 18')		23 PEOPLE	
11	SALON ( SMALL EVENTS )	1,100	15 NET		MAX OCC. 74 PPL.
12	RETAIL	3,150	80 GROSS	53 PEOPLE	
13	TROUGH COUNTER	297	300 GROSS	3 PEOPLE	
14	MEZANINE			5 PEOPLE	
15	STORAGE	1,128	(UNINHABITABLE AREA)	5 PEOPLE	
16	APARTMENT - BED ROOM	243	100 GROSS	1 PEOPLE	
17	LIVING ROOM	250	100 GROSS	3 PEOPLE	
18	PRIVATE BATHROOM	103	(UNINHABITABLE AREA)	5 PEOPLE	
TOTAL PEOPLES				MAX OCC.184 PPL.	MAX OCC.180 PPL.

# Proposed Uses

Type	Land Use Mix	Setbacks
Residential	1,723 ft. 2.64%	0
Commercial	9,325ft. 14.26%	0
Open Space	16,680 25.51%	0
Parking/Loading, Ponding and Undeveloped Areas	37,655.56 57.60%	Meet Dimensional Req.

**Total Area 1.501 acres = 65,383.56 sq. feet**

# Parking

<b>Parking Required</b>	<b>Parking Provided</b>
56 Spaces 3 Bicycle Spaces	41 Spaces 3 Bicycle Spaces

Ripley Dr  
4700

150 SUNSET

150 SUNSET

ASK US ABOUT  
LANDSCAPING  
YOUR YARD

**Subject Property**



150 SUNSET

**Subject Property**



**North**



ST. JOSEPH  
CATHOLIC CHURCH  
OF THE SACRAMENT  
ST. JOSEPH'S  
CATHOLIC CHURCH

North

SUNSET  
BUSINESS  
CENTER  
SUN & SUNSET  
FRANCIS  
PROPERTIES  
391-0000

FOR LEASE  
391-0000

WILSON

East



**East**

**FOR LEASE**  
**MIMCO**  
**779-6500**  
AN IRVING COMPANY

**EXTRAORDINARY VALUE**  
EYE-AXION  
CHEM STATION  
SCAR-SCOTT  
PLEASE DO NOT  
BLOCK DRIVEWAY

4731

**South**



**South**



**Rear Subject Property / West**

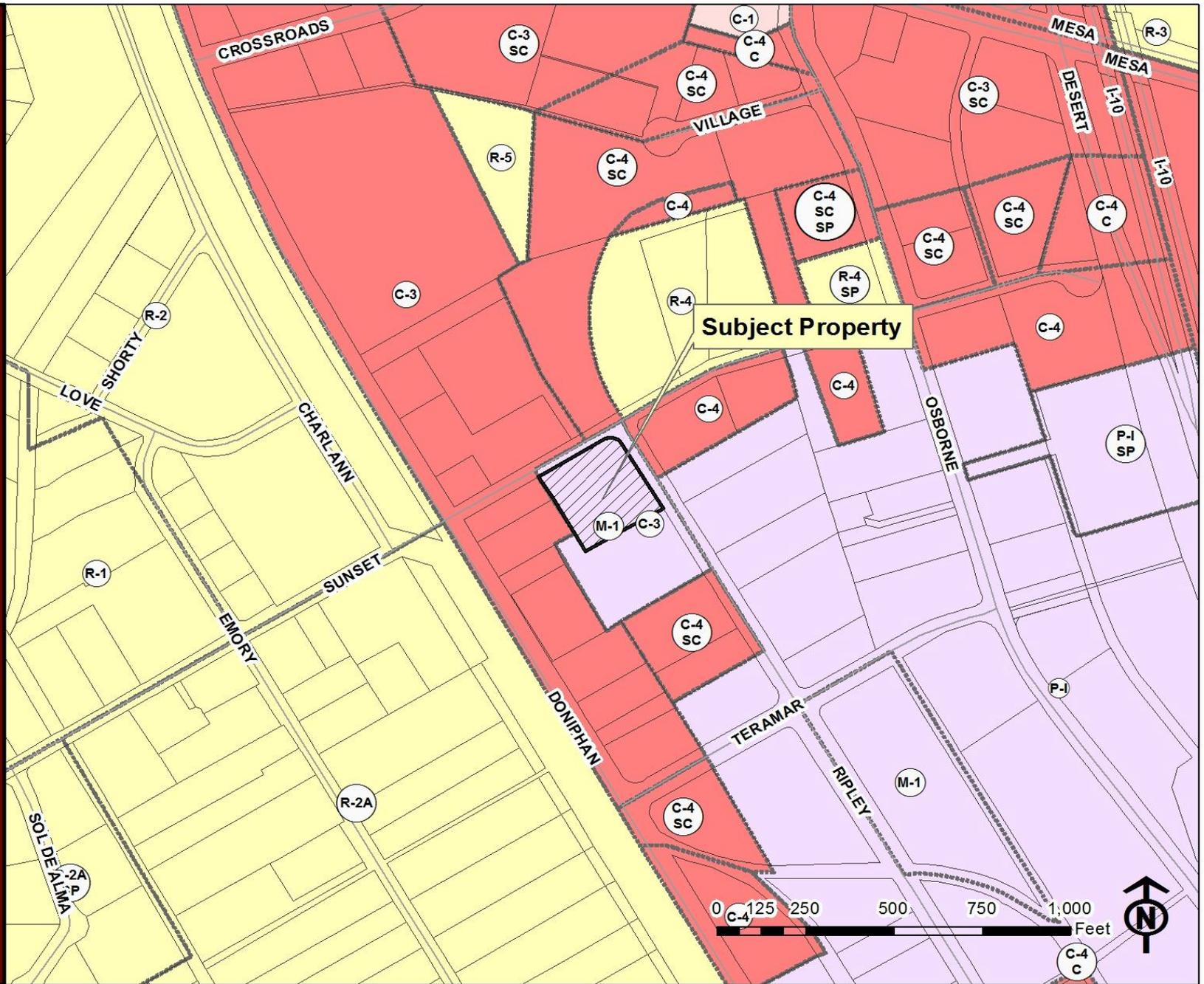


**West**



**West**

PZRZ13-00028



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5525 N. STANTON 13-1  
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SCALE  
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**A-1**  
1 OF 1

SHEET TITLE  
**MASTER ZONING PLAN**



SECOND FLOOR

D J

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