

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

**AGENDA DATE:** March 1, 2022  
**PUBLIC HEARING DATE:** March 29, 2022

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
David Samaniego, (915) 212-1608

**DISTRICT(S) AFFECTED:** District 3

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance changing the zoning of a portion of Lot 12 and 13, save and except a portion thereof, R.L. Dorbandt Subdivision, 170 Polo Inn Road, City of El Paso, El Paso County, Texas from R-4 (Residential) to R-MU (Residential Mixed Use) and approving a Master Zoning Plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 170 Polo Inn Road  
Applicant: Ricardo Pacheco and Cynthia Pacheco, PZRZ21-00025

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from R-4 (Residential) to R-MU (Residential Mixed Use) and approval of a Master Zoning Plan to allow for a private, residential development. City Plan Commission recommended 7-0 to approve the proposed rezoning on December 16, 2021. As of February 22, 2022, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Philip Etiwe*

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Philip F. Etiwe – Planning and Inspections Director

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

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 12 AND 13, SAVE AND EXCEPT A PORTION THEREOF, R.L. DORBANDT SUBDIVISION, 170 POLO INN ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO R-MU (RESIDENTIAL 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:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a portion of Lot 12 and 13, save and except a portion thereof, R.L. Dorbandt Subdivision, 170 Polo Inn Road, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A" be changed from R-4 (Residential) to R-MU (Residential Mixed Use) and approving a Master Zoning Plan, as defined in Section 20.06.020, 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.

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

THE CITY OF EL PASO:


ATTEST:

\_\_\_\_\_  
Oscar Leoser  
Mayor

\_\_\_\_\_  
Laura D. Prine  
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

  
\_\_\_\_\_  
Philip F. Etlive, Director  
Planning & Inspections Department

## Exhibit "A"

Prepared for: Richard & Cynthia Pacheco  
August 26, 2021

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lot 12 and 13, save and except a portion thereof, R.L. Dorbandt Subdivision, as recorded in Volume 9, Page 27, Real Property Records of El Paso County, Texas being more particularly described by metes and bounds as follows:

Commencing for reference at an existing mag nail on the original easterly right of way line of Polo In, from which a found 5/8" rebar on the common line of Lots 16 and 17, R.L. Dorbandt Subdivision bears South 33°54'00" West a distance of 588.00 feet and the Northeast corner of Lot 12, Dorbandt Subdivision bears, North 33°54'00" East a distance of 240.00 feet; Thence leaving said right of way line of Polo Inn Road, South 54°07'00" East a distance of 20.01 feet to a point on the easterly right of way line of Polo Inn Road as described in clerks file no. 20190023114, Official Records of El Paso County, Texas for the "TRUE POINT OF BEGINNING".

Thence along the common line that general Warranty Deed to Richard and Cynthia Pacheco in clerks file no. 20190023114, and deed to Delilah Muro in clerks file no. 20150025234, Official Records of El Paso County, Texas, South 54°07'00" East a distance of 141.00 feet to a found nail in rock wall;

Thence along said line, North 33°54'00" East, passing the common line of deed to Delilah Muro in clerks file no. 2015025234, Official Records of El Paso County, Texas at a distance of 58.00 feet a total distance of 120.00 feet to a point on the common line of that general Warranty Deed to Richard and Cynthia Pacheco in clerks file no. 20190023114 and that deed to Oscar & Silvia Alderate in Volume 990, Page 574, Official Records of El Paso County, Texas;

Thence along the northerly line of that general Warranty Deed to Richard and Cynthia Pacheco in clerks file no. 20190023114, Official Records of El Paso County, Texas; South 54°07'00" East a distance of 240.00 feet to a point on the southeasterly line of that general Warranty Deed to Richard and Cynthia Pacheco in clerks file no. 20190023114, Official Records of El Paso County, Texas;

Thence along said line, South 33°54'00" West a distance of 422.00 feet to a point on the southerly line of that general Warranty Deed to Richard and Cynthia Pacheco in clerks file no. 20190023114, Official Records of El Paso County, Texas;

Thence along said line, North 54°07'00" West a distance of 241.00 feet to a point on the common line of that general Warranty Deed to Richard and Cynthia Pacheco in clerks file no. 20190023114 and that deed to Jesus and Reyna Martinez in clerks file no. 20130019669, Official Records of El Paso County, Texas;

Thence along said line, North 33°54'00" East, passing the common line of deed to Jesus and Reyna Martinez in clerks file no. 20130019669, Official Records of El Paso County, Texas at a distance of 85.00 feet a total distance of 145.00 feet to a point on the common line of that general Warranty Deed to Richard and Cynthia Pacheco in clerks file no. 20190023114 and that deed to Leo Nungaray in Volume 2163, Page 73, Official Records of El Paso County, Texas;

Thence along said line, North 54°07'00" West a distance of 140.00 feet to a point on the new easterly right of way line of Polo Inn Road as described in clerks file no. 20190023114, Official Records of El Paso County, Texas;

Thence along said right of way line, North 33°54'00" East a distance of 157.00 feet to The "TRUE POINT OF BEGINNING" and containing 120,348 Square Feet or 2.7628 Acres of land more or less.

Note: A drawing of even date accompanies this description.

  
Ron R. Conde  
R.P.L.S. No. 5152



job # 821-13

**CONDE, INC.**  
**ENGINEERING / LAND SURVEYING / PLANNING**  
**6080 SURETY DR. / SUITE 100 / EL PASO, TEXAS 79905 /**  
**(915) 592-0283 / FAX (915) 592-0286 / FIRM#10078100**

# Exhibit "B"

# 170 POLO INN MASTER ZONING PLAN

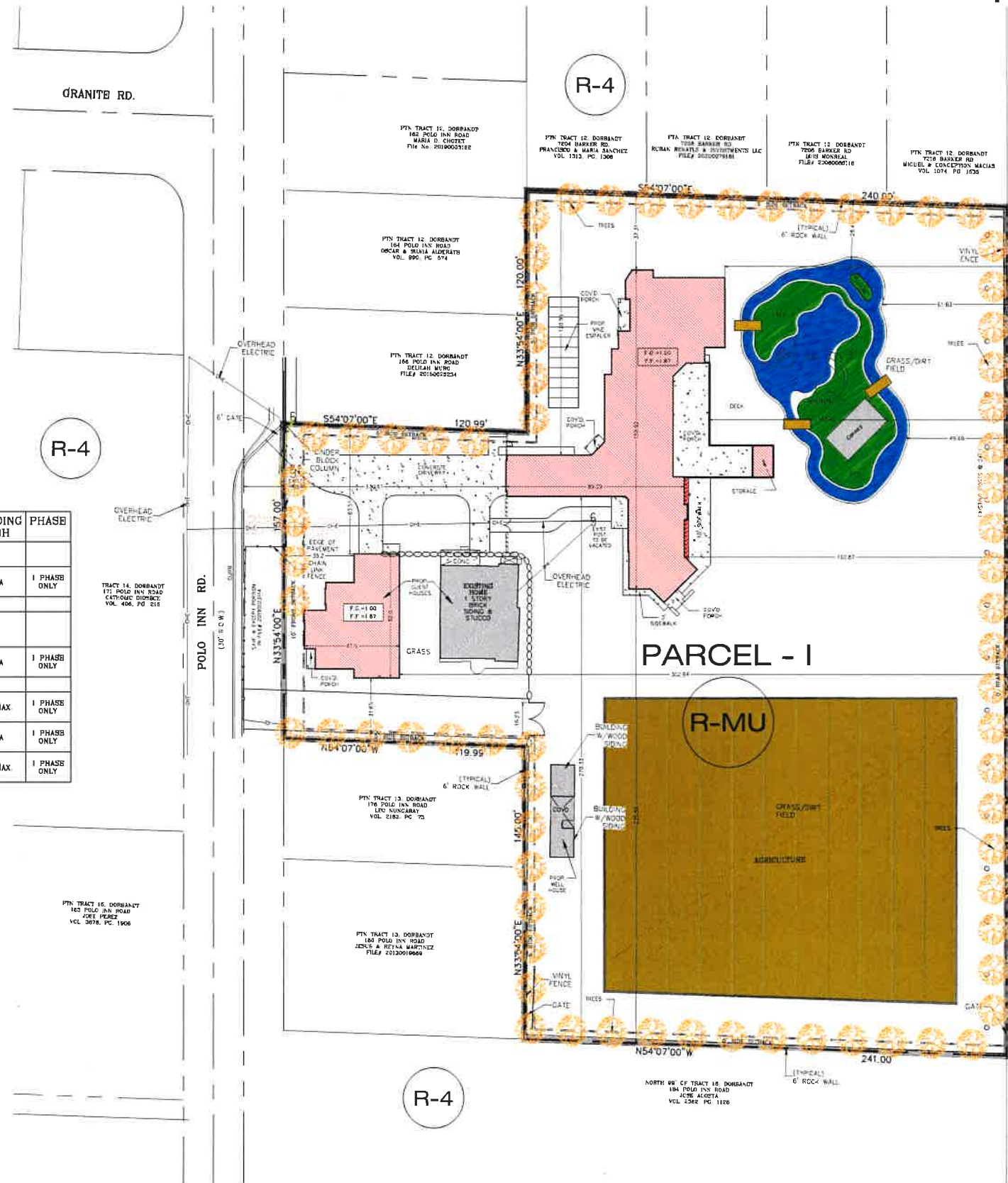
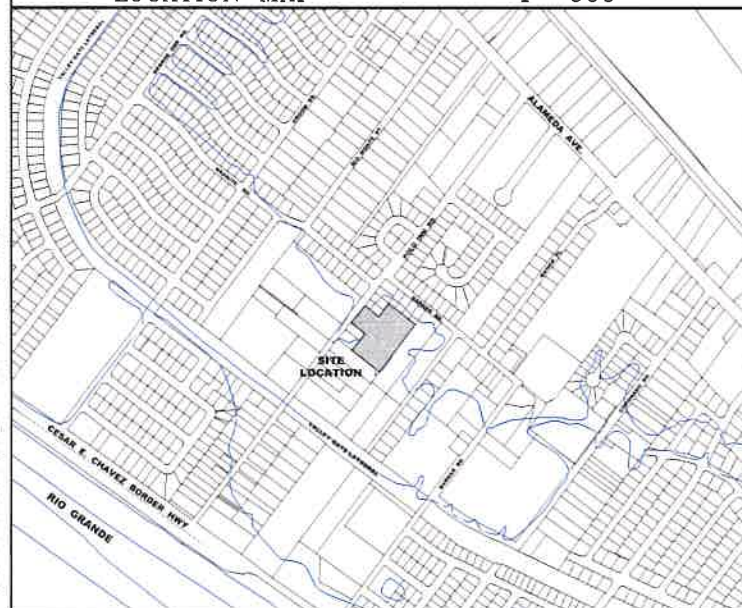
BEING A PORTION OF LOTS 12 AND 13, SAVE AND EXCEPT A PORTION THEREOF, R.L. DORBANDT'S SUBDIVISION AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 27, REAL PROPERTY RECORDS, EL PASO COUNTY TEXAS, CONTAINING 2.7628 ACRES

	RESIDENTIAL (0.3058±Ac. - 11.07%)
	AGRICULTURE/ LANDSCAPE (TREES) (0.6998±Ac. - 21.71%)
	RECREATIONAL (0.1309±Ac. - 4.74%)
	CONCRETE (0.1050±Ac. - 3.80%)
	OPEN SPACE (1.8213±Ac. - 68.68%)



PROPOSED LAND USE	ACRAGE	% OF LOT COVERAGE	DENSITY	SETBACKS	BUILDING HIGH	PHASE
1.0 AGRICULTURAL AND RELATED OPERATION	0.5998		N/A			
1.13/1.20 HARVESTING AND RAISING OF FIELDS AND CROPS		21.71%		FRONT=10' SIDE=5' REAR=0'	N/A	1 PHASE ONLY
1.21 LANDSCAPE (70± TREES)						
11.0 RECREATION, AMUSEMENT AND ENTERTAINMENT	1.7263		N/A			
11.00 OPEN SPACE - PRIVATE		82.48%		FRONT=10' SIDE=5' REAR=0'	N/A	1 PHASE ONLY
13.0 RESIDENTIAL	0.4367		1.06			
13.31 SINGLE FAMILY DETACHED DWELLING		7.04%	0.6 units/acre	FRONT=10' SIDE=5' REAR=0'	36' MAX	1 PHASE ONLY
13.32 SWIMMING POOL (NON COMMERCIAL)		4.74%		FRONT=10' SIDE=5' REAR=0'	N/A	1 PHASE ONLY
13.12 (GUEST QUARTERS)		3.73%	1.3 units/acre	FRONT=10' SIDE=5' REAR=0'	35' MAX	1 PHASE ONLY

LOCATION MAP 1"=600'

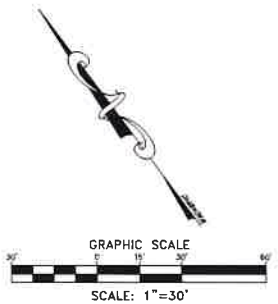


PROPOSED SETBACKS

FRONT YARD	10 ft.
REAR YARD	0 ft.
SIDE YARD	5 ft.

MAXIMUM BUILDING HIGH: 35'

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	2.7628	RMU	R-4



PLANNING & INSPECTIONS DEPARTMENT  
PLANNING DIVISION  
MASTER ZONING PLAN  
APPROVED BY CITY COUNCIL

2-16-22  
DATE

APPLICANT  
*Kevin Smith*  
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

DATE OF PREPARATION: SEPTEMBER 8, 2021

**CONDE INC.**  
ENGINEERING / PLANNING  
EPA / IS/PHOTIC / CAD  
SINCE FOUNDED IN 1978  
EL PASO, TEXAS  
PHONE: (915) 785-1111  
FAX: (915) 785-1111

# Exhibit "C"

170 POLO INN MASTER ZONING PLAN ..... 2021



PLANNING & INSPECTIONS DEPARTMENT  
PLANNING DIVISION  
MASTER ZONING PLAN  
APPROVED BY CITY COUNCIL

2-16-22

DATE

APPLICANT  
*Kevin Smith*

EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

## MASTER ZONING PLAN

170 POLO INN- Master Zoning Plan for a Residential Mixed- Use District

### SECTION I

#### PURPOSE AND INTENT-

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

- To accommodate, encourage and promote innovatively designed development that preserves the existing neighborhoods residential, open space and agriculture uses.
- To permit a mix of private residential, open space, recreational and agriculture uses that will be compatible and that will enhance the existing neighborhood.

#### OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a mix of residential uses that meets the objectives of the RMU within Title20, Section 20.06.020.D.10. This district will accommodate, encourage and promote an innovatively designed mix of private residential, open space, agricultural and recreational uses as follows:

- 1.0 Agriculture and related operations:
  - a). 1.13 - Harvesting (field, tree, and bush crops)
  - b). 1.20 - Raising (field, tree, and bush crops)
- 11.0 Recreation, amusement and entertainment:
  - 11.30 - Open Space (common -private)
- 13.0 Residential
  - a). 13.31 - Single Family detached dwelling
  - b). 13.32 - Swimming Pool (noncommercial)
  - c). 13.12 – Guest Quarters

### SECTION II

#### CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
  - a. Development Perspective:

(1). That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive area. **This district will enhance the existing neighborhoods natural infrastructure with the mix of private residential, enhanced open space and recreational while utilizing and improving the agriculture uses of this area.**

(2). That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods. **This district will provide for a mix of residential, agriculture and recreational uses that will complement the existing neighborhood.**

(17). That a development has sufficient size to accommodate the mixed-use concentration of uses. **This district is more than sufficient in size to accommodate a mix of private residential, open space, agriculture and recreational uses that is compatible to the existing neighborhood.**

b. Building Perspective:

(1). That buildings and landscaping contribute to the physical definition of streets and civic places. **This district will complement the existing neighborhood by providing significant amount of trees and landscaping while incorporating a mix of residential, agriculture and recreational areas that enhance the physical definitions of the neighborhood.**

(3). That architectural and landscape design grow from local climate, topography, history and building practices. **This district will complement and enhance the existing neighborhood characteristics with the design of a mix of residential buildings, agriculture and recreational uses. The planting of trees and crops within the residential and recreational uses is in harmony with the local climate, topography, history and building practices of this neighborhood.**

2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this District.

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

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

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

**This district will provide for a mix of residential, agriculture and recreational uses that will enhance the natural features of the neighborhood while providing residential buildings and recreational uses that will enhance that are compatible to the neighborhood.**

3. Architectural objectives as per Title 20.10.360G

a. Architectural compatibility

b. Human scale design

c. Integration of uses

d. Buildings that relate to and are orientated toward the street and surrounding buildings

e. Residential scale buildings in any mixed residential area

- f. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
  - g. Buildings that focus activity on neighborhood open space, square or plaza.  
**This district will meet and exceed the architectural objectives by providing compatible residential buildings design that includes agriculture and recreational uses designed to truly enhance the surrounding neighborhood.**
4. Roadway design as per Title 20.10.360G – **N/A**
  5. Parking – **off-street parking within the district is provided for the mix of private residential, agriculture and recreational uses.**
  6. Setbacks – **this district will have a 10’ Front setback, a 5’ side setback and a 0’ rear setback.**
  7. Density – **this district will contain a maximum of 1 unit/acre maximum. This district will contain one Single Family residence as well as two Guest houses (approximately 11% of total district area).**
  8. Landscaping – **this district will contain a significant amount of landscaping, agriculture and recreational areas.**
  9. Sub districts – **this district will not have any sub districts.**
  10. Commercial uses within the district - **None.**

### **SECTION III**

#### **PHASING**

**The entire District will be built within a One-year timeframe. Thus, there will be no phasing of this District.**

### **SECTION IV**

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

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

- A. City-Wide Land Use Goals and Policies:  
Policy: Develop land use patterns that protect neighborhoods while supporting the economic viability of the City.



Action: Maintain development standards that protect residential neighborhoods from uses that increase traffic, noise, reduce privacy, and adversely affect the health, safety and welfare of residents.

**This district will enhance protect the existing neighborhood from uses that would adversely affect it by providing for a mix of private residential, common open space, recreational and agriculture uses.**

B. Residential Land Use Goals and Policies:

1. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.

Policy: Encourage innovative home design and development to promote housing opportunities

Action: Provide adequate open space, either in private yards or common areas, in all residential developments.

**This district will enhance the existing neighborhood by providing a well-designed private mix of residential, open space, agriculture and recreational uses that will enhance the open space in private yards in this area.**

2. Goal: Protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

Action: Employ development standards to protect residential environments.

**This district will provide for a mix of private residential, open space, agriculture and recreational uses that will protect the existing neighborhood environment.**

C. Neighborhoods Land Use Goals and Policies:

1. Preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

Action: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.

Action: Public and private development should be designed to improve the character of the existing neighborhoods.

**This district will enhance the integrity, economic vitality and livability of the existing neighborhood by providing a mix of private residential, open space, agriculture and recreational uses that will enhance the character of the neighborhood.**

# 170 Polo Inn Rd.

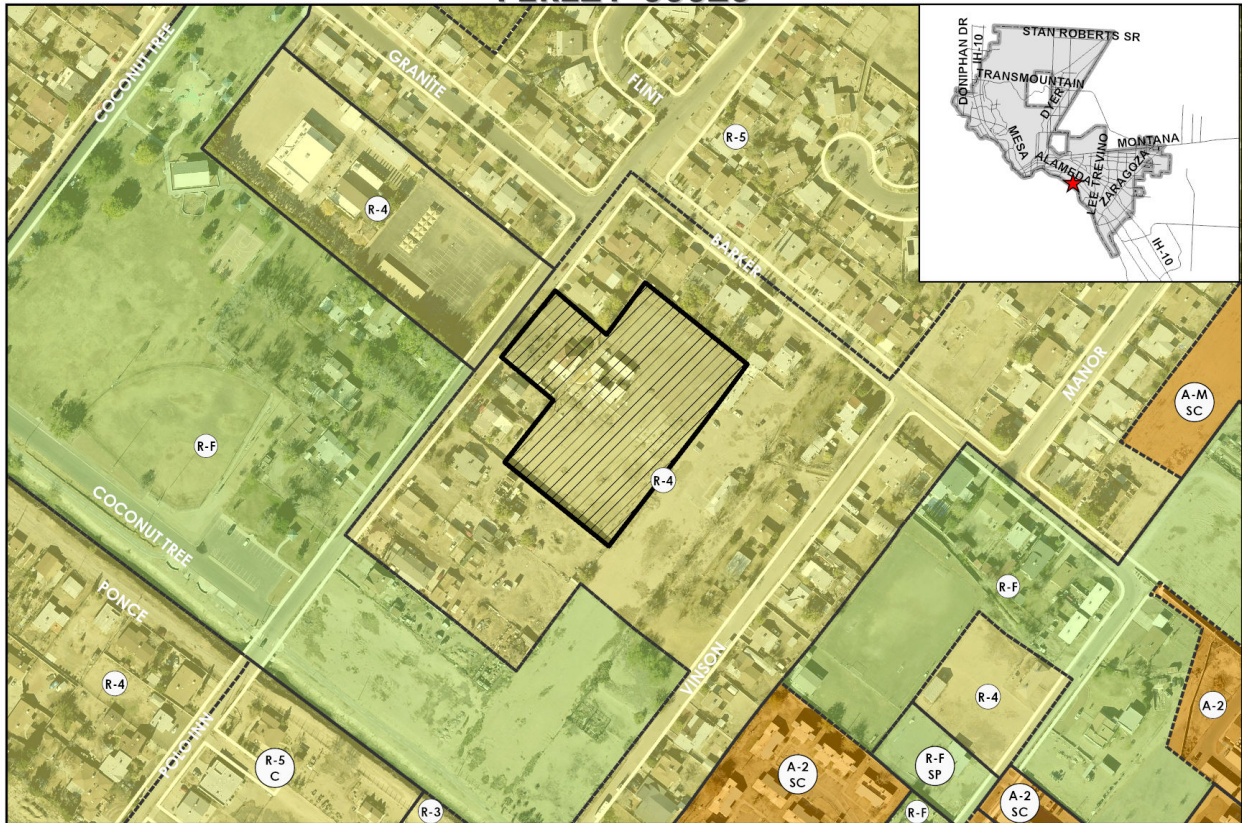
City Plan Commission — December 16, 2021

<b>CASE NUMBER:</b>	<b>PZRZ21-00025</b>
<b>CASE MANAGER:</b>	David Samaniego, (915) 212-1608, SamaniegoDC@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Ricardo Pacheco and Cynthia Pacheco
<b>REPRESENTATIVE:</b>	Conde, Inc.
<b>LOCATION:</b>	170 Polo Inn Rd. (District 3)
<b>PROPERTY AREA:</b>	2.76 acres
<b>REQUEST:</b>	Rezone from R-4 (Residential) to R-MU (Residential Mixed Use)
<b>RELATED APPLICATIONS:</b>	None
<b>PUBLIC INPUT:</b>	Six (6) calls of inquiry received as of December 9, 2021

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-4 (Residential) to R-MU (Residential Mixed Use) to allow for a private mix of residential, recreational, and agricultural uses.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request. The proposed rezoning is in keeping with the purpose of the R-MU (Residential Mixed Use) zone district and the character of the surrounding area. Furthermore, the request complies with the *Plan El Paso* policies for the G-3, Post-War land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan in the Mission Valley Planning area.

## PZRZ21-00025



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 75 150 300 450 600 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant proposes to rezone approximately 2.76 acres of land from R-4 (Residential) to R-MU (Residential Mixed Use). The Master Zoning Plan (MZP) shows the proposed private, mixed-use development on the subject property as a single-family detached dwelling, two (2) guest quarters buildings consisting of one unit each, and a private swimming pool area. The recreation use consists of open space areas, with the agricultural use shown as a grass/dirt field with trees surrounding the perimeter of the property. The MZP breaks down the uses as follows:

1. Residential (0.4367 acres / 7.34% of development)
  - Single family detached dwelling;
  - Two (2) guest quarters;
  - Swimming Pool (noncommercial)
  
2. Recreation, Amusement and Entertainment (1.7263 acres / 62.48% of development)
  - Open space (common – private);
  
3. Agricultural and Related Operation (0.5998 acres / 21.71% of development)
  - Harvesting (field, tree, and bush crops)
  - Raising (field, tree, and bush crops)

In addition, the MZP calls out a maximum building height of thirty-five (35)-feet and proposed setbacks of zero (0)-feet for the front, rear, and side yards. None of the existing or proposed structures is considered to be constructed at zero-foot setback, per the MZP. Access to the development is proposed from Polo Inn Road.

**PREVIOUS CASE HISTORY:** N/A

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** Abutting properties are zoned R-4 (Residential) and R-F (Ranch and Farm) and consist of a church and single-family, residential uses. The proposed development proposes residential, recreational, and agricultural uses intended for private use.

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes, the proposed rezoning will allow for a private mix of uses. The proposed uses are 1) Residential (single family detached dwelling, two (2) guest quarters, and a swimming pool – noncommercial); 2) Recreation (open space); and 3) Agricultural (harvesting and raising). The proposed uses are compatible with the G-3, Post-War land use designation and the surrounding residential and church uses.</p>

**COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:**

<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-MU (Residential Mixed Use) District:</b> The purpose of the district is 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.</p>	<p><b>Yes.</b> The proposed zoning district is compatible with other zoning districts surrounding the property. Abutting properties are zoned R-4 (Residential) and R-F (Ranch and Farm) and consist of a church and single-family, residential uses.</p>
<p><b>Preferred Development Locations:</b> Is the property in a “Compact Urban” area?</p>	<p>The proposal would allow for a mix of private residential, recreational, and agricultural uses and fits the physical context of abutting residential and church properties</p>
<p><b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b></p>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>The subject property is not located within any historic districts, other special designations, or areas with adopted study area plans.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects are anticipated.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>There are no anticipated effects on the natural environment.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is in transition. The church site across the street from the subject property was rezoned in 2018.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The existing R-4 (Residential) zone district does not permit two guest quarters and the proposed mix of residential, recreational, and agricultural uses are best served through an R-MU (Residential Mixed Use) zone district.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property is accessed from Polo Inn Road, which is classified as a local street as per the City of El Paso's Major Thoroughfare Plan. It is adequate to serve the proposed development.

**PUBLIC COMMENT:** The subject property lies within the Corrido 20 Civic Association, the El Paso Lower Valley Association and within the Mission Valley Planning area. Notices were mailed to property owners within 300 feet of the subject property on November 30, 2021. As of December 9, 2021, Planning has received six (6) phone call of inquiry, but no communication in support or opposition to the rezoning request.

**RELATED APPLICATIONS:** N/A

**CITY PLAN COMMISSION OPTIONS:**

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Master Zoning Plan
4. Master Zoning Report
5. Department Comments

# ATTACHMENT 1

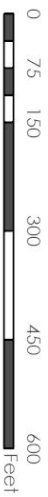
PZR21-00025



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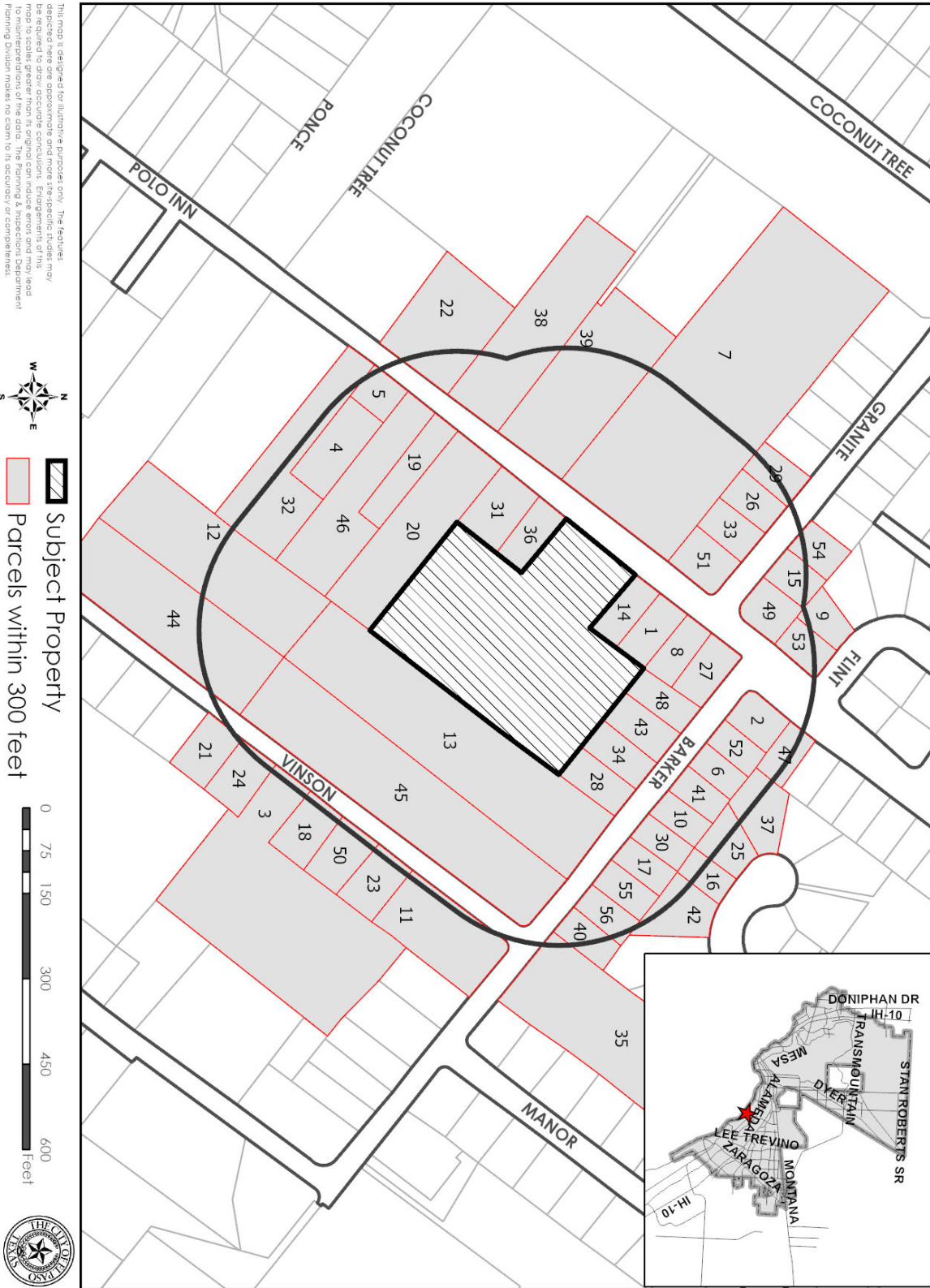


Subject Property

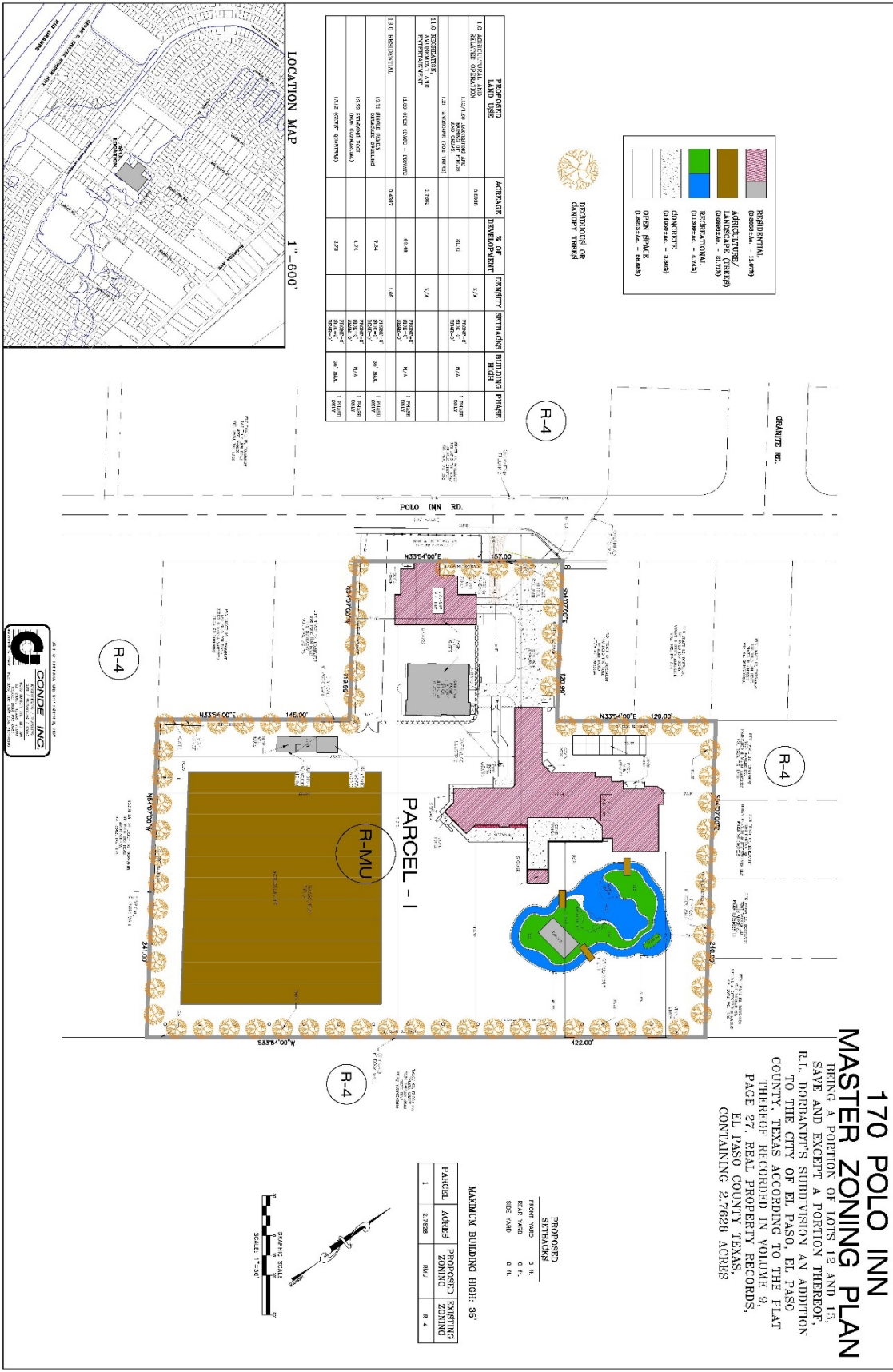


# ATTACHMENT 2

PZR21-00025



# ATTACHMENT 3





# ATTACHMENT 4

170 POLO INN MASTER ZONING PLAN ..... 2021

## MASTER ZONING PLAN

### 170 POLO INN- Master Zoning Plan for a Residential Mixed- Use District

#### SECTION I

##### PURPOSE AND INTENT-

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

- To accommodate, encourage and promote innovatively designed development that preserves the existing neighborhoods residential, open space and agriculture uses.
- To permit a mix of private residential, open space, recreational and agriculture uses that will be compatible and that will enhance the existing neighborhood.

##### OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a mix of residential uses that meets the objectives of the RMU within Title20, Section 20.06.020.D.10. This district will accommodate, encourage and promote an innovatively designed mix of private residential, open space, agricultural and recreational uses as follows:

- 1.0 Agriculture and related operations:
  - a). 1.13 - Harvesting (field, tree, and bush crops)
  - b). 1.20 - Raising (field, tree, and bush crops)
- 11.0 Recreation, amusement and entertainment:
  - 11.30 - Open Space (common -private)
- 13.0 Residential
  - a). 13.31 - Single Family detached dwelling
  - b). 13.32 - Swimming Pool (noncommercial)
  - c). 13.12 – Guest Quarters

#### SECTION II

##### CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
  - a. Development Perspective:

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(1). That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive area. **This district will enhance the existing neighborhoods natural infrastructure with the mix of private residential, enhanced open space and recreational while utilizing and improving the agriculture uses of this area.**

(2). That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods. **This district will provide for a mix of residential, agriculture and recreational uses that will complement the existing neighborhood.**

(17). That a development has sufficient size to accommodate the mixed-use concentration of uses. **This district is more than sufficient in size to accommodate a mix of private residential, open space, agriculture and recreational uses that is compatible to the existing neighborhood.**

b. Building Perspective:

(1). That buildings and landscaping contribute to the physical definition of streets and civic places. **This district will complement the existing neighborhood by providing significant amount of trees and landscaping while incorporating a mix of residential, agriculture and recreational areas that enhance the physical definitions of the neighborhood.**

(3). That architectural and landscape design grow from local climate, topography, history and building practices. **This district will complement and enhance the existing neighborhood characteristics with the design of a mix of residential buildings, agriculture and recreational uses. The planting of trees and crops within the residential and recreational uses is in harmony with the local climate, topography, history and building practices of this neighborhood.**

2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this District.

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

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

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

**This district will provide for a mix of residential, agriculture and recreational uses that will enhance the natural features of the neighborhood while providing residential buildings and recreational uses that will enhance that are compatible to the neighborhood.**

3. Architectural objectives as per Title 20.10.360G

a. Architectural compatibility

b. Human scale design

c. Integration of uses

d. Buildings that relate to and are orientated toward the street and surrounding buildings

e. Residential scale buildings in any mixed residential area

- f. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
- g. Buildings that focus activity on neighborhood open space, square or plaza.  
**This district will meet and exceed the architectural objectives by providing compatible residential buildings design that includes agriculture and recreational uses designed to truly enhance the surrounding neighborhood.**
- 4. Roadway design as per Title 20.10.360G – N/A
- 5. Parking – **off-street parking within the district is provided for the mix of private residential, agriculture and recreational uses.**
- 6. Setbacks – **this district will have zero (0) setbacks.**
- 7. Density – **this district will contain a maximum of 1 unit/acre maximum. This district will contain one Single Family residence as well as two Guest houses (approximately 11% of total district area).**
- 8. Landscaping – **this district will contain a significant amount of landscaping, agriculture and recreational areas.**
- 9. Sub districts – **this district will not have any sub districts.**
- 10. Commercial uses within the district - **None.**

**SECTION III**

**PHASING**

**The entire District will be built within a One-year timeframe. Thus, there will be no phasing of this District.**

**SECTION IV**

**RELATIONSHIP TO THE PLAN FOR EL PASO**

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

- A. City-Wide Land Use Goals and Policies:  
Policy: Develop land use patterns that protect neighborhoods while supporting the economic viability of the City.

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Action: Maintain development standards that protect residential neighborhoods from uses that increase traffic, noise, reduce privacy, and adversely affect the health, safety and welfare of residents.

**This district will enhance protect the existing neighborhood from uses that would adversely affect it by providing for a mix of private residential, common open space, recreational and agriculture uses.**

B. Residential Land Use Goals and Policies:

- 1. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.

Policy: Encourage innovative home design and development to promote housing opportunities

Action: Provide adequate open space, either in private yards or common areas, in all residential developments.

**This district will enhance the existing neighborhood by providing a well-designed private mix of residential, open space, agriculture and recreational uses that will enhance the open space in private yards in this area.**

- 2. Goal: Protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

Action: Employ development standards to protect residential environments.

**This district will provide for a mix of private residential, open space, agriculture and recreational uses that will protect the existing neighborhood environment.**

C. Neighborhoods Land Use Goals and Policies:

- 1. Preserve, protect, and enhance the integrity, economic vitality and livability of the City’s neighborhoods.

Action: Encourage neighborhood amenities that include places for interaction among residents such as parks, community centers, schools, commercial areas, churches, and other gathering points throughout the City.

Action: Public and private development should be designed to improve the character of the existing neighborhoods.

**This district will enhance the integrity, economic vitality and livability of the existing neighborhood by providing a mix of private residential, open space, agriculture and recreational uses that will enhance the character of the neighborhood.**

# **ATTACHMENT 5**

## **Planning and Inspections Department – Planning**

Planning staff recommends approval of the rezoning request.

## **Planning and Inspections Department – Plan Review and Landscaping Division**

No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC and Municipal Code

## **Planning and Inspections Department – Land Development**

No objections to the proposed rezoning.

## **Fire Department**

Recommend approval – no adverse comments.

## **Sun Metro**

Recommend approval – no objections.

## **Streets and Maintenance Department**

No TIA related comments/objections.

## **El Paso Water**

Stormwater:

EP Water-SW reviewed the property described above and provide the following comments:

The subject property shall continue to retain its runoff in addition to half of Polo Inn Rd. We recommend using principles of low impact development such as recessed landscaping, rainwater harvesting, and permeable pavement.

## **Texas Department of Transportation**

No comments received.

## **Police Department**

No comments received.



# 170 Polo Inn Rd. Rezoning

PZRZ21-00025

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# Aerial



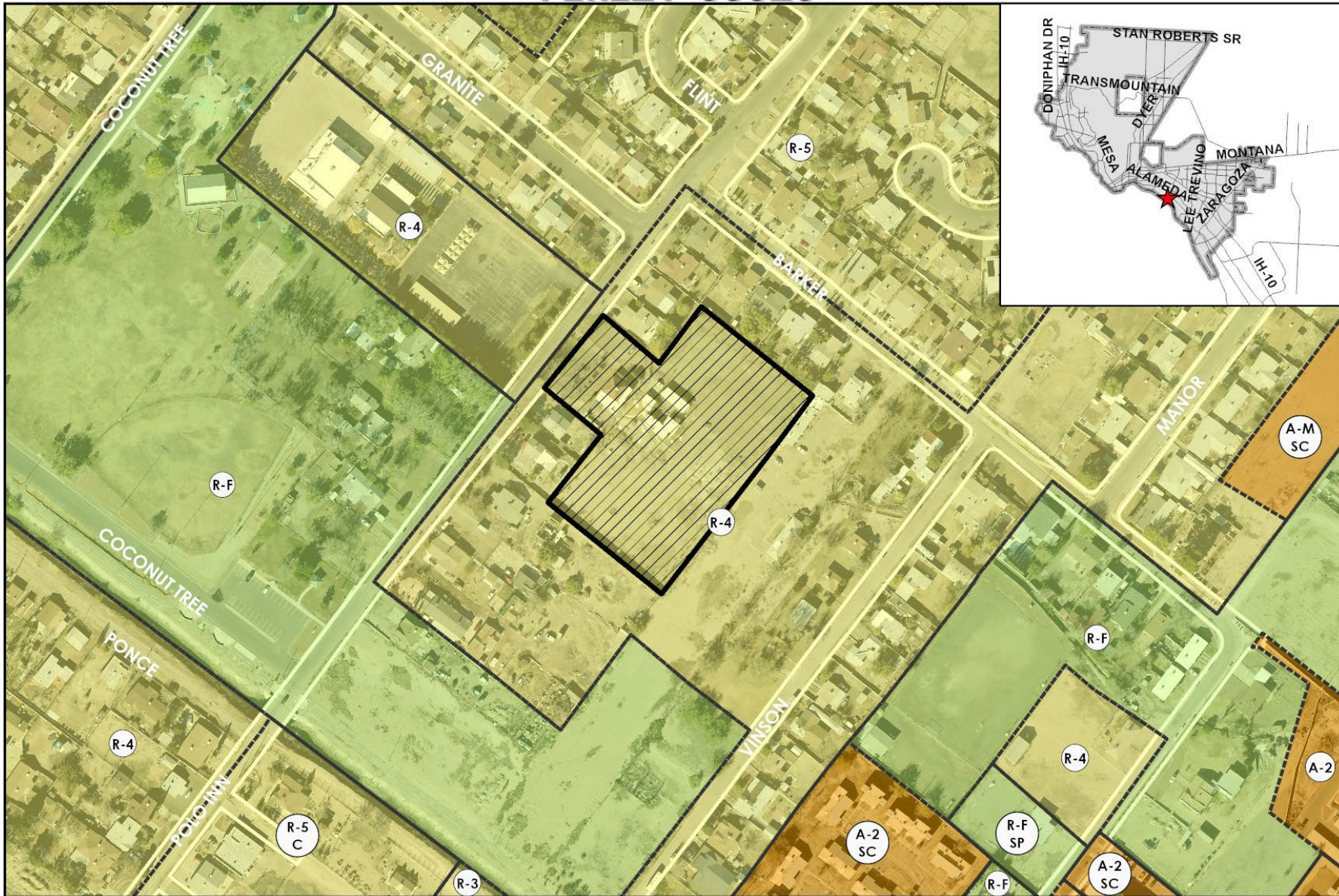
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# Existing Zoning



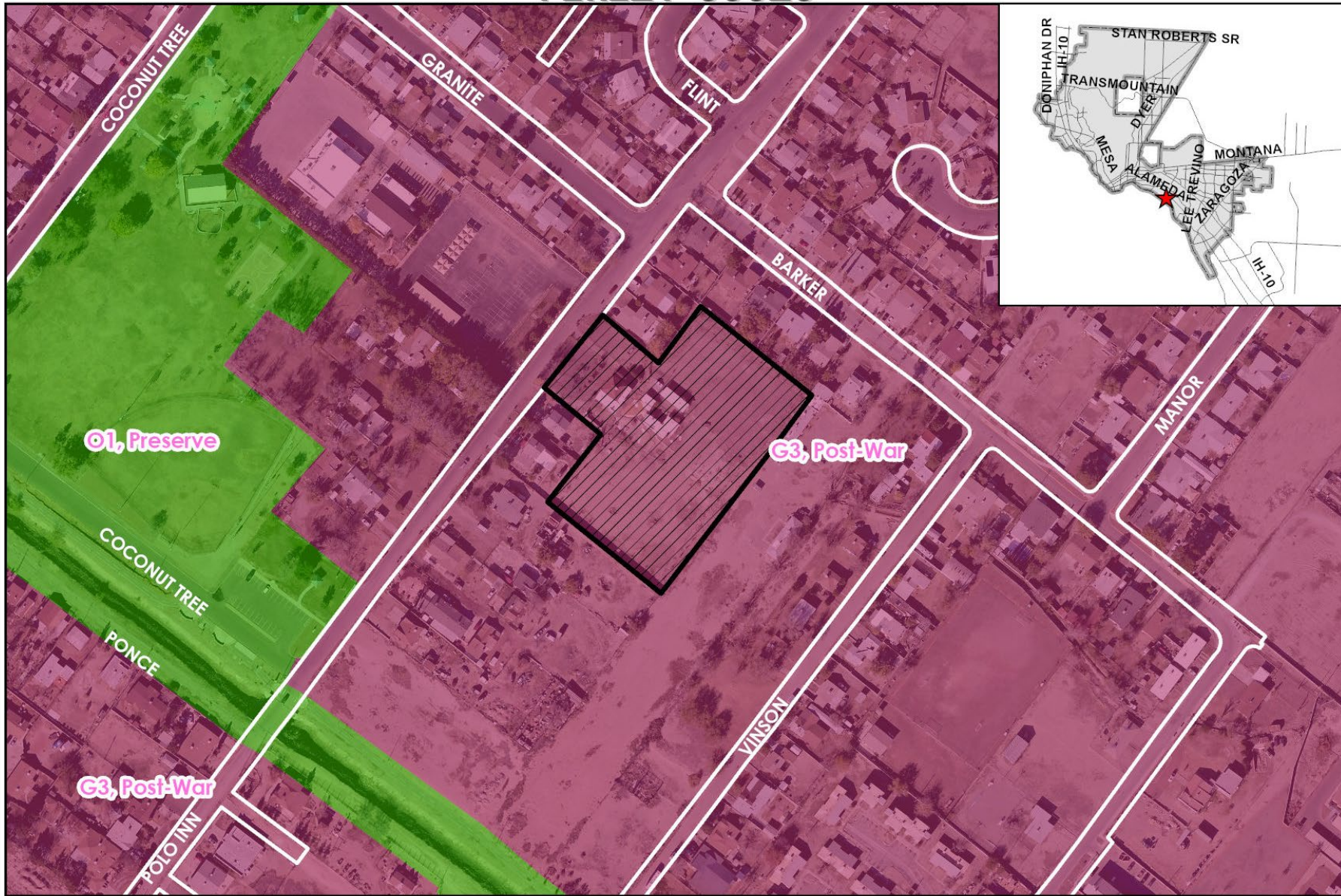
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property







## Future Land Use

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# 170 POLO INN MASTER ZONING PLAN

BEING A PORTION OF LOTS 12 AND 13,  
SAVE AND EXCEPT A PORTION THEREOF,  
R.L. DORBANDT'S SUBDIVISION AN ADDITION  
TO THE CITY OF EL PASO, EL PASO  
COUNTY, TEXAS ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 9,  
PAGE 27, REAL PROPERTY RECORDS,  
EL PASO COUNTY TEXAS,  
CONTAINING 2.7628 ACRES



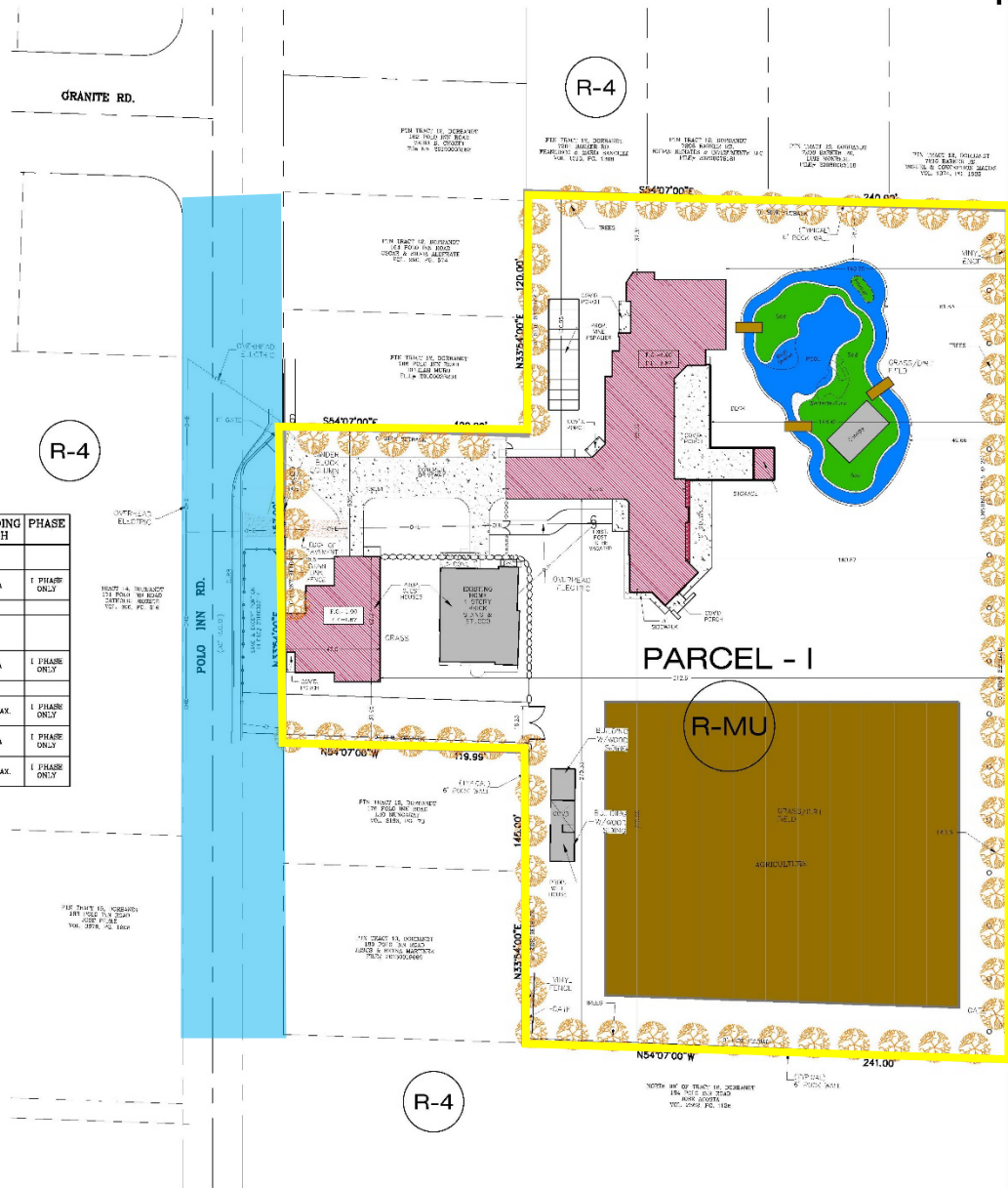
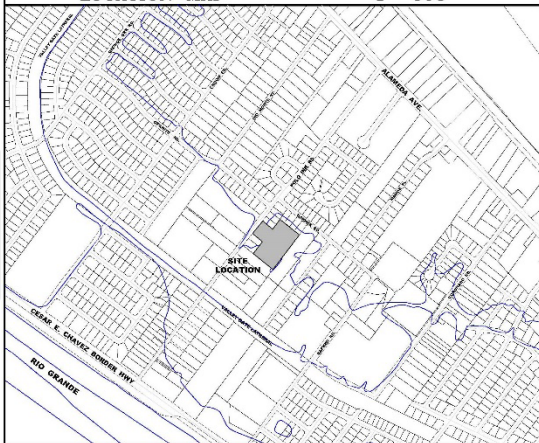
## Site Plan

	RESIDENTIAL (0.3068±Ac. - 11.07%)
	AGRICULTURE/ LANDSCAPE (TREES) (0.6088±Ac. - 21.71%)
	RECREATIONAL (0.1308±Ac. - 4.74%)
	CONCRETE (0.1060±Ac. - 3.80%)
	OPEN SPACE (1.6213±Ac. - 59.68%)



PROPOSED LAND USE	ACREAGE	% OF DEVELOPMENT	DENSITY	SETBACKS	BUILDING HIGH	PHASE
1.0 AGRICULTURAL AND RELATED OPERATION	0.5998		N/A			
1.19/1.20 HARVESTING AND RAISING OF FIELDS AND CROPS		21.71		FRONT-0' SIDE-0' REAR-0'	N/A	1 PHASE ONLY
1.21 LANDSCAPE (TALL TREES)						
11.0 RECREATION, AMUSEMENT AND ENTERTAINMENT	1.7283		N/A			
11.30 OPEN SPACE - PRIVATE		62.48		FRONT-0' SIDE-0' REAR-0'	N/A	1 PHASE ONLY
13.0 RESIDENTIAL	0.4367		1.08			
13.31 SINGLE FAMILY DETACHED DWELLING		3.34		FRONT-0' SIDE-0' REAR-0'	35' MAX.	1 PHASE ONLY
13.35 SWIMMING POOL (NON COMMERCIAL)		4.74		FRONT-0' SIDE-0' REAR-0'	N/A	1 PHASE ONLY
13.12 CURB QUARTERS		3.73		FRONT-0' SIDE-0' REAR-0'	35' MAX.	1 PHASE ONLY

LOCATION MAP 1"=600'

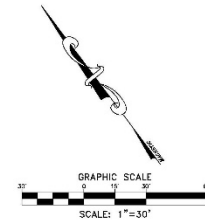


PROPOSED SETBACKS

FRONT YARD	0 ft.
REAR YARD	0 ft.
SIDE YARD	0 ft.

MAXIMUM BUILDING HIGH: 35'

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	2.7628	RMU	R-4



# Subject Property



# Surrounding Development



N



W

S

E



# Public Input

- Notices were mailed to property owners within 300 feet on November 30, 2021.
- The Planning Division has received seven (7) phone calls of inquiry, but no communication in support or opposition to the request as of December 16, 2021.





## Recommendation

- Staff recommends approval of the rezoning request.



## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People