

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

AGENDA DATE: June 20, 2023

PUBLIC HEARING DATE: July 18, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Luis Zamora , (915) 212-1552

DISTRICT(S) AFFECTED: District 8

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 portion of Simeon Hart Survey No. 2 and the south ½ of Lot 2, Old Fort Bliss, 1720 W. Paisano Drive and 1820 W. Paisano Drive, City of El Paso, El Paso County, Texas from M-2/h (Heavy Manufacturing/historic) and M-2 (Heavy Manufacturing) to G-MU/h (General Mixed Use/historic) and G-MU (General Mixed Use), approving a master zoning plan, and imposing a condition. 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: 1720 and 1820 W. Paisano Dr.
Applicant: Sami DiPasquale, Abara, Inc., PZRZ23-00005

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone to allow a proposed mixed-use development. City Plan Commission recommended 5-1 to approve the proposed rezoning on May 4, 2023. As of June 13, 2023, the Planning Division has received one (1) email in opposition, with one (1) person present at the City Plan Commission hearing speaking in 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

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PORTION OF SIMEON HART SURVEY NO. 2 AND THE SOUTH ½ OF LOT 2, OLD FORT BLISS, 1720 W. PAISANO DRIVE AND 1820 W. PAISANO DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-2/H (HEAVY MANUFACTURING/HISTORIC) AND M-2 (HEAVY MANUFACTURING) TO G-MU/H (GENERAL MIXED USE/HISTORIC) AND G-MU (GENERAL MIXED USE), APPROVING A MASTER ZONING PLAN, AND IMPOSING A CONDITION. 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 portion of Simeon Hart Survey No. 2 and the South ½ of Lot 2, Old Fort Bliss, 1720 W. Paisano Drive and 1820 W. Paisano Drive, 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 M-2/h (Heavy Manufacturing/historic) and M-2 (Heavy Manufacturing) to G-MU/h (General Mixed Use/historic) And G-MU (General 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.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City

Prior to issuance of any certificates of occupancy, a sidewalk along Paisano Drive abutting the subject property must be provided in accordance with Title 19 of the El Paso City Code.

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 _____, 2023.

(Signatures begin on following page)

THE CITY OF EL PASO

ATTEST:

Oscar Leoser
Mayor

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russell Abeln

Russell T. Abeln
Assistant City Attorney

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

EXHIBIT "A"

Being a Portion of
Simeon Hart Survey No. 2,
City of El Paso, El Paso County, Texas
December 30, 2022

METES AND BOUNDS DESCRIPTION

1720 W. Paisano Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of a Portion of Simeon Hart Survey No. 2, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a set ½ inch rebar at the southwest boundary corner of Simeon Hart Survey No. 2 and the common boundary corner of American Canal and Franklin Canal, same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving along the common boundary line of American Canal and Simeon Hart Survey No. 2, North 21°11'00" West, a distance of 456.62 feet to a set ½ inch rebar for corner;

THENCE, continuing along the common boundary line of American Canal and Simeon Hart Survey No. 2, North 18°36'00" West, a distance of 68.54 feet to a set ½ inch rebar for corner at the common boundary corner of the American Canal, Simeon Hart Survey No. 2 and Hart Mill Road (20' R.O.W.);

THENCE, leaving said American Canal and along the southerly right of way line of Hart Mill Road, North 89°24'00" East, a distance of 268.66 feet to a set ½ inch rebar at the common boundary corner of the westerly right-of-way line of W. Paisano Drive (R.O.W. Varies) and the southerly right-of-way line of Hart Mill Road;

THENCE, leaving along said westerly right-of-way line W. Paisano Drive, South 26°39'42" East, a distance of 213.24 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 46°35'21" East, a distance of 134.12 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, North 02°39'00" East, a distance of 5.37 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 35°21'00" East, a distance of 8.00 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 46°51'00" East, a distance of 120.10 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

EXHIBIT "A"

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 55°31'00" East, a distance of 98.45 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 00°29'00" West, a distance of 61.60 feet to a set ½ inch rebar for corner at the common boundary corner of W. Paisano Drive and Franklin Canal;

THENCE, leaving along said common boundary line of Franklin Canal and Simeon Hart Survey No. 2, South 82°42'30" West, a distance of 230.08 feet to a set ½ inch rebar for corner along said common boundary line;

THENCE, continuing along the common boundary line, North 85°03'00" West, a distance of 220.63 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 177,181.01 square feet or 4.0675 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
J:\M&B\2022\22-2800_1720 W. Paisano



EXHIBIT "A"

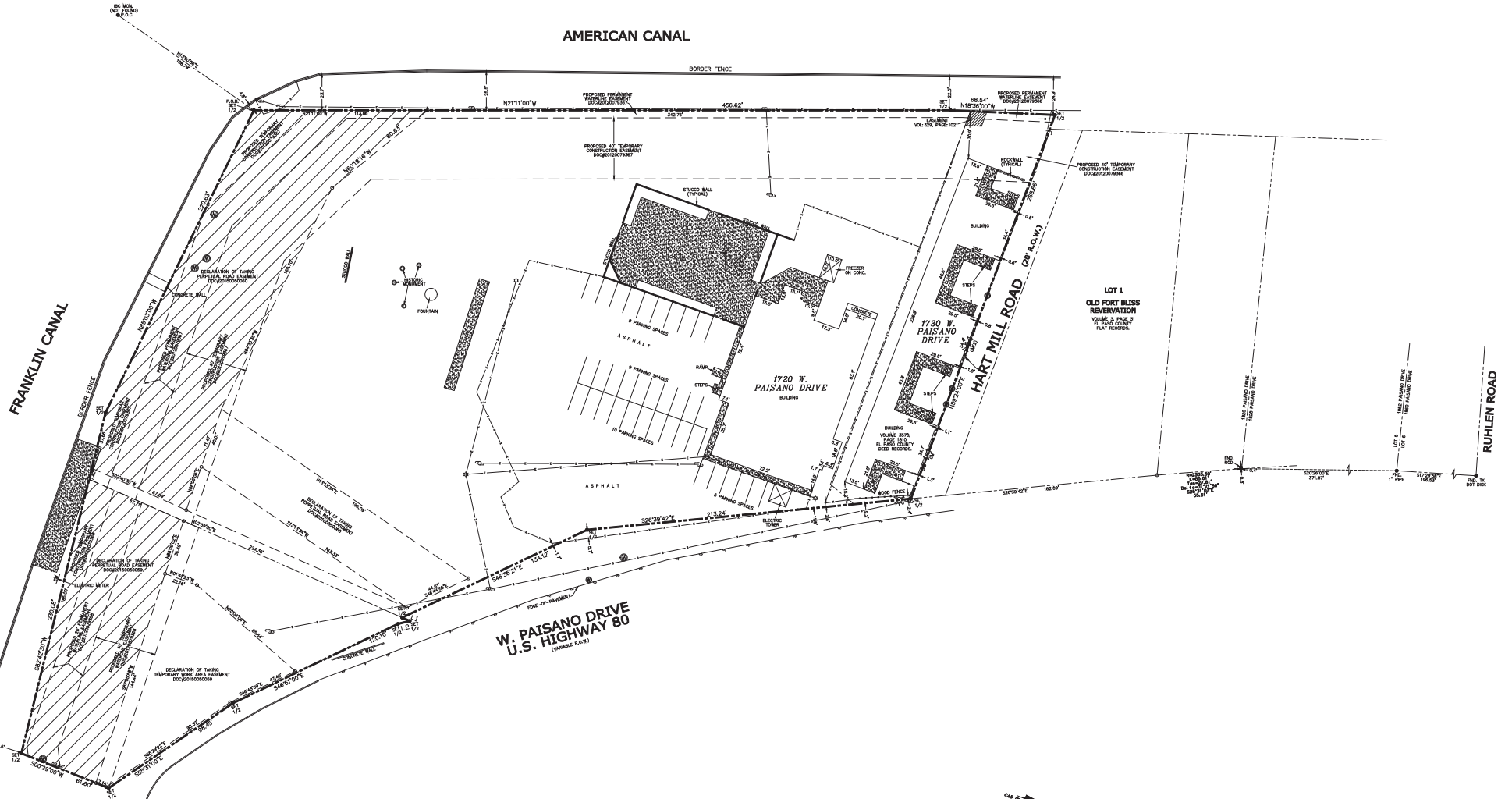
IMPROVEMENT SURVEY

BEING A PORTION OF SIMON HART SURVEY NO. 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" HERETO AND MADE A PART HEREOF FOR ALL PURPOSES INTENDED; SAVE AND EXCEPT A PORTION THEREOF CONVEYED TO THE CITY OF EL PASO, IN WARRANTY DEED RECORDED IN VOLUME 920, PAGE 367, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.

CONTAINING: 177,181.01 SQ. FT. OR 4.0675 ACRES ±

RIO GRANDE

AMERICAN CANAL



LEGEND

- = LIGHT POLE
- ◐ = WATER METER
- ◑ = POWER POLE
- ⊙ = MANHOLE
- ⊕ = GAS METER
- ⊖ = FIRE HYDRANT
- ⊗ = OH ELECTRIC LINE
- = SIGN

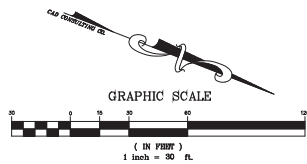
NOTES:
 1) ACCORDING TO THE FLOOD INSURANCE RATE MAP, CERTAIN PORTIONS OF THIS SURVEY ARE IN A FLOOD HAZARD ZONE. SEE FIRM NO. 48224-0008R, DATED 10-16-82.

NOTE:
 THE NEW 100' WIDE PORTION OF PARCEL 1 SET OUT IN WARRANTY DEED TO THE CITY OF EL PASO DATED THE 20TH DAY OF 1988 ACCORDING TO HERRERA 8422, PAGE 367, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS, CANNOT BE ACCURATELY SHOWN. THE POINT OF BEGINNING IS NOT SHOWN AND IS NOT SHOWN. FURTHER REVISIONS SHOULD BE MADE WITH THE CITY OF EL PASO OR TPOC TO CORRECT OR AMEND THE DESCRIPTION OF THE PROPERTY THAT WAS CONVEYED TO THE CITY OF EL PASO, TEXAS.

LINE TABLE

LINE	LENGTH	BEARING
L1	5.97	S85°21'00"W
L2	8.00	S35°21'00"E

CONSULTING COMPANY
 1790 N. LEE TREVINO DR. SUITE 309
 EL PASO, TEXAS 79936
 TEL (915) 633-6422



CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING SURVEY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 CHARLES W. JIMENEZ
 SURVEYOR

EXHIBIT "A"

Being The South 1/2 Portion of
Lot 2, Old Fort Bliss
City of El Paso, El Paso County, Texas
January 31, 2023

METES AND BOUNDS DESCRIPTION
1820 W. Paisano Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of the South 1/2 Portion of Lot 2, Old Fort Bliss, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found ½ inch rebar at the common boundary corner of Lots 1 and 2, Old Fort Bliss and the westerly right-of-way line of West Paisano Drive, same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said westerly right-of-way line and along the common boundary line of Lots 1 and 2, North 05°21'37" East, a distance of 224.41 feet to a set ½ inch rebar for corner along the common boundary line of Lot 2 and the American Canal;

THENCE, continuing along the common boundary line of American Canal and Lot 2, South 88°48'45" East, a distance of 54.90 feet to a set ½ inch rebar for corner at the common boundary corner of the American Canal and Lot 2;

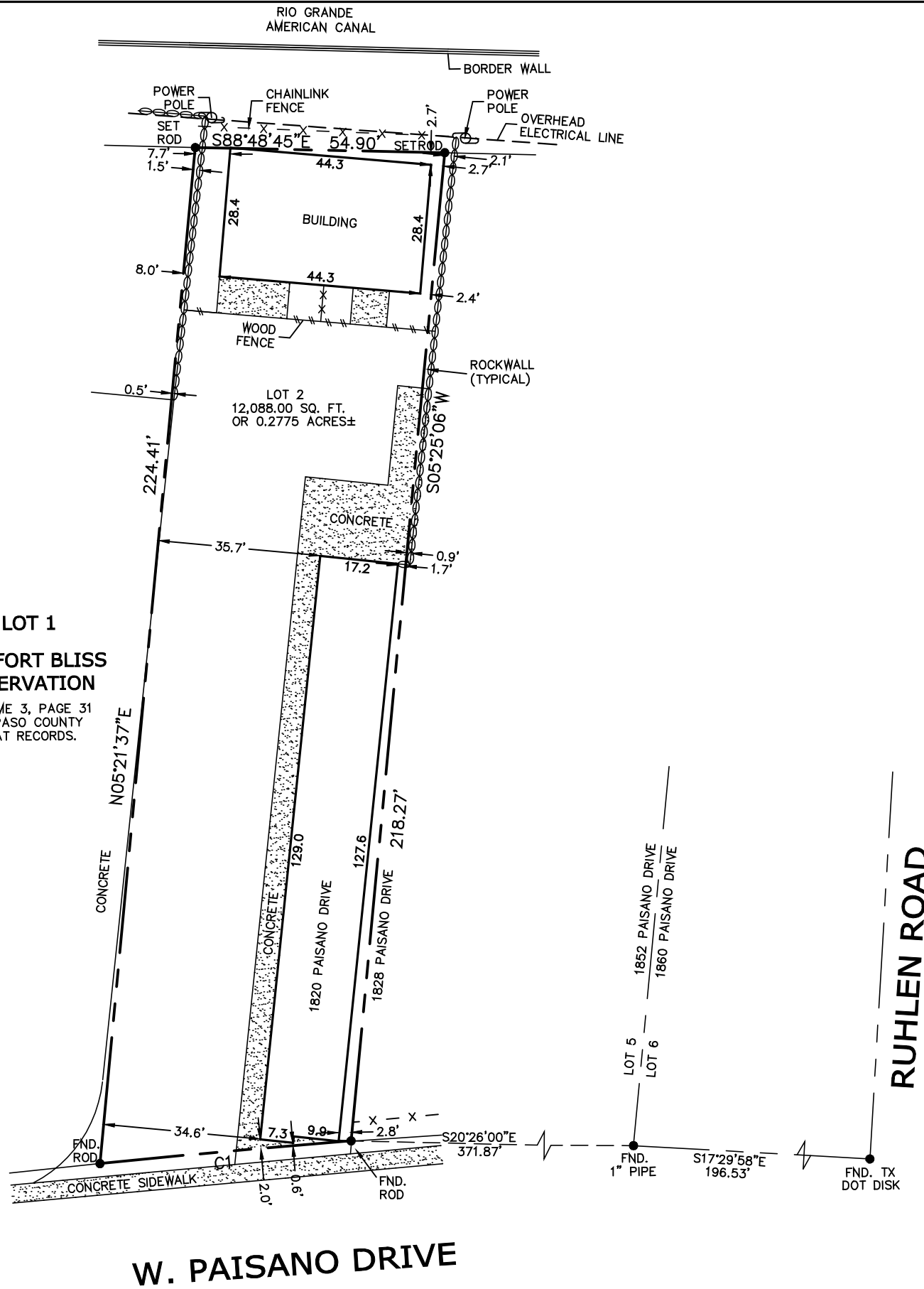
THENCE, leaving said American Canal, South 05°25'06" West, a distance of 218.27 feet to a found ½ inch rebar at the westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line, 55.47 feet along the arc of a curve to the left whose radius is 2,333.50 feet, whose interior angle is 01°21'43", whose chord bears South 84°49'48" West, a distance of 55.47 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 12,088.00 square feet or 0.2775 acres of land more or less.

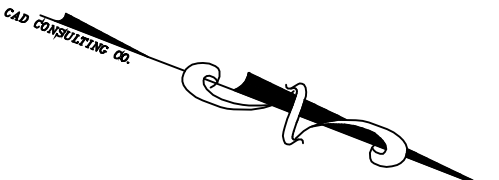
CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
J:\M&B\2022\22-2801_1820 W. Paisano



EXHIBIT "A"



W. PAISANO DRIVE



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	55.47	2333.50	27.74	55.47	S84°49'48"W	01°21'43"

NOTE:
THIS SURVEY WAS
DONE WITHOUT THE
BENEFIT OF A
TITLE COMMITMENT.

SCALE 1"=30'

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<p>CERTIFICATION</p> <p>I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUNDS AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THERE ARE NO ENCUMBRANCES, ETC., AS SHOWN HEREON.</p> <p>3950</p> <p>CAD CONSULTING COMPANY</p> <p>SURVEYOR</p> <p>CARLOS M. J. [unclear] R.P.L.S. No. 3950</p>	<p>JOB # 22-2801 DATE: 12-30-2022 FIELD: JM OFFICE: JR FILE: NET:\JORGE\2022\22-2801</p>
	<p>LOCATED IN ZONE c PANEL # 480214-0039-B DATED 10-15-82</p>
	<p>RECORDED IN VOLUME 6 PAGE 52, PLAT RECORDS, EL PASO COUNTY, TX</p>
	<p>1820 W. PAISANO DRIVE THE SOUTH 1/2 OF LOT 2 OLD FORT BLISS CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>
	<p>CAD CONSULTING COMPANY 1790 LEE TREVINO DRIVE SUITE 309 EL PASO, TEXAS 79936 (915) 633-6422</p>
	<p>FIRM# 10099300</p>

EXHIBIT "C"

ABARA HOUSE

MASTER ZONING PLAN

*Submitted to the City of El Paso Planning & Development Department
MARCH 22, 2023*



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

6/9/2023

DATE

APPLICANT

Kevin Smith

EXECUTIVE SECRETARY, CITY PLAN COMMISSION



CITY MANAGER



ABARA HOUSE

MASTER ZONING PLAN





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Section One:
Introduction

ABARA HOUSE MASTER ZONING PLAN

INTRODUCTION

Abara, located in central El Paso, Texas, was formed as a response to global migration in a polarizing world, and to the many requests from people across the globe seeking an immersive experience of the actual conditions and migration issues on the US-Mexico border.

The mission of Abara is to inspire connections across divides on the US-Mexico border and beyond by providing a restorative space for learning, engagement, and action. Abara cultivates an environment to engage in hard conversations and intentional listening to the often unheard stories of the borderlands. Abara equips visitors to improve the lives of migrants in their home communities, and works toward narrative, systems and personal transformation.

Abara works in 3 primary areas:

BORDER ENCOUNTERS – Three-day listening trips designed to amplify diverse perspectives while providing context for the people and issues behind the immigration headlines.

BORDER RESPONSE – Responding to emerging needs on both sides of the border. This includes serving as a resource hub for the local migrant shelter network, documenting stories, collecting supplies, mobilizing volunteers, facilitating micro-enterprise training, and offering leadership care and respite support.

ABARA HOUSE – The culmination of Abara’s heart-beat involving whole property sustainable rehabilitation, new construction, and landscape renewal to create a beautiful Borderland Center.

Abara is a Semitic based word for crossing or river ford. It is the shallow place in a river that is a crossing in both directions, making Abara House the revitalization of a House of the Crossing for all.

THE PURPOSE OF THIS MASTER ZONING PLAN

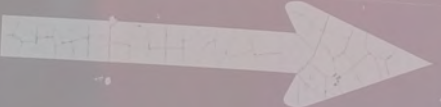
Abara seeks to rezone four properties from M-2 (Manufacturing)-Historic to General Mixed-Used (GMU)-Historic. This document serves as the Master Zoning Plan (MZP) to fulfill the requirement of 20.02.562:

“Master zoning plan” means the conceptual site plan and narrative proposal submitted with an application for a mixed-use zoning district (RMU, GMU or IMU), that, if approved by city council, sets out the zoning regulations for the mixed-use district. The master zoning plan must show the proposed uses, lot sizes, setbacks, height of buildings and design standards for the entire development.



The parcels are located on West Paisano and consist of 4.07 acres. Currently the properties are vacant with the exception of the parcel at 1820 West Paisano which includes several small apartments.

STATE HISTORICAL SITE
HARTS MILL
RESIDENCE
NOW LA HACIENDA CAFE



Section Two:

MZP Report

MZP REPORT (SECTION 20.04.200 (5))

A written report shall accompany the MZP that describes the purpose, characteristics, components and timing of the proposed mix of land use within the development, and includes a general statement of how the development relates to the city's comprehensive plan. A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed use district to determine compatibility of such uses within the mixed-use district.

WHAT IS THE ABARA HOUSE PROJECT?

The Abara House project located at the historic La Hacienda restaurant is an innovative and sustainable redevelopment of two properties. Abara, a 501c3 nonprofit organization, serves migrant communities on both sides of the border and offers educational opportunities highlighting voices and conditions in the Ciudad Juarez/El Paso region and beyond.

These properties, located adjacent to the Border Fence on one of the most historically significant sites of any international border, will be transformed over the next five years into a **Borderland Center**. The vision is a restorative and welcoming place that invites people to form connections across divides, while serving as a hub for the ever-growing, peace-building community seeking to engage in justice and healing while walking alongside migrant and asylum-seeking neighbors.

The nearly four-acre site is the historic crossing below the original fall line of the Rio Grande River -- one of the oldest known crossings of the river and an ancient indigenous pathway predating the Spanish colonization in 1598. This crossing later became a part of the famed Spanish colonial era "El Camino Real de Tierra Adentro", or Royal Road of the Interior, connecting Mexico City to the city of Santa Fe, NM, the mission that became the capital of New Spain.

In the mid-19th Century (1858), Simeon Hart, originally from New York State, acquired the land and built

an adobe brick residence and grain mill (no longer in existence) on this site, creating a rich landscape of hospitality and "oasis" alongside the Rio Grande river in an otherwise dry and dusty land. Hart's Residence eventually became the regionally famed La Hacienda restaurant and bar with a much more utilitarian, partially paved landscape. The site also became the final location for multiple local, state, and national historic monuments and designations. Abara is planning through a restorative landscape design filled with gardens, shade, and flowing water, to recreate the oasis qualities of the former landscape in spaces designed to gather and honor the many voices that have crossed this land and continue to cross it.

VISION: To create a multi-use Borderland Center with urban gardens that serves as a central hub for learning, engagement, reflection and action. Abara House will engage the arts, culture, history, entertainment, and businesses across borders as we incorporate elements of food, hospitality, and enterprise including the following:

- **Cafe/Cantina:** coffee, food & drinks from regions experiencing instability .
- **Venue Space:** music, conferences, trainings, and celebrations especially in the outdoor courtyard and the historic La Hacienda building.
- **Marketplace:** handcrafted items for sale by migrants as an expansion of Abara's microenterprise program: Huellas.
- **Guesthouse:** a place to visit, stay and encounter the faces of the borderlands.
- **Gardens & Narrative Path:** create a renewed landscape of native plants and shade trees in an oasis-like environment. A narrative path of remembrance will guide guests through the story of the site, past historical markers and monuments with new installations that express the untold stories of the borderlands.

- **Outdoor Meeting Places:** a variety of spaces, courtyards, viewing terraces and decks formed by the buildings and plantings on the site.
- **History & Cultural Arts Space:** rotating history & art exhibits to explore the complexity of the borderlands.
- **Retreat Center & Border Chapel:** a sacred space for rest, study, and reflection.

Environmentally sustainable strategies will form the foundation of our redevelopment by focusing on water conservation, generating on-site renewable energy, sourcing local materials and labor, and recycling everything to create a place that is beautiful and restorative.

With the redevelopment of this remarkable historic site, Abara House will create new ways of “crossing” the Rio Grande in spite of the enormous barriers that separate each of us from one another.



WHY IS THIS SITE SO IMPORTANT?

Many cultures from ancient Indigenous communities to the Spanish colonists & Anglo settlers, Chinese laborers, enslaved African Americans and Buffalo Soldiers, Mexican families and Braceros, to the present day migrants, asylum seekers, and global refugees have crossed this land.

On this most neglected historical/cultural site of significance to both sides of the border, the Abara House property is the:

- Ancient, rocky & safe crossing point used for many millennium.
- Stop on **El Camino Real de Tierra Adentro** between Mexico City and present day Santa Fe NM.
- Campground or “paraje” of the **Paso del Norte** - the beginning of the El Paso/Juarez twin cities.
- Site designated as a High Potential Site by the **US National Park Service**, National Historic Trails office giving a priority to stewardship & restoration.
- Opportunity to reconnect to the greater **Camino Real** trail & historic preservation network on both sides of the border.
- Designated as an **UNESCO World Heritage Route** in Mexico with bi-national impact, with multiple sites along the way protected and being restored as historical and cultural landmarks & parks.
- Place to connect programmatically this site to other sections of the Camino Real trail in El Paso and to the **Chamizal National Memorial**.
- Future place of peace and healing to be preserved, celebrated and transformed.

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GENERAL DESIGN PRINCIPLES (DEVELOPMENT & BUILDING PERSPECTIVE)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. 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.

1. General Design Principles. *These design principles shall serve 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.*

The Abara House Redevelopment meets the following Development & Building Perspectives:

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 areas.

Abara House will utilize the existing topography with very little grading or modifications. The redevelopment plan includes the reinstatement of the existing arroyo and utilizing Low Impact Development technologies for stormwater drainage. The site plan illustrates the Contemplative Gardens and Monument Walk that recreates the historic landscape into a sustainable and restorative oasis environment.

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

The site is a historic property that has been over-

looked for many years. The project will revitalize one of the region's most historic and culturally significant sites utilizing existing infrastructure. This infill project will also include a new building, new courtyards, and renovated spaces.

3. 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.

Abara House will utilize the existing landscape--to include the arroyo--to reconnect this parcel to the existing surroundings. This includes recreating a connection to the Rio Grande, Ciudad Juarez, and the overall Paso del Norte region.

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

Project utilizes existing streets and parcel dimensions. The overall project envisions a mix of uses to include retail, residential, and office spaces. The proposed interior layout seeks to create pedestrian corridors that connect existing structures (Borderland Center and Hacienda Apartments) with the new construction of the Abara Office building, the Contemplative Gardens with Memorial Walk, and surrounding environments.

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

The project includes civic uses by reinvigorating the existing Doniphan Park which is directly adjacent to the Abara House project. The proposed mixed-uses include nonprofit, for-profit, institutional, commercial, and residential activities.

GENERAL DESIGN PRINCIPLES (DEVELOPMENT & BUILDING PERSPECTIVE)

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

The proposed site plan includes the Abara House, Contemplative Gardens and Monument Walk, Low Impact Development landscaping, the restoration of the arroyo, an Open Courtyard, and future landscaping underneath the Paisano overpass (still needs to be coordinated with TXDOT). And as stated, Doniphan Park will be reactivated with visitors, guests, employees, and staff of the Abara House.

7. That a development have sufficient size to accommodate the mixed-use concentration of uses.

The overall site is over 4 acres.

B. Building Perspective.

1. That the design of streets and buildings reinforce safe environments.

The project does not include any new streets and will utilize the existing infrastructure. The Hacienda and Border Apartments are street-oriented. The proposed landscaping that includes street trees and sidewalks create safe and pleasant pedestrian realms.

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

The site includes the historic Hacienda building which was the home of Simeon Hart. The project seeks to restore this building utilizing historic renovation best practices and to the US Secretary of the Interior Historic Preservation Rehabilitation Standards. New buildings will incorporate the Spanish and Pueblo style vernaculars but also include modern or contemporary insertions and art installations by regional and internationally known artists. Landscaping will include plant and tree palettes from the local climate. The project team is currently working with the Na-

tional Park Service and National Historic Trails office to ensure that the historic and cultural assets of the site are preserved and enhanced.

3. That public gathering spaces be provided in locations that reinforce community identity.

Abara House will be a gathering space for all residents and visitors of the Paso del Norte region. Once renovated, Abara House will serve as source of pride and community identity. The facilities will include open spaces and gardens, rental facilities for events, and a cultural learning center that will reinforce the historic and cultural significance of the El Paso-Ciudad Juarez border region.

4. That the preservation and renewal of historic buildings be facilitated.

The site sits on one of the oldest known crossing of the Rio Grande River and is an ancient indigenous pathway. In 1598 the Spanish colonization began with the crossing by Don Juan Onate. The crossing became part of the “Camino Real de Tierra Adentro”, or Royal Road of the Interior connecting Mexico City to modern-day Santa Fe, NM, the capitol of New Spain. Much of West Paisano drive and the railroad tracks are built on the original Camino route. The Abara House project seeks to celebrate this rich culture and history through the redevelopment of the site and renovation of the old Hacienda building.

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

The existing facade of the historic Hacienda building will be kept in tact and currently faces Paisano Drive. The existing apartment buildings will also remain and both are street-oriented facing Hart Mill Road and Paisano Drive.

GENERAL DESIGN ELEMENTS

General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element 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 elements.

The Abara House Redevelopment meets the following General Design Elements:

1. A variety of housing types, jobs, shopping, services, and public facilities.
2. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
3. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
4. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
5. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmoni

ARCHITECTURAL OBJECTIVES

As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:

The Abara House Redevelopment meets the following Architectural Objectives:

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



**PROPOSED
TIMELINE
and
PHASING
STRATEGY**





Section Three:

MZP Regulations

20.04.200 Master zoning plan.

A. Master Zoning Plan (MZP).

As part of any zoning application for a mixed use district, a master zoning plan shall be required and shall accompany the application. The MZP shall provide sufficient details necessary about the proposed land uses and proposed development so that the El Paso City Council may determine their compatibility within the proposed district and the impact on the adjacent properties.

As part of the MZP, an application may propose and delineate subdistricts. A subdistrict is a geographic subcomponent of a larger mixed use district. Its purpose is to enable the incremental measurement and reconciliation of maximum dwelling units, density and other data required in the MZP to subsequent development. Where practical, a subdistrict's boundary should be consistent with natural geographic features, reflect man-made transitional barriers (such as roadways), or separate sharp changes in proposed land uses.

The Abara House contains four Subdistricts:

- Subdistrict 1: Border Apartments
- Subdistrict 2: Hacienda Apartments
- Subdistrict 3: Abara House / Borderland Center
(Includes Abara Offices—
New Construction)
- Subdistrict 4: Abara House Gardens

Submittal Requirements.

A. General Data Required for the Mixed Use District.

i. Legal description of area proposed to be developed or metes and bounds description of district;

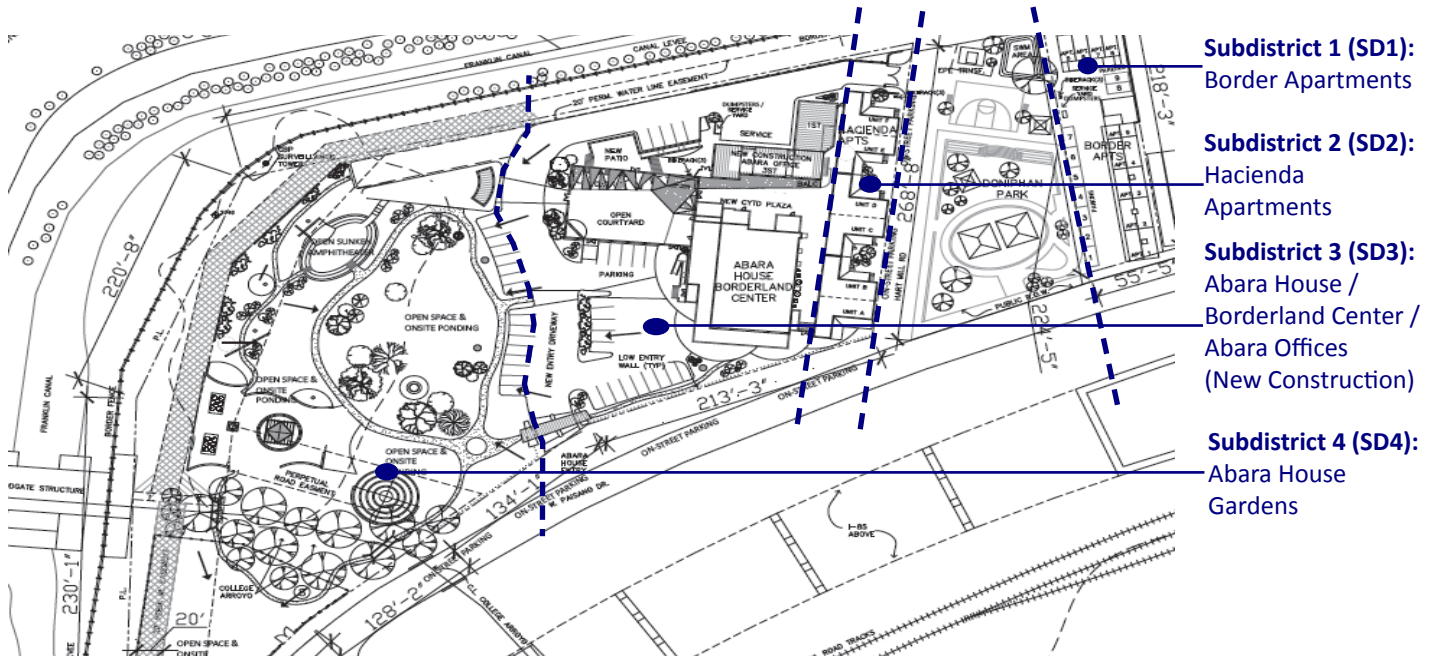
- Subdistrict 1: OLD FORT BLISS S 1/2 OF 2
- Subdistrict 2: SIMEON HART SURV 2 ABST #43
- Subdistrict 3: SIMEON HART SURV 2 ABST #43 PT OF SURV
- Subdistrict 4: SIMEON HART SURV 2 ABST #43

ii. Total acreage as depicted on a survey certified by a registered land surveyor;

- Subdistrict 1: .27 Acres
- Subdistrict 2: .33 Acres
- Subdistrict 3: 1.80 Acres
- Subdistrict 4: 1.92 Acres

iii. Maximum proposed total number of dwelling units for all residential land uses combined;

- Subdistrict 1: Nine (9)
- Subdistrict 2: Twelve (12)
- Subdistrict 3: Zero (0)
- Subdistrict 4: Zero (0)



iv. Maximum proposed total floor area for all nonresidential land uses combined, expressed in square feet.

Subdistrict 1:	Non Applicable
Subdistrict 2:	Non Applicable
Subdistrict 3:	20,957 SQFT
-Abara House & Borderland Center:	8,807 SQFT
-Courtyard:	6,650 SQFT
-Abara Offices-New Construction:	7,500 SQFT
Subdistrict 4:	
- Open Air Chapel Pavillion	1,250 SQFT
- Chapel viewing terrace	7,400 SQFT
- West viewing terrace with Shade Structure	500 SQFT
-Terrace	4,500 SQFT
- Open sunken amphitheater	3,500 SQFT

B. General Data Required for Each Proposed Subdistrict.

i. Total acreage

Total Acreage:	4.4 Acres
-Subdistrict 1:	.35 Acres
-Subdistrict 2:	.33 Acres
-Subdistrict 3:	1.80 Acres
-Subdistrict 4:	1.92 Acres

ii. Maximum proposed total number of dwelling units for all residential land uses combined;

21 UNITS

iii. Maximum proposed floor area for all nonresidential land uses combined, expressed in square feet.

20,957 SQFT

C. Property Development Regulations Required per Subdistrict by Land Use Type.

i. Proposed acreages for each proposed land use, including parks, open space, buffer zones, trails and school sites (as applicable)

Residential:	.68 Acres
Commercial & Office:	1.80 Acres

Park:	0 Acres
Open Space:	1.92 Acres
Schools:	0 Acres

ii. Minimum and maximum lot coverages

Subdistrict 1:	Min: 42% Max: 50%
Subdistrict 2:	Min: 21% Max: 50%
Subdistrict 3:	Min:26% Max: 50%
Subdistrict 4:	Min 20% Max: 50%

iii. Minimum lot width

Subdistrict 1:	0 Feet
Subdistrict 2:	0 Feet
Subdistrict 3 & 4:	0 Feet

iv. Minimum lot depth

Subdistrict 1:	0 Feet
Subdistrict 2:	0 Feet
Subdistrict 3 & 4:	0 Feet

v. Minimum building setbacks:

Subdistrict 1:	
a) Front:	0 Feet
b) Rear:	0 Feet
c) Cumulative front and rear:	0 Feet
d) Side-interior:	0 Feet
e) Side-street:	0 Feet
f) Cumulative side setbacks:	0 Feet
g) Garage:	N/A
vi. Max Bldg height:	35 Feet
a) Primary structure(s):	Two (2)
b) Accessory structure:	Zero (0)

Subdistrict 2:

a) Front:	0 Feet
b) Rear:	0 Feet
c) Cumulative front and rear:	0 Feet
d) Side-interior:	0 Feet
e) Side-street:	0 Feet
f) Cumulative side setbacks:	0 Feet
g) Garage:	N/A
vi. Max Bldg Height:	35 Feet
a) Primary structure(s):	One (1)
b) Accessory structure:	Zero (0)

Subdistrict 3:

a) Front:	0 Feet
b) Rear:	0 Feet
c) Cumulative front and rear:	0 Feet
d) Side-interior:	0 Feet
e) Side-street:	N/A
f) Cumulative side setbacks:	0 Feet
g) Garage:	N/A
vi. Max Bldg Height:	35 Feet
New Construction:	40 Feet
Second level open deck with shade covering above the Open Courtyard:	35 Feet

Subdistrict 4:

a) Front:	0 Feet
b) Rear:	0 Feet
c) Cumulative front and rear:	0 Feet
d) Side-interior:	0 Feet
e) Side-street:	N/A
f) Cumulative side setbacks:	0 Feet
g) Garage:	N/A
vi. Maximum building height:	35 Feet
a) Primary structure(s):	One (1)
b) Accessory structure:	Zero (0)

vii. Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land.

Subdistrict 1:

27 units per acre. Site currently has nine units. Proposed development plan does not include adding any additional units.

Subdistrict 2:

36 units per acre. Site currently has six units. Proposed development plan includes adding another six units on top of the existing units/structure.

viii. Maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR).

Subdistrict 3:

50% FAR

Subdistrict 4:

50%

TABLE OF PERMISSIBLE USES

USES	SUBDISTRICTS			
	SD1	SD2	SD3	SD4
ACCESSORY DWELLING UNIT	P	P	P	P
APARTMENT (5 OR MORE UNITS)	P	P		
ART GALLERY	P	P	P	P
BAKERY	P	P	P	P
BALLROOM			P	
BANK			P	
BED AND BREAKFAST INN	P	P	P	P
BOOK STORE	P	P	P	P
BREAD MANUFACTURING			P	P
BREWERY			P	
CAFETERIA			P	P
CHURCH	P	P	P	P
CLINIC	P	P	P	
CONVENTION CENTER			P	P
CREDIT UNION	P	P	P	
DUPLEX	P	P		
FARMER'S MARKET	P	P	P	P
FLOWER SHOP	P	P	P	P
HARVESTING			P	P
HOBBY STORE	P	P	P	P
ICE CREAM PARLOR	P	P	P	P
INFILL DEVELOPMENT OVERLAY	P	P	P	P
LIVE WORK FLEX UNIT	P	P		
LOADING SPACES SERVING ANOTHER PROPERTY	P	P	P	P
MUSEUM	P	P	P	P
MUSIC STORE	P	P	P	P
NIGHTCLUB, BAR, COCKTAIL LOUNGE			P	P
OFFICE, BUSINESS	P	P	P	
OFFICE, PROFESSIONAL	P	P	P	
ONSITE PARKING	P	P	P	P
OPEN SPACE			P	P
OPEN SPACE (COMMON, PUBLIC, OR PRIVATE)			P	P
OTHER RETAIL ESTABLISHMENT (LOW-VOLUME)	P	P	P	P
PARKING REDUCTION	P	P	P	P
PARKING SPACES SERVING ANOTHER PROPERTY	P	P	P	P
PRINT AND COPY SHOP	P	P	P	P
PWSF (FACILITY MOUNTED)	P	P	P	P
PWSF (GROUND MOUNTED)	P	P	P	P
PWSF (ROOF MOUNTED)	P	P	P	P
RECREATION VEHICLE PARK			P	P
RESTAURANT (DRIVE IN OR WALK UP)	P	P	P	P
RESTAURANT (SIT DOWN)	P	P	P	P
SCHOOL (PRE-K-6)	P	P	P	P
SCHOOL SECONDARY	P	P	P	P
SCHOOL, ARTS & CRAFTS	P	P	P	
SOCIAL, FRATERNAL CLUB	P	P	P	P
SPECIALTY SHOP	P	P	P	P
STUDIO, DANCE	P	P	P	
STUDIO, PHOTOGRAPHY	P	P	P	
TEMPLE			P	P
THEATRE, PERFORMING			P	P
UNION HALL			P	
YOUTH ORGANIZATION	P	P	P	P

PROPOSED USES FOR ABARA CENTER AS PER APPENDIX A

ABARA HOUSE & BORDERLAND CENTER

- 20.02.270 – Convention Center
- Nightclub, bar, cocktail lounge
- Restaurant, sit down
- 20.02.642 Office, professional

COURTYARD

- 20.02.648 Open Space

ABARA OFFICES-NEW CONSTRUCTION

- 20.02.642 - Office, professional
- 20.02.664 - Other retail establishment (low-volume)

OPEN AIR CHAPEL

- 20.02.648 - Open space

CHAPEL TERRACE

- 20.02.648 - Open space

WEST VIEWING TERRACE

- 20.02.648 - Open space

TERRACE

- 20.02.648 - Open space

OPEN SUNKEN AMPHITHEATER

- 20.02.648 Open Space

PARKING DATA

PARKING CALCULATIONS BASED ON USE AND SQUARE FOOTAGE

ABARA HOUSE AND BORDER LAND CENTER					
USES	SQUARE FOOTAGE	MINIMUM	MAXIMUM	PROVIDED	DIFFERENCE
CONVENTION CENTER	3,557	6	9		
NIGHTCLUB, BAR, COCKTAIL LOUNGE	2,200	15	22		
RESTAURANT (SIT DOWN)	1,850	13	19		
OFFICE, PROFESSIONAL	1,200	2	3		
TOTALS	8,807	34	49	34	0

ABARA OFFICES-NEW CONSTRUCTION					
USES	SQUARE FOOTAGE	MINIMUM	MAXIMUM	PROVIDED	DIFFERENCE
OFFICE, PROFESSIONAL	5,000	9	13		
OTHER RETAIL ESTABLISHMENT (LOW-VOLUME)	2,500	7	10		
TOTALS	7,500	16	23	34	18

BORDER APARTMENTS					
USES	MINIMUM	MAXIMUM	PROVIDED	DIFFERENCE	
	9 UNITS				
ONE BEDROOM APARMENT	9		9	0	

HACIENDA APARTMENTS					
USES	MINIMUM	MAXIMUM	PROVIDED	DIFFERENCE	
	12 UNITS				
ONE BEDROOM APARMENT	18		13	5	

GRAND TOTALS	MINIMUM	MAXIMUM	PROVIDED	DIFFERENCE	
	77	94	90	13	

BICYCLE PARKING SPACES REQUIRED	MINIMUM	MAXIMUM	PROVIDED	DIFFERENCE	REDUCTION REQUEST
	14	17	9	5	36%

%
REDUCTION
REQUEST

ABARA PROJECT PARKING SPACES

NUMBER OF SPACES	SUBDISTRICTS				TOTAL PER PARKING CATEGORY
	SD1	SD2	SD3	SD4	
OFF STREET	9*	0	24	17	50
ON STREET	0	13**	27***	0	40
TOTAL PER DISTRICT	9	13	51	17	90

NOTES:

- * ONE PARKING SPACE PER UNIT
- ** PARKING ON ONE SIDE OF HART STREET (260' / 20')
- ***ASSUMES PARKING ALONG PAISANO; STILL NEEDS TO BE COORDINATED WITH TXDOT.

PARKING INFORMATION

The Abara Project will provide a total of 90 parking spaces both on-street and off-street. The table above summarizes the parking calculations based on the uses that Abara will utilize at inception. Abara is also providing nine (9) bicycle spaces. We are requesting a 36% reduction in bicycle parking.

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Section Four:

Development Plan

DEVELOPMENT PLAN DESCRIPTION

The design concept shows the site bisected by a new entry drive into an active area on the north side (to the right) and a more contemplative/restorative area on the southern half (to the left). The active area is centered on the renovation of the historic Hacienda into the new Abara Borderland Center. This property will include a refreshed outdoor courtyard with second floor deck, new construction, and renovation of the apartments on the north side all linked by new shaded courtyards. Parking and a service support area on the west side of the courtyard will handle vehicular access and deliveries to Abara House. New curvilinear terraces wrap around the historic Hacienda building, connecting entry points to the walled outdoor venue courtyards, new alley courtyards and the renovated La Hacienda Apartments featuring our Welcome Center, guest apartments and retail spaces.


The garden side to the left, is designed as a place of contemplation and gathering featuring desert gardens, an ecumenical chapel area, and direct access to the adjacent 18' high Border Fence. Viewpoints and seating areas, plus a small amphitheater, are connected by gravel pathways celebrating the historic monuments, and the stories, peoples and cultures that have traversed this historic site for millennia. A defined entry sequence and gateway to the Abara House campus will follow the eastern property line and feature low adobe walls and dignified plantings of native trees and desert landscaping.

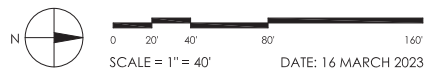
Existing Conditions



DEVELOPMENT PLAN



 <p>ABARA BORDERLAND CONNECTIONS 1228 WYOMING, AVE EL PASO, TX 79902</p>	<p>Sami DiPasquale Executive Director</p>	<p>SIGNED, SEALED, LICENSED ARCHITECT</p>
	<p>Kim Schaefer Architect / Project Director</p>	
<p>1820, 1730, 1720, 1705 W. PAISANO, EL PASO, TEXAS 79902 OLD FORT BLISS S 1/2 OF 2; SIMEON HART SURV 2 ABST #43; SIMEON HART SURV 2 ABST #43 PT OF SURV; SIMEON HART SURV 2 ABST #43, CITY OF EL PASO, EL PASO COUNTY, TEXAS TOTAL LAND AREA: 4.32 ACRES +/- ZONING: GENERAL MIXED DISTRICT (PROPOSED)</p>		



RENDERING OF DEVELOPMENT PLAN



Subdistrict 4:
Abara House
Gardens / Open Space
Onsite Ponds



**Subdistrict 1:
Border Apartments**

**Subdistrict 2:
Hacienda Apartments**

**Subdistrict 3:
Abara House /
Borderland Center /
Abara Offices
(New Construction)**

ABARA HOUSE

MASTER ZONING PLAN



Sami DiPasquale
Executive Director

Kim Schaefer
Architect / Project Director

www.abara.org



Carlos Gallinar, AICP, CNU-a
Principal & Owner

www.gallinar-planning.com

West Paisano Drive

City Plan Commission — May 4, 2023 **REVISED**

REZONING



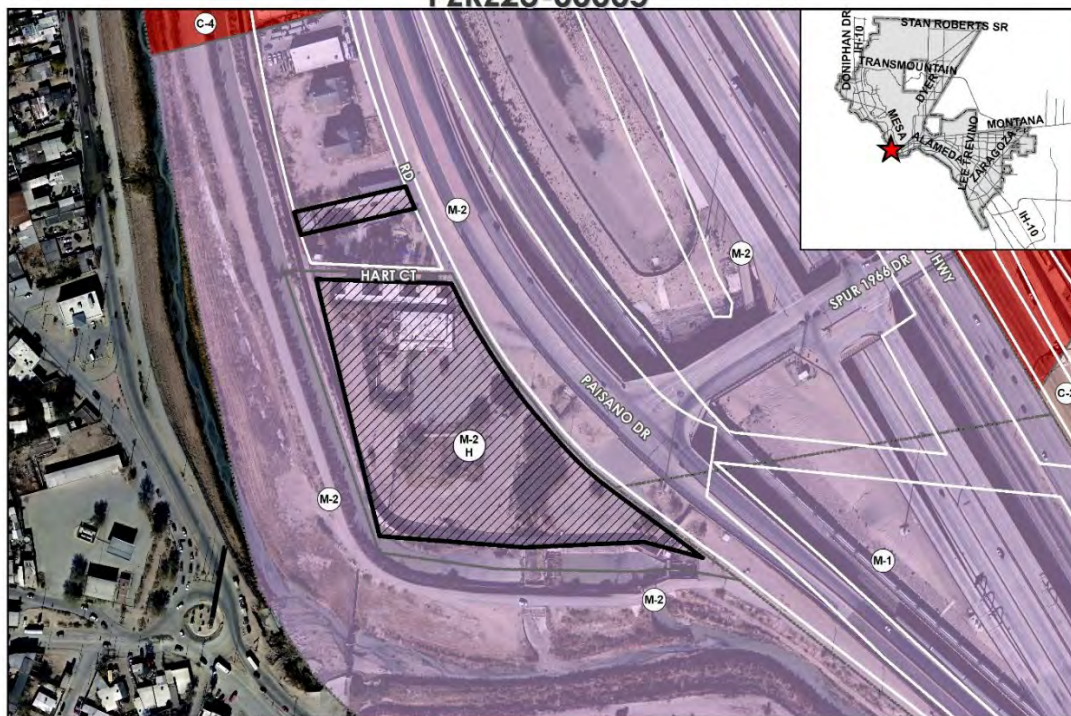
CASE NUMBER: PZRZ23-00005
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Abara Property Holdings I LLC & Abara Property Holdings II LLC
REPRESENTATIVE: Gallinar Planning & Development, Carlos Gallinar
LOCATION: 1708, 1720, 1730, and 1820 W. Paisano Dr. (District 8)
PROPERTY AREA: 4.07 Acres
REQUEST: Rezone from M-2 (Heavy Manufacturing) and M-2/h (Heavy Manufacturing/historic) to G-MU (General Mixed Use) and G-MU/h (General Mixed Use/historic)
RELATED APPLICATIONS: None
PUBLIC INPUT: One (1) email in opposition received as of May 4, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) and M-1/h (Light Manufacturing/historic) to G-MU (General Mixed Use) and G-MU/h (General Mixed Use/historic) and approval of a Master Zoning Plan to allow for a mixed-use development

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the rezoning request and master zoning plan. The proposed development is in character with other uses in its proximity and is in keeping with the policies of the G-7, Industrial and/or Railyards Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The condition is as follows:

Prior to issuance of any certificates of occupancy, a sidewalk along Paisano Drive abutting the subject property must be provided in accordance with Title 19 of the El Paso City Code.

PZRZ23-00005



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to show or clarify conditions. Discrepancies of this map to reality greater than original scale indications and may result by interpretations of the data. The Planning & Inspection 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 is requesting to rezone the subject property from M-1 (Light Manufacturing) and M-1/h (Light Manufacturing/historic) to G-MU (General Mixed Use) and G-MU/h (General Mixed Use/historic) and approval of a Master Zoning Plan to allow for a mixed-use development consisting of convention center, night club, bar, retail, offices, restaurant, and multifamily uses. The Master Zoning Plan depicts the 4.07-acre proposed layout consisting of rehabilitating the historic designated structures supplemented by new construction. The proposed development is divided into four (4) special districts, each with its own set of standards and allowed uses (shown in the MZP Report in Attachment 3). The proposed development provides fifty (50) vehicular parking spaces located within the subject property in addition to forty (40) vehicular spaces located on the street available for the proposed uses, along with nine (9) bicycle spaces to meet the require parking calculations. Open space is distributed throughout the development with such areas to be utilized as on-site ponding. Buildings range in height from approximately eleven feet (11') to twenty-seven feet (27'). Access is provided from Paisano Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed mixed-use development is in character with the surrounding neighborhood. Properties to the north are zoned M-2 (Heavy Manufacturing) and C-4 (Commercial) consisting of vacant multifamily buildings, contractor yard, and building material sales. To the east, the property is bordered by railroad lines as well as Interstate Highway 10, while the west and south is bordered by the Rio Grande River and international border with Mexico. The closest school is Mesita Early Childhood Development at Vilas Elementary School within 1.03 miles and the closest park is Doniphan Park adjacent to the subject property.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-7, Industrial: 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.</p>	<p>Yes. The G-MU (General Mixed Use) zone district is compatible with the designated future land use map and will allow the subject property to be redeveloped to provide a mix of uses on an obsolete industrial-zoned area.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>G-MU (General Mixed Use): The purpose of this 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</p>	<p>Yes. The proposed zoning district is compatible with the nearby M-2 (Heavy Manufacturing) and C-4 (Commercial) zoning districts and will provide a mixture of more uses in the area.</p>

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:	
regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.	
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property is located along a portion of Paisano Drive classified as a Major Arterial as per the City’s Major Thoroughfare Plan (MTP). Furthermore, the property is at a block terminus and will not result in zoning district located midblock.
THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is partially located within a historic district and any development is subject to approval from the Historic Landmark Commission (HLC) and any applicable design guidelines.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects to the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable with no rezonings in the proximity having happened within the last ten (10) years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	Property is not suitable for manufacturing uses due to infrastructure. The property and area have seen a decline in operations.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located along a portion of Paisano Drive, which is classified as a Major Arterial further connecting to the portion of Paisano Drive designated as freeway per the City’s MTP. The classification of the road is appropriate to serve the proposed mixed-use development. Moreover, Paisano Drive is under jurisdiction of the Texas Department of Transportation (TxDOT) and has recently been paved. While sidewalks are non-existent along Paisano Drive throughout the subject property, it will be required to be installed during any new construction. The closest bus route is located along Porfirio Diaz Street about 0.84 miles away to the west.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of Upper Valley Neighborhood Association which was notified of the rezoning request by the applicant. Public notice was sent to all property owners within 300 feet of subject property on April 21, 2023. As of April 27, 2023, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: None.

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:

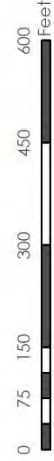
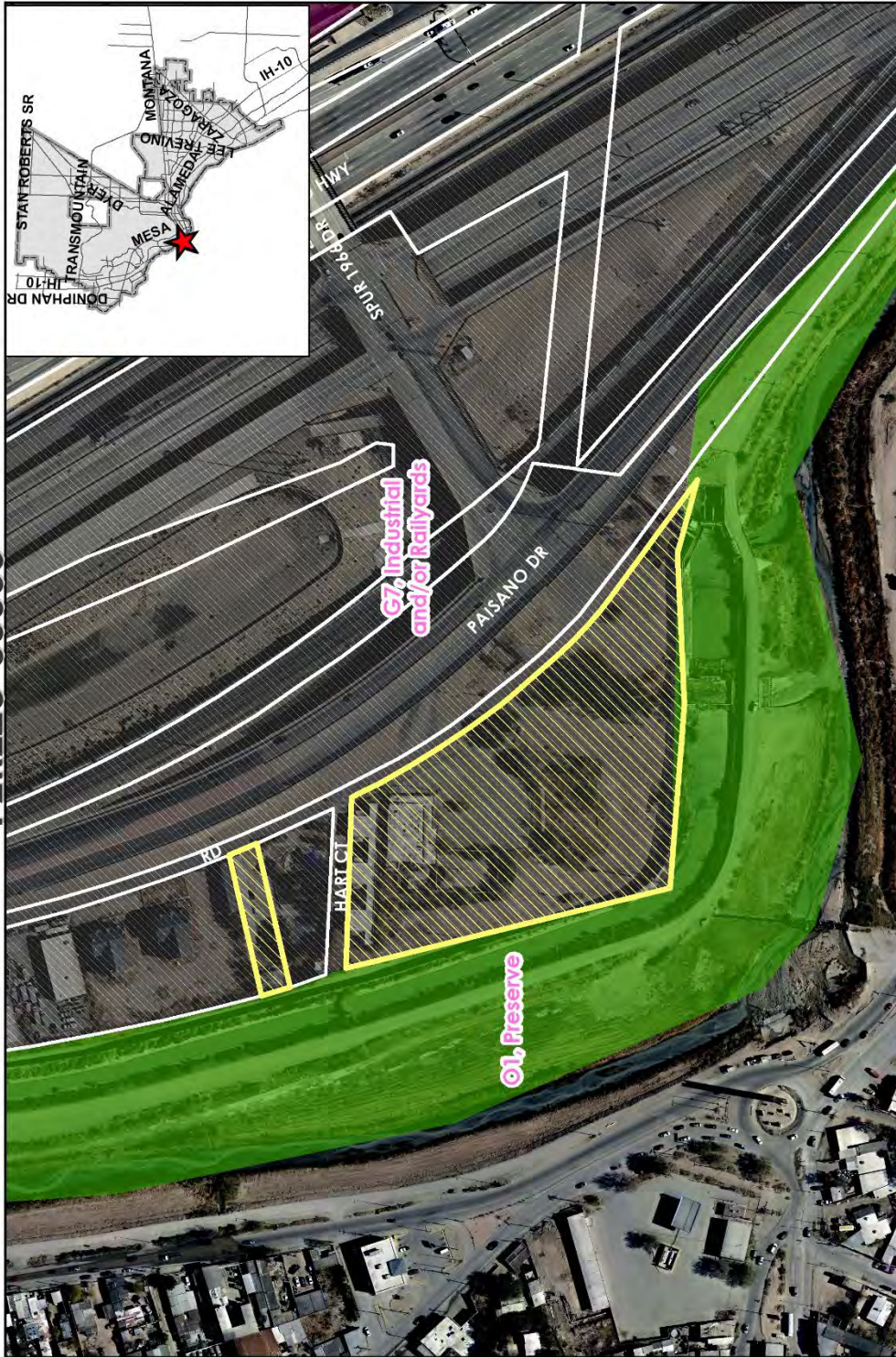
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Master Zoning Plan
3. Master Zoning Plan Report
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Email in opposition

ATTACHMENT 1

PZR23-00005

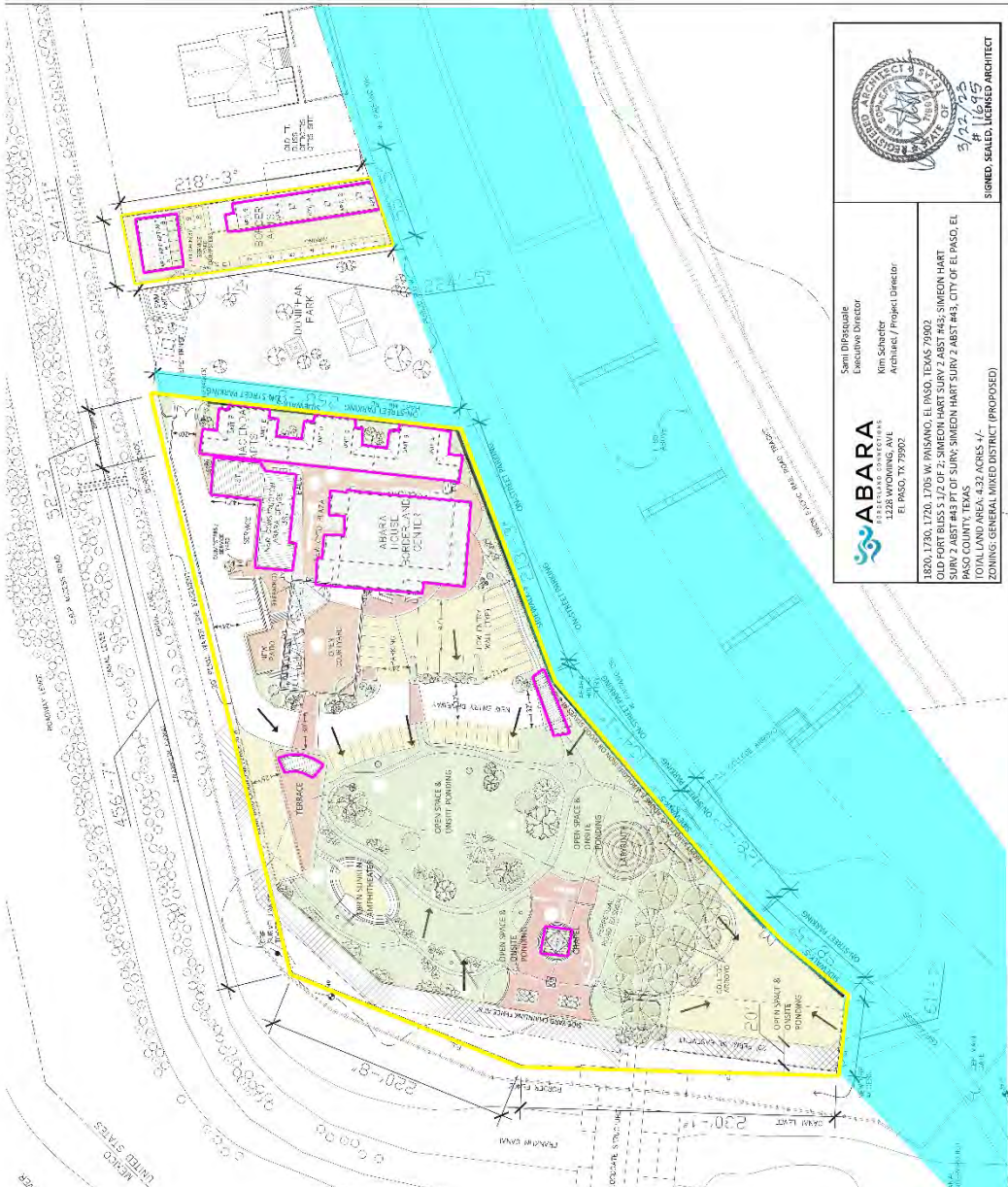


Subject Property



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ATTACHMENT 2




 SIGNED, SEALED, LICENSED ARCHITECT
 3/22/23
 # 1695

ABARA
 FEDERAL CONTRACTORS
 EL PASO, TX 79902
 Semi-Distinguishable
 Executive Director
 Kim Scheiter
 Architect / Project Director
 1820, 1730, 1720, 1705 W. PASADENO, EL PASO, TEXAS 79902
 OLD FORT BLISS S 1/2 OF J. SIMMONS HART SURV 2 ABST #43, SIMMONS HART
 PASTORAL TRACT PART OF SURV SIMMONS HART SURV 2 ABST #43, CITY OF EL PASO, EL
 PASO COUNTY, TEXAS
 TOTAL LAND AREA: 4.32 ACRES +/-
 ZONING: GENERAL MIXED DISTRICT (PROPOSED)

N
 SCALE: 1" = 40'
 DATE: 15 MAR 2023

PROJECT DATA

BORDERLAND APARTMENTS:
 -BUILDING AREA: 3,130 S.F.
 -TOTAL LAND AREA: 2.580 S.F.
 -OR: 277 ACRES +/-
 -BUILDING COVERAGE: 27.2%
 -NO. OF MULTI-FAMILY UNITS: 9
 -PARKING SPACES: 9

HACIENDA APARTMENTS:
 -BUILDING AREA: 6,777 S.F. +/-
 -TOTAL LAND AREA: 6,800 S.F. OR: .33 ACRES +/-
 -BUILDING COVERAGE: 48%
 -MULTI-FAMILY UNITS: 6 (CURRENTLY); 6 (PROPOSED)
 -PARKING SPACES: 0 OFF STREET; 13 ON STREET (HART ST)

ABARA HOUSE BORDERLAND CENTER:
 -BUILDING AREA: 3,807 S.F. +/- (ABARA & BORDERLAND CENTER)
 -5,650 S.F. +/- (COURT YARD)
 -TOTAL LAND AREA: 162,043 S.F. OR: 3.72 ACRES +/-
 -BUILDING COVERAGE: 14%
 -PARKING SPACES: 41 OFF STREET; 27 ON STREET (PASADENO ST)

LAND USES

ABARA HOUSE & BORDERLAND CENTER
 -20.02.270 Convention center
 -20.02.270 Office, Professional
 -20.02.642 Office, Professional

COURTYARD
 -20.02.648 Open Space


ABARA OFFICES-NEW CONSTRUCTION
 -20.02.642 Office, Professional

OPEN SUNSHINE AMPHITHEATER
 -20.02.648 Open Space

PARKING	PERCENTAGE	SPACES	TOTAL
INDOOR SPACES	100%	30	30
OUTDOOR SPACES	100%	37	37
TOTAL SPACES		67	67

NOTES:
 1. ALL SPACES SHALL BE CONFORMANT WITH "2002".
 2. ALL SPACES SHALL BE CONFORMANT WITH "2002".
 3. ALL SPACES SHALL BE CONFORMANT WITH "2002".
 4. ALL SPACES SHALL BE CONFORMANT WITH "2002".
 5. ALL SPACES SHALL BE CONFORMANT WITH "2002".

BUILDING DIMENSIONS



NOTES:
 1. ALL DIMENSIONS SHALL BE CONFORMANT WITH "2002".
 2. ALL DIMENSIONS SHALL BE CONFORMANT WITH "2002".
 3. ALL DIMENSIONS SHALL BE CONFORMANT WITH "2002".
 4. ALL DIMENSIONS SHALL BE CONFORMANT WITH "2002".
 5. ALL DIMENSIONS SHALL BE CONFORMANT WITH "2002".

ABARA HOUSE MASTER ZONING PLAN

ATTACHMENT 3

ABARA HOUSE

MASTER ZONING PLAN

*Submitted to the City of El Paso Planning & Development Department
April 24, 2023-Final Version*



ABARA HOUSE

MASTER ZONING PLAN





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Section One:
Introduction

1

**ABARA HOUSE
MASTER ZONING PLAN**

INTRODUCTION

Abara, located in central El Paso, Texas, was formed as a response to global migration in a polarizing world, and to the many requests from people across the globe seeking an immersive experience of the actual conditions and migration issues on the US-Mexico border.

The mission of Abara is to inspire connections across divides on the US-Mexico border and beyond by providing a restorative space for learning, engagement, and action. Abara cultivates an environment to engage in hard conversations and intentional listening to the often unheard stories of the borderlands. Abara equips visitors to improve the lives of migrants in their home communities, and works toward narrative, systems and personal transformation.

Abara works in 3 primary areas:

BORDER ENCOUNTERS – Three-day listening trips designed to amplify diverse perspectives while providing context for the people and issues behind the immigration headlines.

BORDER RESPONSE – Responding to emerging needs on both sides of the border. This includes serving as a resource hub for the local migrant shelter network, documenting stories, collecting supplies, mobilizing volunteers, facilitating micro-enterprise training, and offering leadership care and respite support.

ABARA HOUSE – The culmination of Abara’s heart-beat involving whole property sustainable rehabilitation, new construction, and landscape renewal to create a beautiful Borderland Center.

Abara is a Semitic based word for crossing or river ford. It is the shallow place in a river that is a crossing in both directions, making Abara House the revitalization of a House of the Crossing for all.

THE PURPOSE OF THIS MASTER ZONING PLAN

Abara seeks to rezone four properties from M-2 (Manufacturing)-Historic to General Mixed-Used (GMU)-Historic. This document serves as the Master Zoning Plan (MZP) to fulfill the requirement of 20.02.562:

“Master zoning plan” means the conceptual site plan and narrative proposal submitted with an application for a mixed-use zoning district (RMU, GMU or IMU), that, if approved by city council, sets out the zoning regulations for the mixed-use district. The master zoning plan must show the proposed uses, lot sizes, setbacks, height of buildings and design standards for the entire development.



The parcels are located on West Paisano and consist of 4.07 acres. Currently the properties are vacant with the exception of the parcel at 1820 West Paisano which includes several small apartments.



Section Two:

MZP Report

MZP REPORT (SECTION 20.04.200 (5))

A written report shall accompany the MZP that describes the purpose, characteristics, components and timing of the proposed mix of land use within the development, and includes a general statement of how the development relates to the city’s comprehensive plan. A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed use district to determine compatibility of such uses within the mixed-use district.

WHAT IS THE ABARA HOUSE PROJECT?

The Abara House project located at the historic La Hacienda restaurant is an innovative and sustainable redevelopment of two properties. Abara, a 501c3 nonprofit organization, serves migrant communities on both sides of the border and offers educational opportunities highlighting voices and conditions in the Ciudad Juarez/El Paso region and beyond.

These properties, located adjacent to the Border Fence on one of the most historically significant sites of any international border, will be transformed over the next five years into a **Borderland Center**. The vision is a restorative and welcoming place that invites people to form connections across divides, while serving as a hub for the ever-growing, peace-building community seeking to engage in justice and healing while walking alongside migrant and asylum-seeking neighbors.

The nearly four-acre site is the historic crossing below the original fall line of the Rio Grande River -- one of the oldest known crossings of the river and an ancient indigenous pathway predating the Spanish colonization in 1598. This crossing later became a part of the famed Spanish colonial era “El Camino Real de Tierra Adentro”, or Royal Road of the Interior, connecting Mexico City to the city of Santa Fe, NM, the mission that became the capital of New Spain.

In the mid-19th Century (1858), Simeon Hart, originally from New York State, acquired the land and built

an adobe brick residence and grain mill (no longer in existence) on this site, creating a rich landscape of hospitality and “oasis” alongside the Rio Grande river in an otherwise dry and dusty land. Hart’s Residence eventually became the regionally famed La Hacienda restaurant and bar with a much more utilitarian, partially paved landscape. The site also became the final location for multiple local, state, and national historic monuments and designations. Abara is planning through a restorative landscape design filled with gardens, shade, and flowing water, to recreate the oasis qualities of the former landscape in spaces designed to gather and honor the many voices that have crossed this land and continue to cross it.

VISION: To create a multi-use Borderland Center with urban gardens that serves as a central hub for learning, engagement, reflection and action. Abara House will engage the arts, culture, history, entertainment, and businesses across borders as we incorporate elements of food, hospitality, and enterprise including the following:

- **Cafe/Cantina:** coffee, food & drinks from regions experiencing instability ,
- **Venue Space:** music, conferences, trainings, and celebrations especially in the outdoor courtyard and the historic La Hacienda building.
- **Marketplace:** handcrafted items for sale by migrants as an expansion of Abara’s microenterprise program: Huellas.
- **Guesthouse:** a place to visit, stay and encounter the faces of the borderlands.
- **Gardens & Narrative Path:** create a renewed landscape of native plants and shade trees in an oasis-like environment. A narrative path of remembrance will guide guests through the story of the site, past historical markers and monuments with new installations that express the untold stories of the borderlands.

- **Outdoor Meeting Places:** a variety of spaces, courtyards, viewing terraces and decks formed by the buildings and plantings on the site.
- **History & Cultural Arts Space:** rotating history & art exhibits to explore the complexity of the borderlands.
- **Retreat Center & Border Chapel:** a sacred space for rest, study, and reflection.

Environmentally sustainable strategies will form the foundation of our redevelopment by focusing on water conservation, generating on-site renewable energy, sourcing local materials and labor, and recycling everything to create a place that is beautiful and restorative.

With the redevelopment of this remarkable historic site, Abara House will create new ways of “crossing” the Rio Grande in spite of the enormous barriers that separate each of us from one another.



WHY IS THIS SITE SO IMPORTANT?

Many cultures from ancient Indigenous communities to the Spanish colonists & Anglo settlers, Chinese laborers, enslaved African Americans and Buffalo Soldiers, Mexican families and Braceros, to the present day migrants, asylum seekers, and global refugees have crossed this land.

On this most neglected historical/cultural site of significance to both sides of the border, the Abara House property is the:

- Ancient, rocky & safe crossing point used for many millennium.
- Stop on **El Camino Real de Tierra Adentro** between Mexico City and present day Santa Fe NM.
- Campground or “paraje” of the **Paso del Norte** - the beginning of the El Paso/Juarez twin cities.
- Site designated as a High Potential Site by the **US National Park Service**, National Historic Trails office giving a priority to stewardship & restoration.
- Opportunity to reconnect to the greater **Camino Real** trail & historic preservation network on both sides of the border.
- Designated as an **UNESCO World Heritage Route** in Mexico with bi-national impact, with multiple sites along the way protected and being restored as historical and cultural landmarks & parks.
- Place to connect programmatically this site to other sections of the Camino Real trail in El Paso and to the **Chamizal National Memorial**.
- Future place of peace and healing to be preserved, celebrated and transformed.

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**GENERAL DESIGN PRINCIPLES
(DEVELOPMENT & BUILDING PERSPECTIVE)**

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. 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.

1. General Design Principles. These design principles shall serve 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.

The Abara House Redevelopment meets the following Development & Building Perspectives:

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 areas.

Abara House will utilize the existing topography with very little grading or modifications. The redevelopment plan includes the reinstatement of the existing arroyo and utilizing Low Impact Development technologies for stormwater drainage. The site plan illustrates the Contemplative Gardens and Monument Walk that recreates the historic landscape into a sustainable and restorative oasis environment.

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

The site is a historic property that has been over-

looked for many years. The project will revitalize one of the region's most historic and culturally significant sites utilizing existing infrastructure. This infill project will also include a new building, new courtyards, and renovated spaces.

3. 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.

Abara House will utilize the existing landscape--to include the arroyo--to reconnect this parcel to the existing surroundings. This includes recreating a connection to the Rio Grande, Ciudad Juarez, and the overall Paso del Norte region.

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

Project utilizes existing streets and parcel dimensions. The overall project envisions a mix of uses to include retail, residential, and office spaces. The proposed interior layout seeks to create pedestrian corridors that connect existing structures (Borderland Center and Hacienda Apartments) with the new construction of the Abara Office building, the Contemplative Gardens with Memorial Walk, and surrounding environments.

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

The project includes civic uses by reinvigorating the existing Doniphan Park which is directly adjacent to the Abara House project. The proposed mixed-uses include nonprofit, for-profit, institutional, commercial, and residential activities.

**GENERAL DESIGN PRINCIPLES
(DEVELOPMENT & BUILDING PERSPECTIVE)**

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

The proposed site plan includes the Abara House, Contemplative Gardens and Monument Walk, Low Impact Development landscaping, the restoration of the arroyo, an Open Courtyard, and future landscaping underneath the Paisano overpass (still needs to be coordinated with TXDOT). And as stated, Doniphan Park will be reactivated with visitors, guests, employees, and staff of the Abara House.

7. That a development have sufficient size to accommodate the mixed-use concentration of uses.

The overall site is over 4 acres.

B. Building Perspective.

1. That the design of streets and buildings reinforce safe environments.

The project does not include any new streets and will utilize the existing infrastructure. The Hacienda and Border Apartments are street-oriented. The proposed landscaping that includes street trees and sidewalks create safe and pleasant pedestrian realms.

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

The site includes the historic Hacienda building which was the home of Simeon Hart. The project seeks to restore this building utilizing historic renovation best practices and to the US Secretary of the Interior Historic Preservation Rehabilitation Standards. New buildings will incorporate the Spanish and Pueblo style vernaculars but also include modern or contemporary insertions and art installations by regional and internationally known artists. Landscaping will include plant and tree palettes from the local climate. The project team is currently working with the Na-

tional Park Service and National Historic Trails office to ensure that the historic and cultural assets of the site are preserved and enhanced.

3. That public gathering spaces be provided in locations that reinforce community identity.

Abara House will be a gathering space for all residents and visitors of the Paso del Norte region. Once renovated, Abara House will serve as source of pride and community identity. The facilities will include open spaces and gardens, rental facilities for events, and a cultural learning center that will reinforce the historic and cultural significance of the El Paso-Ciudad Juarez border region.

4. That the preservation and renewal of historic buildings be facilitated.

The site sits on one of the oldest known crossing of the Rio Grande River and is an ancient indigenous pathway. In 1598 the Spanish colonization began with the crossing by Don Juan Oñate. The crossing became part of the "Camino Real de Tierra Adentro", or Royal Road of the Interior connecting Mexico City to modern-day Santa Fe, NM, the capitol of New Spain. Much of West Paisano drive and the railroad tracks are built on the original Camino route. The Abara House project seeks to celebrate this rich culture and history through the redevelopment of the site and renovation of the old Hacienda building.

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

The existing facade of the historic Hacienda building will be kept in tact and currently faces Paisano Drive. The existing apartment buildings will also remain and both are street-oriented facing Hart Mill Road and Paisano Drive.

GENERAL DESIGN ELEMENTS

General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element 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 elements.

The Abara House Redevelopment meets the following General Design Elements:

1. A variety of housing types, jobs, shopping, services, and public facilities.
2. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
3. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
4. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
5. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmon

ARCHITECTURAL OBJECTIVES

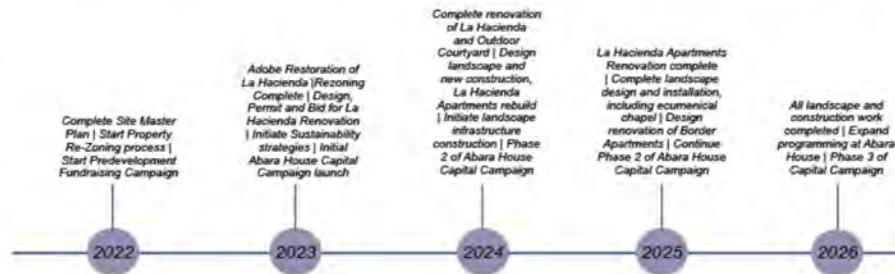
As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:

The Abara House Redevelopment meets the following Architectural Objectives:

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



**PROPOSED
TIMELINE
and
PHASING
STRATEGY**



PLAN EL PASO COMPATIBILITY



FUTURE LAND USE MAP (FLUM)

The Future Land Use Map from Plan El Paso designates the Abara House parcels as G-7 Industrial. Plan El Paso states the following regarding this FLUM designation:

This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be the potential for mixed-use redevelopment of the site.

The Abara House project will convert this currently M-2 (Historic) zoned parcel into a General Mixed Use (GMU) development. This rezoning would satisfy the FLUM by converting an obsolete industrial use into a robust and vibrant mixed-use redevelopment.

- Abara House Project meets FLUM requirements.

PLAN EL PASO ELEMENTS

- Live and Work Closer Together: By designing communities to reduce unnecessary travel, the road and transit networks will be better able to handle future growth.***

Abara House proposes a mix of uses that include residential, commercial, office, and institutional. This will allow residents of the multi-family units to work and shop within walking distance to their homes.

- Protect Historic Neighborhoods: El Paso's older neighborhoods are a source of great pride . . . Many of these older neighborhoods have suffered from disinvestment. However, if protected, these neighborhoods are poised to serve generations of new residents due to their central locations.***

The various properties within this redevelopment project are in the Old Fort Bliss National historic district. Abara House will invest, protect, and promote this area as a newly revitalized project that enhances the region's history.

- Restore Close Connections with Juarez: Juarez and El Paso have grown together nearly as a single city, even though divided by the unfortunate 19th century selection of the Rio Grande / Rio Bravo as the national border. The restoration of that closeness is a fervent dream of the citizens of both sides of the border.***

The entire premise of the Abara House is to promote and celebrate the mutual connections, culture, and history with Ciudad Juarez. From a physical space perspective, Abara House's location directly on the border will serve to make these connections with the communities across the river.



Section Three:
MZP Regulations

20.04.200 Master zoning plan.

A. Master Zoning Plan (MZP).

As part of any zoning application for a mixed use district, a master zoning plan shall be required and shall accompany the application. The MZP shall provide sufficient details necessary about the proposed land uses and proposed development so that the El Paso City Council may determine their compatibility within the proposed district and the impact on the adjacent properties.

As part of the MZP, an application may propose and delineate subdistricts. A subdistrict is a geographic subcomponent of a larger mixed use district. Its purpose is to enable the incremental measurement and reconciliation of maximum dwelling units, density and other data required in the MZP to subsequent development. Where practical, a subdistrict's boundary should be consistent with natural geographic features, reflect man-made transitional barriers (such as roadways), or separate sharp changes in proposed land uses.

The Abara House contains four Subdistricts:

- Subdistrict 1: Border Apartments
- Subdistrict 2: Hacienda Apartments
- Subdistrict 3: Abara House / Borderland Center
(Includes Abara Offices—
New Construction)
- Subdistrict 4: Abara House Gardens

Submittal Requirements.

A. General Data Required for the Mixed Use District.

i. Legal description of area proposed to be developed or metes and bounds description of district;

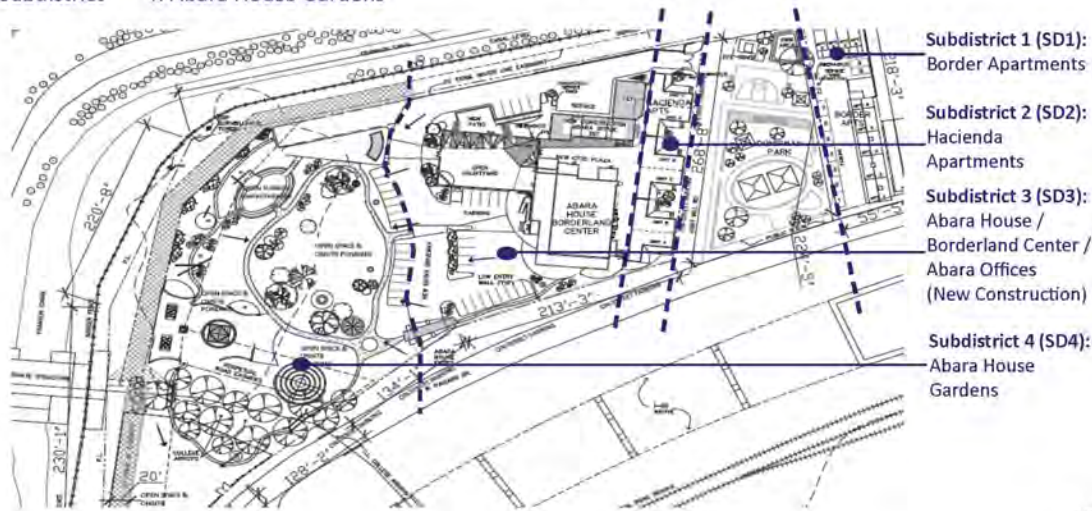
- Subdistrict 1: OLD FORT BLISS S 1/2 OF 2
- Subdistrict 2: SIMEON HART SURV 2 ABST #43
- Subdistrict 3: SIMEON HART SURV 2 ABST #43 PT OF SURV
- Subdistrict 4: SIMEON HART SURV 2 ABST #43

ii. Total acreage as depicted on a survey certified by a registered land surveyor;

- Subdistrict 1: .27 Acres
- Subdistrict 2: .33 Acres
- Subdistrict 3: 1.80 Acres
- Subdistrict 4: 1.92 Acres

iii. Maximum proposed total number of dwelling units for all residential land uses combined;

- Subdistrict 1: Nine (9)
- Subdistrict 2: Twelve (12)
- Subdistrict 3: Zero (0)
- Subdistrict 4: Zero (0)



iv. Maximum proposed total floor area for all non-residential land uses combined, expressed in square feet.

Subdistrict 1:	Non Applicable
Subdistrict 2:	Non Applicable
Subdistrict 3:	20,957 SQFT
-Abara House & Borderland Center:	8,807 SQFT
-Courtyard:	6,650 SQFT
-Abara Offices-New Construction:	7,500 SQFT
Subdistrict 4:	
- Open Air Chapel Pavillion	1,250 SQFT
- Chapel viewing terrace	7,400 SQFT
- West viewing terrace with Shade Structure	500 SQFT
-Terrace	4,500 SQFT
- Open sunken amphitheater	3,500 SQFT

B. General Data Required for Each Proposed Subdistrict.

i. Total acreage

Total Acreage:	4.4 Acres
-Subdistrict 1:	.35 Acres
-Subdistrict 2:	.33 Acres
-Subdistrict 3:	1.80 Acres
-Subdistrict 4:	1.92 Acres

ii. Maximum proposed total number of dwelling units for all residential land uses combined;

21 UNITS

iii. Maximum proposed floor area for all nonresidential land uses combined, expressed in square feet.

20,957 SQFT

C. Property Development Regulations Required per Subdistrict by Land Use Type.

i. Proposed acreages for each proposed land use, including parks, open space, buffer zones, trails and school sites (as applicable)

Residential:	.68 Acres
Commercial & Office:	1.80 Acres

13

Park:	0 Acres
Open Space:	1.92 Acres
Schools:	0 Acres

ii. Minimum and maximum lot coverages

Subdistrict 1:	Min: 42% Max: 50%
Subdistrict 2:	Min: 21% Max: 50%
Subdistrict 3:	Min:26% Max: 50%
Subdistrict 4:	Min 20% Max: 50%

iii. Minimum lot width

Subdistrict 1:	0 Feet
Subdistrict 2:	0 Feet
Subdistrict 3 & 4:	0 Feet

iv. Minimum lot depth

Subdistrict 1:	0 Feet
Subdistrict 2:	0 Feet
Subdistrict 3 & 4:	0 Feet

v. Minimum building setbacks:

Subdistrict 1:	
a) Front:	0 Feet
b) Rear:	0 Feet
c) Cumulative front and rear:	0 Feet
d) Side-interior:	0 Feet
e) Side-street:	0 Feet
f) Cumulative side setbacks:	0 Feet
g) Garage:	N/A
vi. Max Bldg height:	35 Feet
a) Primary structure(s):	Two (2)
b) Accessory structure:	Zero (0)

Subdistrict 2:

- a) Front: 0 Feet
- b) Rear: 0 Feet
- c) Cumulative front and rear: 0 Feet
- d) Side-interior: 0 Feet
- e) Side-street: 0 Feet
- f) Cumulative side setbacks: 0 Feet
- g) Garage: N/A
- vi. Max Bldg Height: 35 Feet
- a) Primary structure(s): One (1)
- b) Accessory structure: Zero (0)

Subdistrict 3:

- a) Front: 0 Feet
- b) Rear: 0 Feet
- c) Cumulative front and rear: 0 Feet
- d) Side-interior: 0 Feet
- e) Side-street: N/A
- f) Cumulative side setbacks: 0 Feet
- g) Garage: N/A
- vi. Max Bldg Height: 35 Feet
- New Construction: 40 Feet
- Second level open deck with shade covering above the Open Courtyard: 35 Feet

Subdistrict 4:

- a) Front: 0 Feet
- b) Rear: 0 Feet
- c) Cumulative front and rear: 0 Feet
- d) Side-interior: 0 Feet
- e) Side-street: N/A
- f) Cumulative side setbacks: 0 Feet
- g) Garage: N/A
- vi. Maximum building height: 35 Feet
- a) Primary structure(s): One (1)
- b) Accessory structure: Zero (0)

vii. Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land.

Subdistrict 1:

27 units per acre. Site currently has nine units. Proposed development plan does not include adding any additional units.

Subdistrict 2:

36 units per acre. Site currently has six units. Proposed development plan includes adding another six units on top of the existing units/structure.

viii. Maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR).

Subdistrict 3:

50% FAR

Subdistrict 4:

50%

TABLE OF PERMISSIBLE USES

USES	SUBDISTRICTS			
	SD1	SD2	SD3	SD4
ACCESSORY DWELLING UNIT	P	P	P	P
APARTMENT (5 OR MORE UNITS)	P	P		
ART GALLERY	P	P	P	P
BAKERY	P	P	P	P
BALLROOM			P	
BANK			P	
BED AND BREAKFAST INN	P	P	P	P
BOOK STORE	P	P	P	P
BREAD MANUFACTURING			P	P
BREWERY			P	
CAFETERIA			P	P
CHURCH	P	P	P	P
CLINIC	P	P	P	
CONVENTION CENTER			P	P
CREDIT UNION	P	P	P	
DUPLEX	P	P		
FARMER'S MARKET	P	P	P	P
FLOWER SHOP	P	P	P	P
HARVESTING			P	P
HOBBY STORE	P	P	P	P
ICE CREAM PARLOR	P	P	P	P
INFILL DEVELOPMENT OVERLAY	P	P	P	P
LIVE WORK FLEX UNIT	P	P		
LOADING SPACES SERVING ANOTHER PROPERTY	P	P	P	P
MUSEUM	P	P	P	P
MUSIC STORE	P	P	P	P
NIGHTCLUB, BAR, COCKTAIL LOUNGE			P	P
OFFICE, BUSINESS	P	P	P	
OFFICE, PROFESSIONAL	P	P	P	
ONSITE PARKING	P	P	P	P
OPEN SPACE			P	P
OPEN SPACE (COMMON, PUBLIC, OR PRIVATE)			P	P
OTHER RETAIL ESTABLISHMENT (LOW-VOLUME)	P	P	P	P
PARKING REDUCTION	P	P	P	P
PARKING SPACES SERVING ANOTHER PROPERTY	P	P	P	P
PRINT AND COPY SHOP	P	P	P	P
PWSF (FACILITY MOUNTED)	P	P	P	P
PWSF (GROUND MOUNTED)	P	P	P	P
PWSF (ROOF MOUNTED)	P	P	P	P
RECREATION VEHICLE PARK			P	P
RESTAURANT (DRIVE IN OR WALK UP)	P	P	P	P
RESTAURANT (SIT DOWN)	P	P	P	P
SCHOOL (PRE-K-6)	P	P	P	P
SCHOOL SECONDARY	P	P	P	P
SCHOOL, ARTS & CRAFTS	P	P	P	
SOCIAL, FRATERNAL CLUB	P	P	P	P
SPECIALTY SHOP	P	P	P	P
STUDIO, DANCE	P	P	P	
STUDIO, PHOTOGRAPHY	P	P	P	
TEMPLE			P	P
THEATRE, PERFORMING			P	P
UNION HALL			P	
YOUTH ORGANIZATION	P	P	P	P

PROPOSED USES FOR ABARA CENTER AS PER APPENDIX A

ABARA HOUSE & BORDERLAND CENTER

- 20.02.270 – Convention Center
- Nightclub, bar, cocktail lounge
- Restaurant, sit down
- 20.02.642 Office, professional

COURTYARD

- 20.02.648 Open Space

ABARA OFFICES-NEW CONSTRUCTION

- 20.02.642 - Office, professional
- 20.02.664 - Other retail establishment (low-volume)

OPEN AIR CHAPEL

- 20.02.648 - Open space

CHAPEL TERRACE

- 20.02.648 - Open space

WEST VIEWING TERRACE

- 20.02.648 - Open space

TERRACE

- 20.02.648 - Open space

OPEN SUNKEN AMPHITHEATER

- 20.02.648 Open Space

PARKING DATA

PARKING CALCULATIONS BASED ON USE AND SQUARE FOOTAGE

ABARA HOUSE AND BORDER LAND CENTER					
USES	SQUARE FOOTAGE	MINIMUM	MAXIMUM	PROVIDED	DIFFERENCE
CONVENTION CENTER	3,557	6	9		
NIGHTCLUB, BAR, COCKTAIL LOUNGE	2,200	15	22		
RESTAURANT (SIT DOWN)	1,850	13	19		
OFFICE, PROFESSIONAL	1,200	2	3		
TOTALS	8,807	34	49	34	0

ABARA OFFICES-NEW CONSTRUCTION					
USES	SQUARE FOOTAGE	MINIMUM	MAXIMUM	PROVIDED	DIFFERENCE
OFFICE, PROFESSIONAL	5,000	9	13		
OTHER RETAIL ESTABLISHMENT (LOW-VOLUME)	2,500	7	10		
TOTALS	7,500	16	23	34	18

BORDER APARTMENTS					
USES		9 UNITS		PROVIDED	DIFFERENCE
ONE BEDROOM APARTMENT		9		9	0

HACIENDA APARTMENTS					
USES		12 UNITS		PROVIDED	DIFFERENCE
ONE BEDROOM APARTMENT		18		13	5

GRAND TOTALS		77	94	90	13
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BICYCLE PARKING SPACES REQUIRED		4		9	+5
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ABARA PROJECT PARKING SPACES

NUMBER OF SPACES	SUBDISTRICTS				TOTAL PER PARKING CATEGORY
	SD1	SD2	SD3	SD4	
OFF STREET	9*	0	24	17	50
ON STREET	0	13**	27***	0	40
TOTAL PER DISTRICT	9	13	51	17	90

NOTES:

* ONE PARKING SPACE PER UNIT

** PARKING ON ONE SIDE OF HART STREET (260' / 20')

*** ASSUMES PARKING ALONG PAISANO; STILL NEEDS TO BE COORDINATED WITH TXDOT.

PARKING INFORMATION

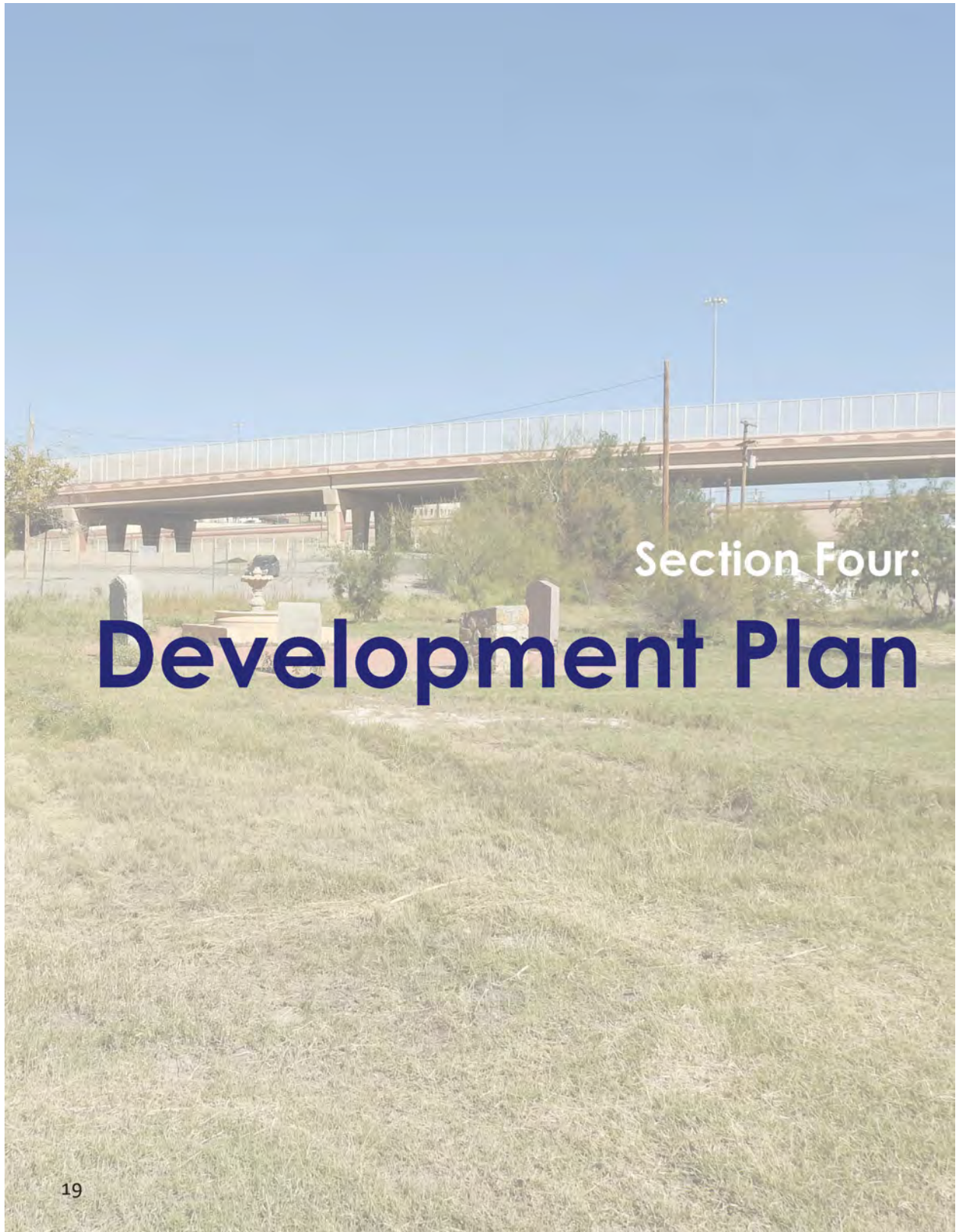
The Abara Project will provide a total of 90 parking spaces both on-street and off-street. The table above summarizes the parking calculations based on the uses that Abara will utilize at inception. Abara is also providing nine (9) bicycle spaces.

LANDSCAPING REQUIREMENT

The City's Municode states the following in regards to landscaping:

Landscaping. 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. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

While the code does not require landscaping in the Abara development, we will be providing approximately 40,000 S.F of landscape area. A more refined landscaping plan will be provide during construction document review.



DEVELOPMENT PLAN DESCRIPTION

The design concept shows the site bisected by a new entry drive into an active area on the north side (to the right) and a more contemplative/restorative area on the southern half (to the left). The active area is centered on the renovation of the historic Hacienda into the new Abara Borderland Center. This property will include a refreshed outdoor courtyard with second floor deck, new construction, and renovation of the apartments on the north side all linked by new shaded courtyards. Parking and a service support area on the west side of the courtyard will handle vehicular access and deliveries to Abara House. New curvilinear terraces wrap around the historic Hacienda building, connecting entry points to the walled outdoor venue courtyards, new alley courtyards and the renovated La Hacienda Apartments featuring our Welcome Center, guest apartments and retail spaces.

The garden side to the left, is designed as a place of contemplation and gathering featuring desert gardens, an ecumenical chapel area, and direct access to the adjacent 18' high Border Fence. Viewpoints and seating areas, plus a small amphitheater, are connected by gravel pathways celebrating the historic monuments, and the stories, peoples and cultures that have traversed this historic site for millennia. A defined entry sequence and gateway to the Abara House campus will follow the eastern property line and feature low adobe walls and dignified plantings of native trees and desert landscaping.

Existing Conditions



DEVELOPMENT PLAN

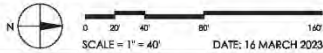


ABARA HOUSE MASTER ZONING PLAN

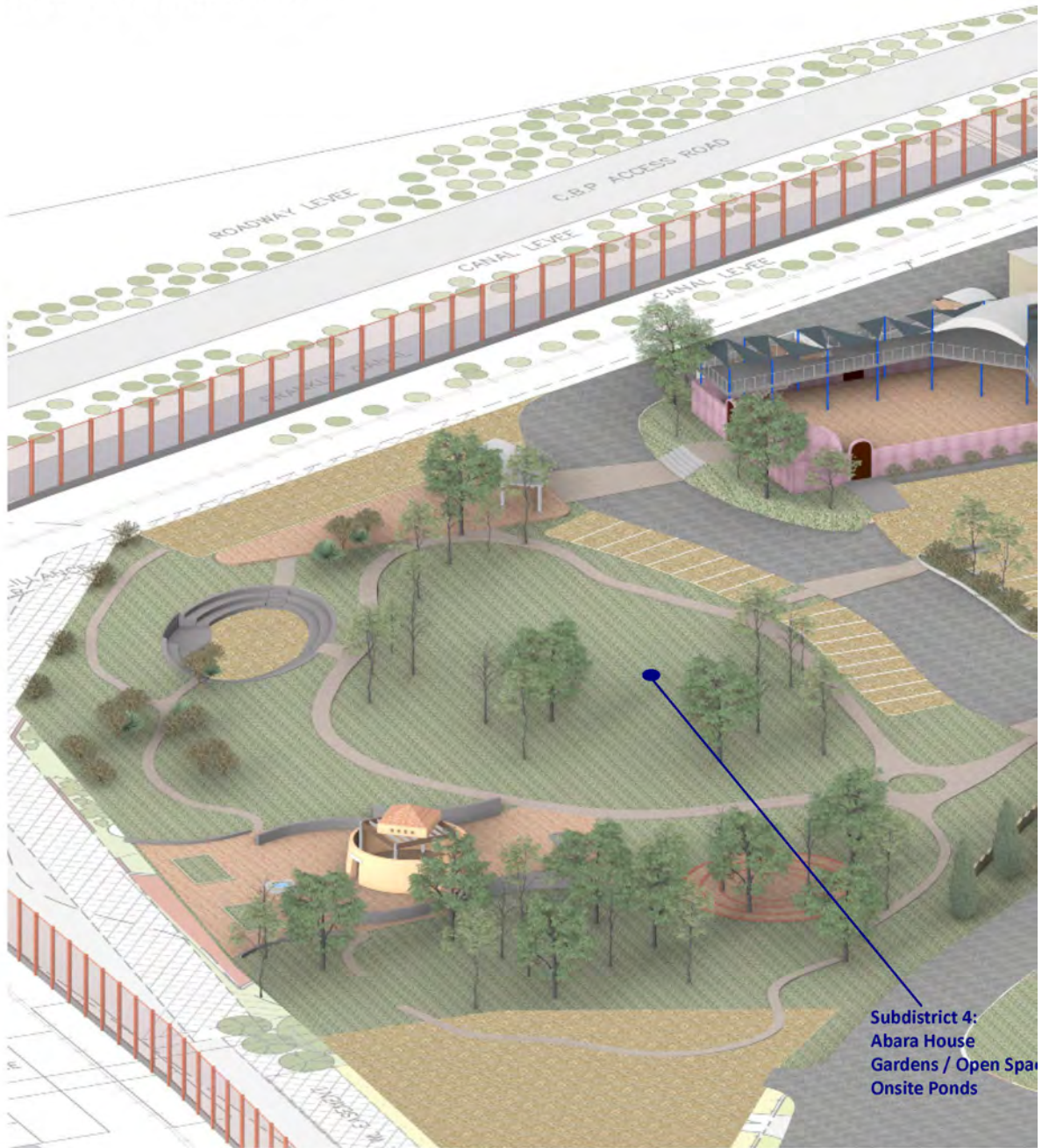
DEVELOPMENT PLAN



 <p>ABARA BORDERLAND CONNECTIONS 1228 WYOMING, AVE EL PASO, TX 79902</p>	<p>Sami DiPasquale Executive Director</p>	 <p>3/22/23 # 11695 SIGNED, SEALED, LICENSED ARCHITECT</p>
	<p>Kim Schaefer Architect / Project Director</p>	
<p>1820, 1730, 1720, 1705 W. PAISANO, EL PASO, TEXAS 79902 OLD FORT BLISS S 1/2 OF 2; SIMEON HART SURV 2 ABST #43; SIMEON HART SURV 2 ABST #43 PT OF SURV; SIMEON HART SURV 2 ABST #43, CITY OF EL PASO, EL PASO COUNTY, TEXAS TOTAL LAND AREA: 4.32 ACRES +/- ZONING: GENERAL MIXED DISTRICT (PROPOSED)</p>		



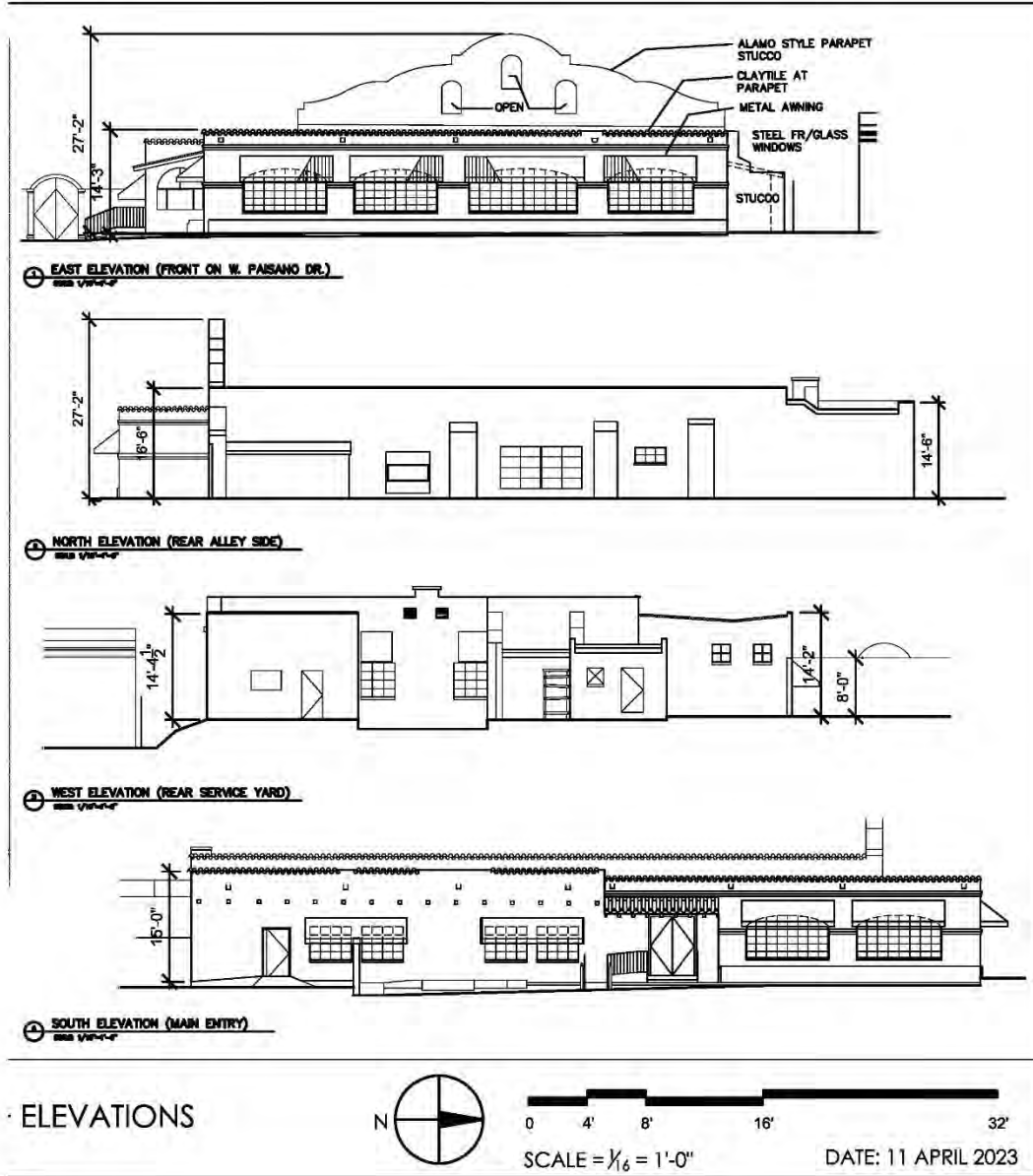
RENDERING OF DEVELOPMENT PLAN





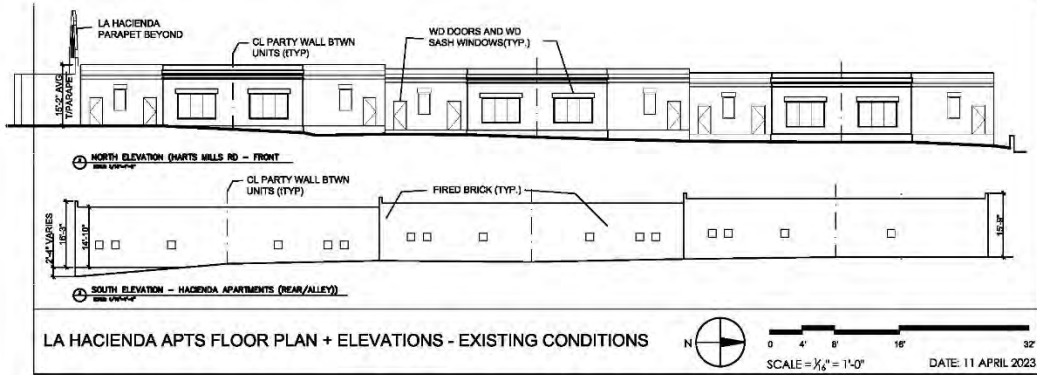
BUILDING ELEVATIONS

La Hacienda Building

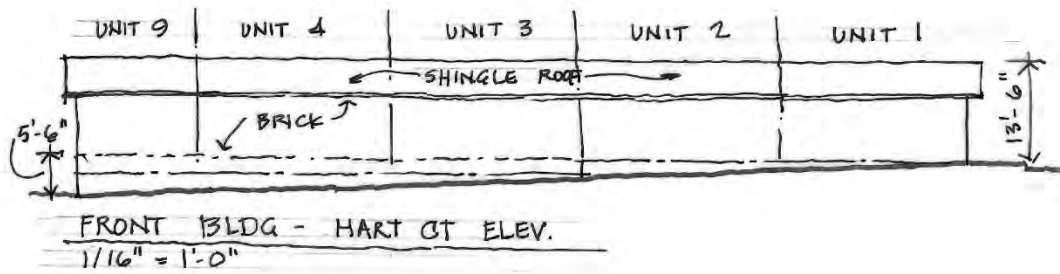
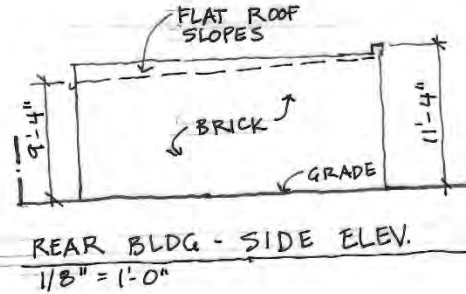
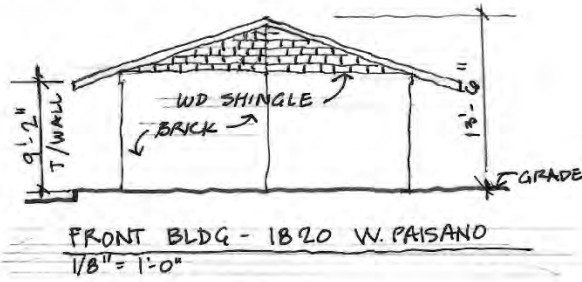


BUILDING ELEVATIONS

La Hacienda Apartments



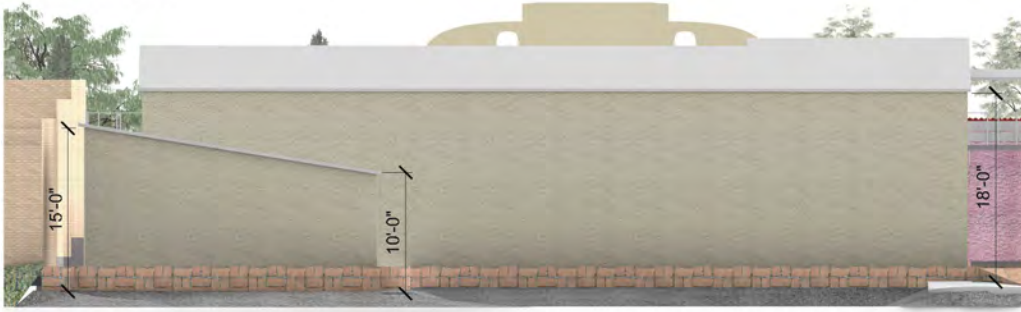
Borderland Apartments



BUILDING ELEVATIONS

Abara House New Construction

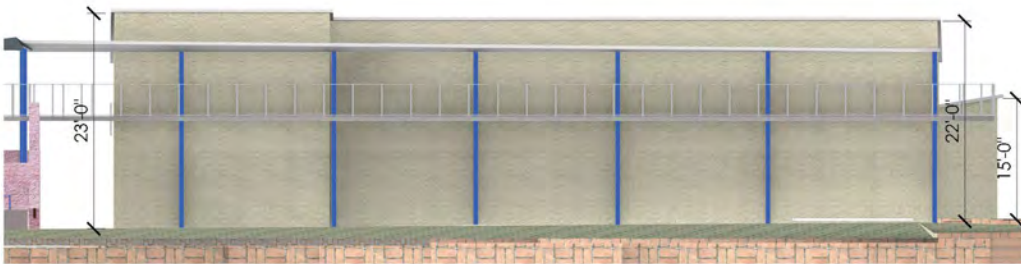
Front West Elevation



South Elevation



Rear East Elevation



ABARA HOUSE

MASTER ZONING PLAN



Sami DiPasquale
Executive Director

Kim Schaefer
Architect / Project Director

www.abara.org



Carlos Gallinar, AICP, CNU-a
Principal & Owner

www.gallinar-planning.com

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Recommend approval with a condition of the rezoning and Master Zoning Plan. The condition is the following: prior to issuance of any certificates of occupancy, a sidewalk along Paisano Drive abutting the subject property must be provided in accordance with Title 19 of the El Paso City Code.

1. Further collaboration with TxDOT will be needed for any right-of-way improvements along Paisano Drive during building permitting.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

Recommend approval.

1. Area is currently within the 500-year flood zone area 0.2 annual chance flood. A FEMA designated arroyo Zone "A6" currently crosses into and through the subject lot, and it is in Flood Zone AE of the preliminary future FIRM maps. Take the potential of flooding hazards into careful consideration at time of development.
2. Show proposed drainage flow patterns on the site plans. Label any proposed ponding locations.
3. In order to reduce flooding, the code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within the landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
4. All proposed and existing sidewalks, ADA ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A., T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards" on the plan.

Note: Applicable comments to be addressed during building permitting.

Fire Department

No adverse comments.

Police Department

No comments received.

Environmental Services

Provide location for refuse on plans.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has no objections to the mixed-use development.

Sun Metro

No comments received.

El Paso Water

West Paisano Dr. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within W Paisano Dr. right-of-way requires written permission from TxDOT.

Water:

There is an existing 4-inch/6-inch diameter water main that extends along W Paisano Dr., located approximately 7-feet east of the west right-of-way line. This main dead-ends approximately 150-feet south of Hart Ct. This main is available for service.

There is an existing 4-inch/6-inch diameter water main that extends along Hart Ct., located approximately 5-feet south of the north right-of-way line. This main is available for service.

There is an abandoned 36-inch diameter transmission water main that extends along W Paisano Dr., located east of the properties.

There is an existing 48-inch diameter transmission water main that extends parallel to W Paisano Dr., located along the western line of the properties within a 40-foot Utility Easement. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

EPWater records indicate two (2) active ¾-inch domestic water meters serving the subject properties. The addresses for these services are 1820 W Paisano Dr. and 1720 W Paisano Dr.

EPWater records indicate three (3) vacant water service connections (inactive meters) serving the subject properties. The addresses for these services are 2, 4, and 5 Hart Ct.

Previous water pressure from fire hydrant #756, located on the southeast corner of Hart Ct. and W Paisano Dr., has yielded a static pressure of 94 (psi), a residual pressure of 90 (psi), and a discharge of 1,463 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 6-inch diameter force main that extends along W Paisano Dr., located approximately 40-feet east of the west right-of-way line. No service connections are allowed to this main.

There is an existing 6-inch diameter force main that extends along Hart Ct., located approximately 12-feet north of the south right-of-way line. No service connections are allowed to this main.

There is an existing 8-inch diameter sanitary sewer main that extends within a 10-foot PSB Easement along the western property lines, located approximately 2-feet east of the western property lines. This main dead-ends approximately 92-feet south of Hart Ct. This main is available for service.

General:

New water services will require paving cuts on W Paisano Dr. and Hart Ct.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater requires a new service application to provide additional services 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 EPWater – 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.

Stormwater:

No comments received.

Texas Department of Transportation

1. We will not permit any work under the bridge.
2. We don't permit curb cuts onto state right way to access state right of way near the bridge as shown.

Comments to be addressed with TxDOT during building permitting.

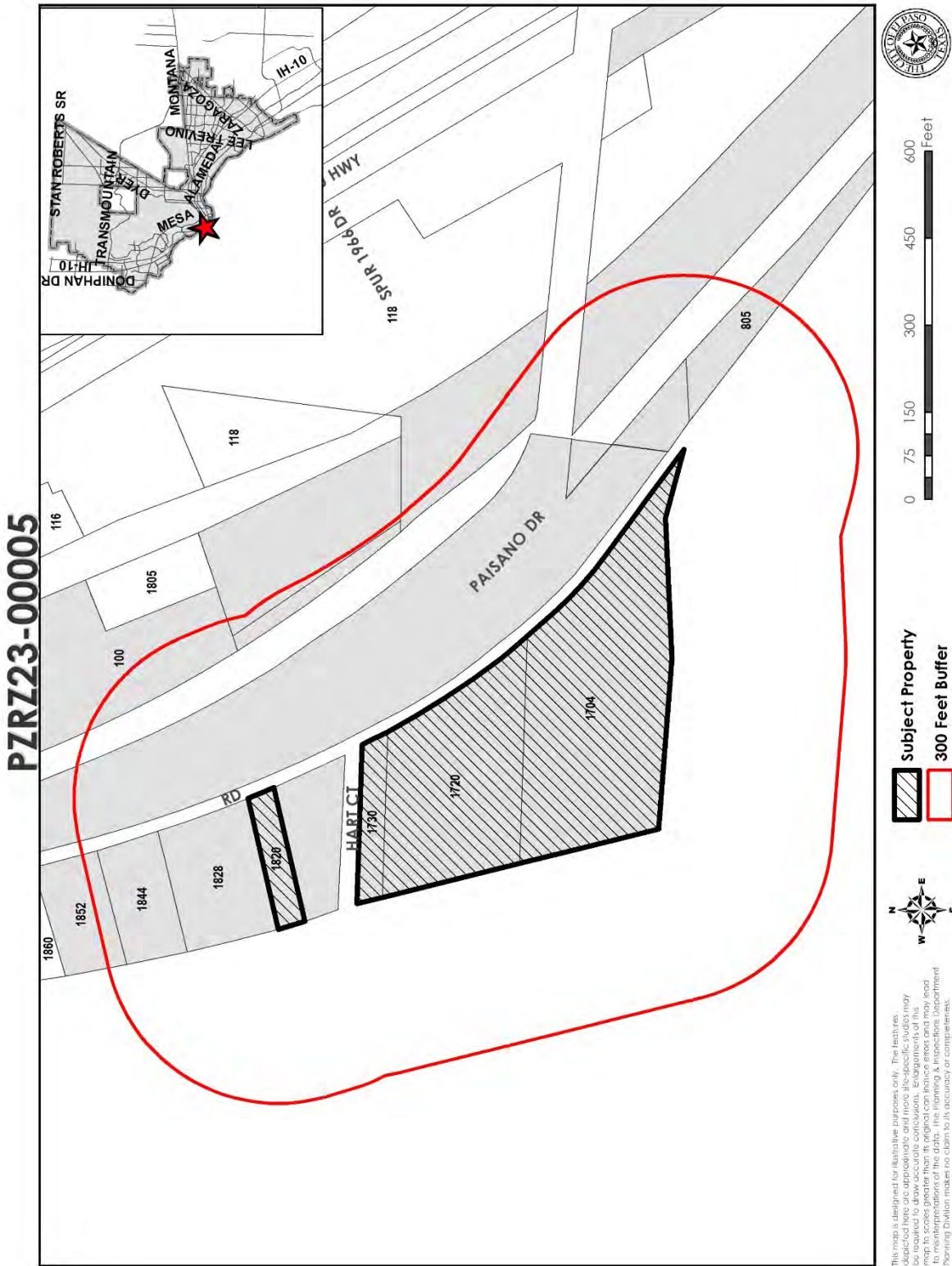
El Paso 9-1-1 District

The 911 District has no comments/concerns regarding this zoning.

El Paso County Water Improvement District #1

Not within the boundaries of EPCWID1.

ATTACHMENT 5



ATTACHMENT 6

May 3, 2023

TO: City Plan Commission of the City of El Paso
Planning Division
PO Box 1890
El Paso, Texas 79950-1890

RE: Re-Zoning of 1708, 1720, 1730 and 1820 W. Paisano Dr. – Case: PZRZ23-00005 W. Paisano.

Commissioners,

My Name is Rafael Nickolas, Jr. and I am the owner of 1908, 1932 and 1940 W. Paisano Dr. I would like to inform you that I am **completely opposed** to the rezoning of referenced neighboring properties.

I have owned the property since 2007 and have seen multiple changes throughout the years: In the early years (before the "wall" was built) the area was chaotic, to say the least, with all the migrants freely flowing across the border creating destruction and vandalizing the neighborhood; Later during the Obama years...the Border Fence ("wall") was built and the neighborhood became more secure, however, we had the Rescue Mission that allowed for constant vandalism caused by countless homeless in the area. Once TXDOT built the 375 Loop and 1966 Spurr, and the Homeless shelter was relocated, our neighborhood became one of the safest places in El Paso! And **WE WANT TO KEEP IT THAT WAY!**

The owners of referenced property, Abara Property Holdings I and II, LLC, want to change the Zoning so they can establish a "Culture Center"...This is all smoke and mirrors!

Abara operates a Migrant Shelter in the present location (1228 Wyoming Ave.) and what they really want is to operate a large scale Migrant Shelter in the proposed site.

They will tell you that this is not so, but if you scan their website, you will catch innuendos that say otherwise:

"An oasis for those under threat of displacement"

"4 acres designed as a place for GATHERING."

"They pursue and collaborate with migrant shelters"

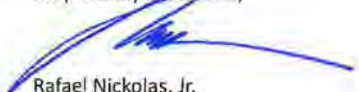
Its all about money for them...For Your Information, the Government pays Migrant Shelters \$270.00 per migrant per day. At their present site (about 5000 SF space) they house on an average of 45 migrants (their own website numbers)...imagine how many they will be able to house on a 4 Acre Site?

100 migrants generate an income of \$9,855,000 per year! (\$270.00/Migrant X 100 Migrants X 365 days per year)

I envision, with this amount of land, Abara will set up a tent city with hundreds, if not thousands of "un-vetted" migrants...I do not want to see what is happening at the Sagrado Corazon Church in our neighborhood!

I respectfully oppose the re-zoning of subject property!

Respectfully submitted,



Rafael Nickolas, Jr.
1932 W. Paisano Dr.
El Paso, Texas 79922