

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



DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 10/28/25

CONTACT PERSON NAME: Philip F. Etiwe

PHONE NUMBER: (915) 212-1553

2nd CONTACT PERSON NAME: Saul J. G. Pina

PHONE NUMBER: (915) 212-1604

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 Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use) and approving a master zoning plan with a 32% parking reduction. 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: North of Arizona Avenue and East of N. Oregon Street
Applicant: Misifu, LLC, PZRZ24-00035

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan with a 32% parking reduction to allow for a proposed mixed-use complex. City Plan Commission recommended 6-0 to approve the proposed rezoning on July 31, 2025. As of September 2, 2025, the Planning Division has not received any communication in support or opposition to the request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

The subject property is located within the El Paso Central Business Association and the Sunrise Civic Group, which the applicant contacted. Notices were sent to property owners within 300 feet of the subject property on July 18, 2025.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Philip Fave

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 15 TO 20, BLOCK 13, HART'S SURVEY NO. 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) AND S-D (SPECIAL DEVELOPMENT) TO G-MU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN WITH A 32% PARKING REDUCTION. 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 Lots 15 to 20, Block 13, Hart's Survey No. 9, *City of El Paso, El Paso County, Texas*, be changed from C-1/sc (Commercial/special contract) and S-D (Special Development) to 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 "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

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 _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
HQ25-5374|Tran#615664|P&I|JAQ
Rezoning Ordinance 101 Arizona & 1108 Oregon

PZRZ24-00035-_____

EXHIBIT "B"

General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

Prepared by: Georges Halloul, P.E.

SEPTEMBER 2024



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

9.15.2025

DATE

Georges Halloul

APPLICANT

Kevin Smith

EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

GENERAL MIXED USE ZONING REPORT
1108 OREGON, & 101 ARIZONA, El Paso, Texas

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abstract

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

limitations

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

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

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

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




Introduction

In Situ Architect and SLI Engineering, Inc. are in the process of a Rezoning Application for existing site located on the northeast corner of Oregon and Arizona St.. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, other retail establishment, low volume, and office space uses.

Executive summary

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

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

-  **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
-  **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development
-  **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood retail establishment, low volume, services will be compatible with the neighborhood residential character.

Site Location

The proposed Sites consist of a parcel of land located at the central area of El Paso, El Paso County, Texas. The Site is located on the northeast corner of Arizona and Oregon

The parcel is shown on the following exhibit.



Figure 1: site location

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

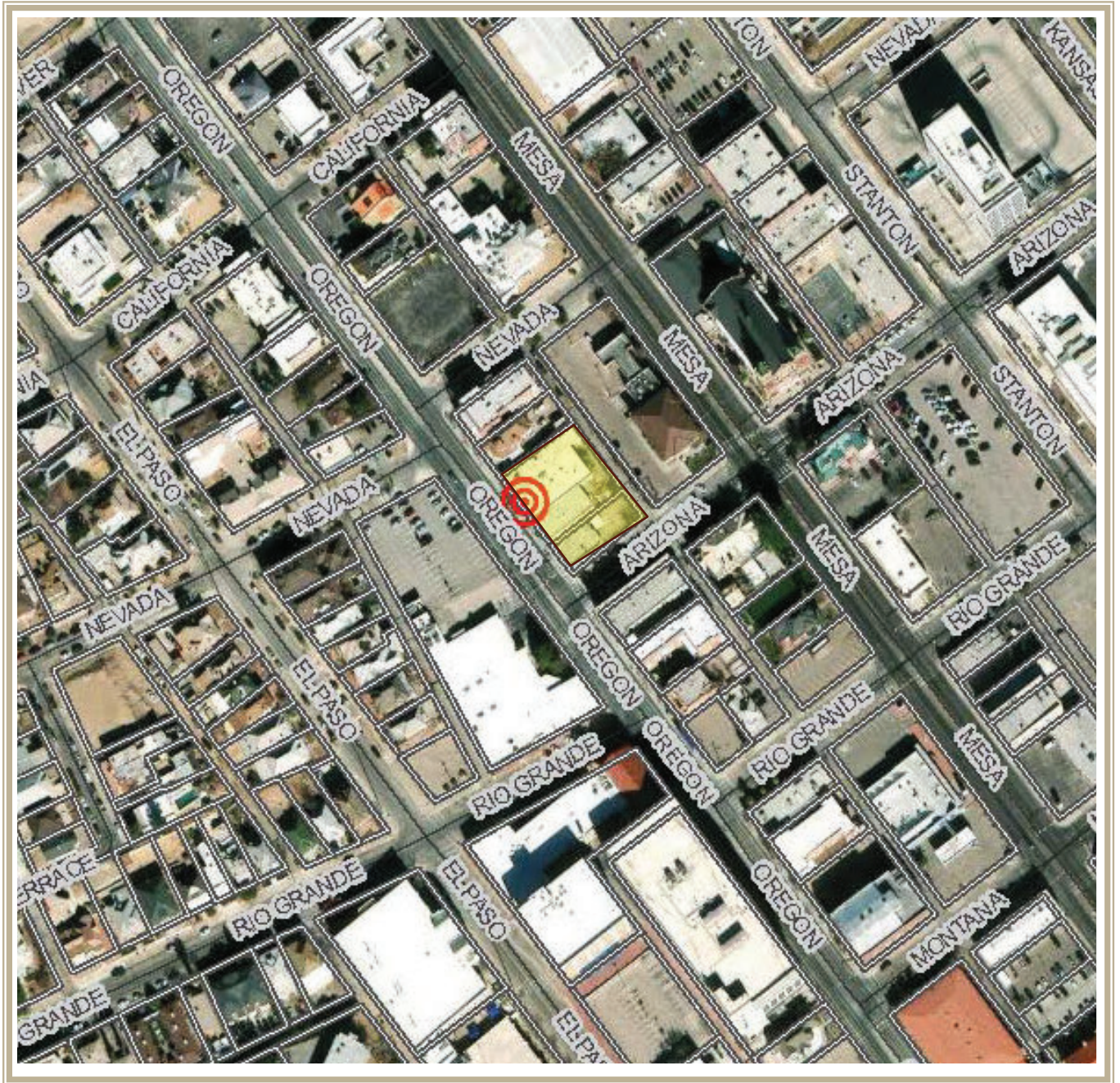


Figure 2: aerial photo of the site

Site Description

Subdivision:

The site is legally Subdivided. The legal Description is Lots 15 through Lot 20, Block 13, Harts survey No. 9

The address is 101 Arizona and 1108 Oregon.

Zoning:

The site consists of two zoning Designations:

1. Sd Special District
2. C1 Commercial

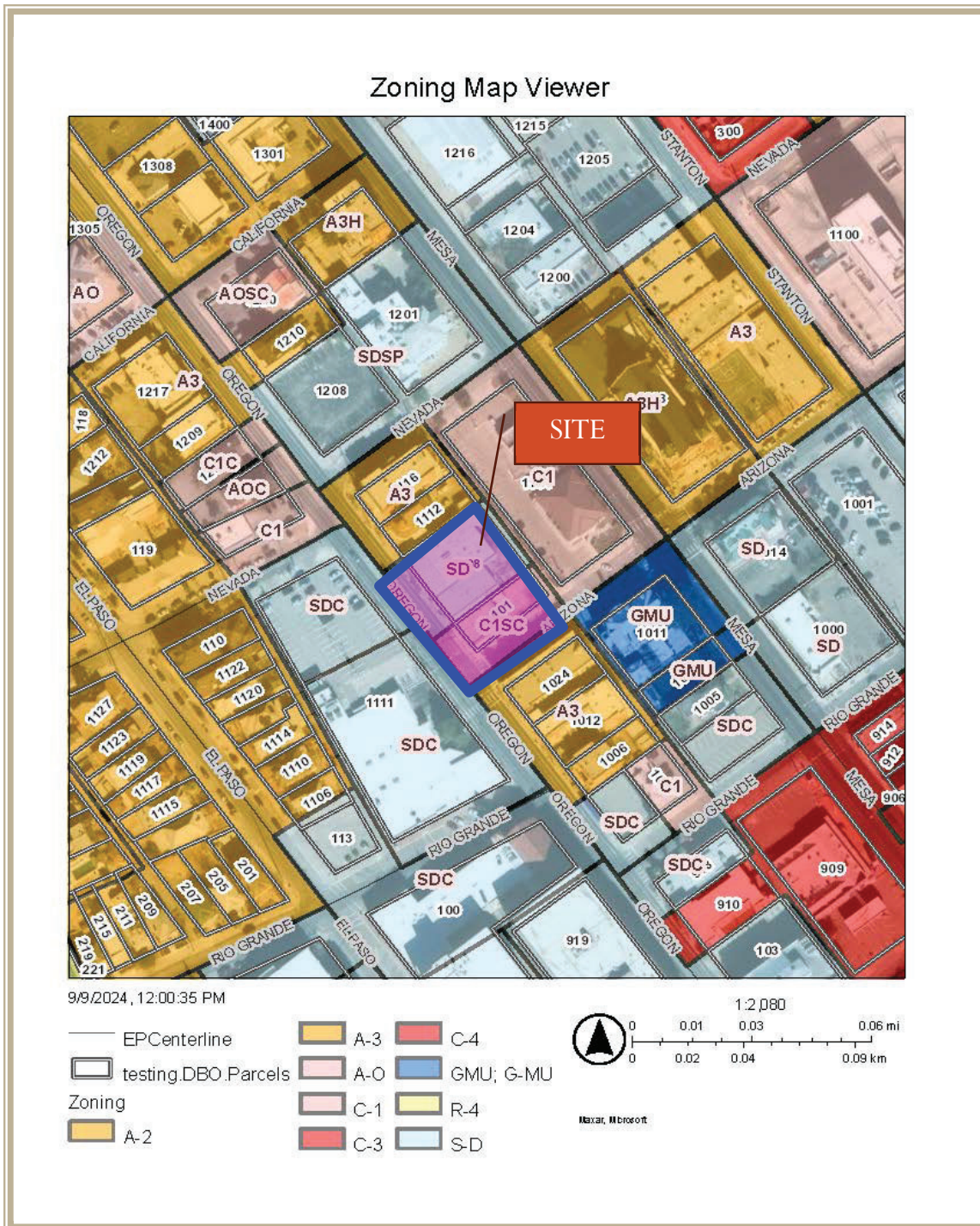


Figure 3: existing zoning of the site

Figure 2: existing zoning of the site

Proposed zoning and uses

The site will be rezoned to GMU, General Mix Use.

The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

The building will consist of four stories as follows:

GROUND FLOOR: 6,635 SF

SECOND FLOOR: 13,975 SF

THIRD FLOOR: 13,975 SF

For a total of 48,450 SF

The residential count within the building is located within the second, third and fourth story to include three efficiencies, 40 one-bedroom and 3 two-bedroom units.

The other retail establishment, low volume, will be located within the first level as follows:

- RETAIL 1 - 2,326 SF
- RETAIL 2 - 1,069 SF
- RETAIL 3 - 1,823 SF
- LOBBY - 171 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 62 SF
- RISER - 55 SF

The communal room, 1,417 SF is located within the Fourth floor

The total area of the Non-Residential aspect is 7,241 SF

The proposed Open Space area is 11,207 SF

The required Parking is 87 Parking spaces and 2 bikes racks.

The proposed parking is 45 spaces and 6 bike racks

FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

Principals and Requirements

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

Development Perspective.

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

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

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

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

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

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

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

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

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

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

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

The corridors are existent.

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

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

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

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

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

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

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

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

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

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

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

The development is existent and the streets are existent too.

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

This item does not apply

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

We will Coordinate with SunMetro to provide bus stops close by the proposed development

- xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

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

The proposed development will green areas, landscaping and roof top

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

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

Building Perspective.

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

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

The building park ways, and the roofs will be landscaped with trees and shrubs..

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

The building and streets are already in place.

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

The design will be typical design for this region.

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

Does not apply

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

Please refer to the attached site plan.

2.

General Design Elements

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

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

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

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

The development consists of apartment, other retail establishment, low volume, dining and green areas.

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

All proposed development are located within one building

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

The streets are existing.

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

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

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

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

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

The site will enhance the visual enjoyment of the neighborhood.

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

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

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

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

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

This item does not apply.

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

Architectural Objectives.

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

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

Roadway Design.

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

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in [Chapter 20.14](#). However, the project might require additional parking that is available on adjacent streets

.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ,” Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan”. Therefore, this development will have a minimum of 0 foot setbacks.

|Landscaping.

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

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

|phasing

The development will be constructed in 1 phase.

|Mixed use table.

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

Arizona and N. Oregon

City Plan Commission — July 31, 2025

REZONING



CASE NUMBER: PZRZ24-00035
CASE MANAGER: Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
PROPERTY OWNER: Misifu, LLC
REPRESENTATIVE: SLI Engineering
LOCATION: North of Arizona Ave. and East of N. Oregon St. (District 8)
PROPERTY AREA: 0.43 Acres
REQUEST: Rezone from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of July 24, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan to allow for a proposed mixed-use complex.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request, parking reduction, and master zoning plan. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood (Walkable) future land use designation.

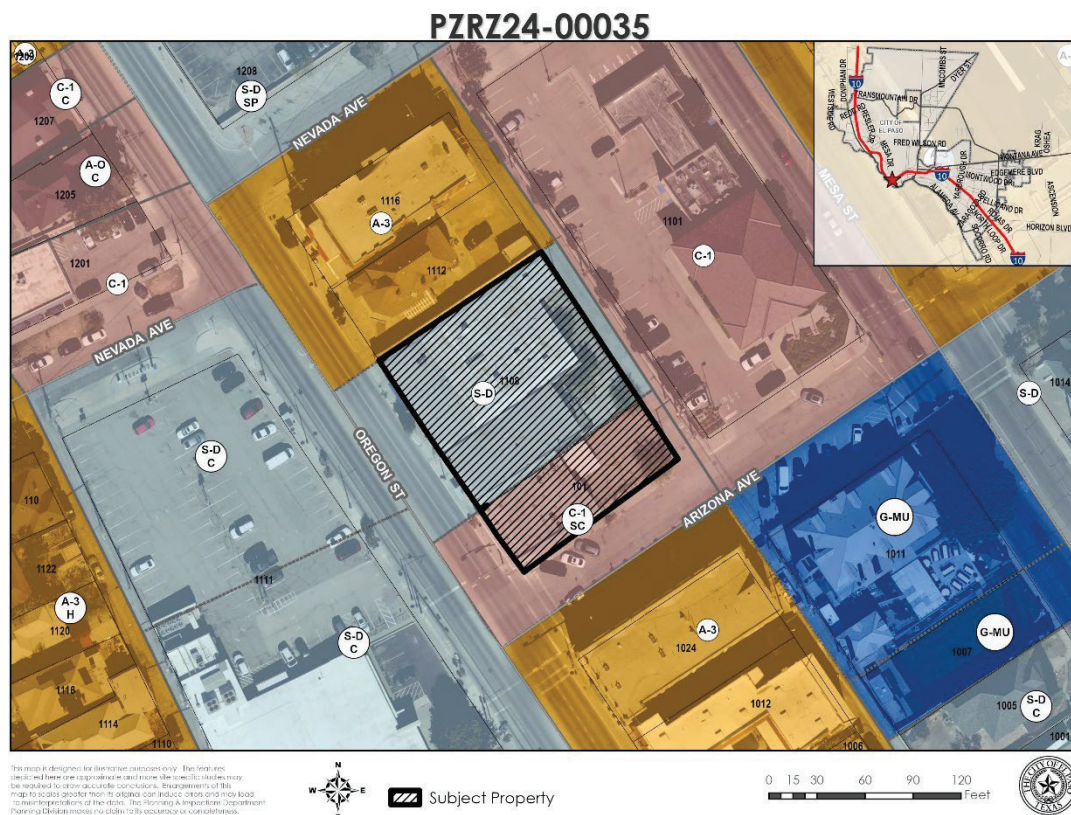


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan and a 32% parking reduction to allow for a proposed mixed-use complex. The property is approximately 0.43 acres in size. The master zoning plan shows forty-six (46) apartment units for the residential component and 5,366 square feet of commercial space for other retail establishments. Thirty-eight (38) parking spaces are to be proposed. Access to the development is proposed through an alleyway accessible from Arizona Avenue. The proposed development complies with zoning, landscape, and other requirements per code. The master zoning plan is being reviewed as per Title 20 of the El Paso City Code and is binding.

PREVIOUS CASE HISTORY: The following history is applicable to the case:

Ordinance No. 8610, dated March 4, 1986, changed the zoning from A-3 (Apartment) to C-1 (Commercial) and imposed conditions. Applicable conditions are the following:

- 1) *First Parties must remove the canopy, as shown on the site development plan, in order to provide the ten (10) off-street parking spaces. This must be done within thirty (30) days of approval of the rezoning request by the Mayor and City Council.*

Note: *Conditions are being satisfied through this request or have been previously satisfied.*

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed mixed-use complex is in character with the surrounding neighborhood. Properties to the north include multi-family dwellings and a bank zoned A-3 (Apartment) and C-1 (Commercial); properties to the south include multi-family dwellings and a college, zoned A-3 (Apartment) and S-D/c (Special Development/conditions); properties to the east include an event center and a bank zoned G-MU (General Mixed Use) and C-1 (Commercial); and lastly, properties to the west include a college zoned S-D/c (Special Development/conditions). The nearest school, Triumph High School is 0.3 miles and the nearest park, Dunn Park is 0.4 miles in to the proposed development.

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:	
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-2, Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes, the proposed G-MU (General Mixed Use) zone district is compatible with the future land use map designation. The proposed zoning will permit flexible and designed development while maintaining a mix of residential and commercial land uses on the property.</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</p>	<p>Yes, the proposed zoning is compatible with surrounding commercial and residential areas, allowing for new mixed-use land uses, previously not existing.</p>

developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.	
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 Arizona Avenue and North Oregon street, which are designated as major arterials in the City's Major Thoroughfare Plan (MTP). The proposed complex will serve as a suitable mixed-use corridor for Transit-Oriented Development (TOD)
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 not located within any historic districts nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve green field, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition, with the last rezoning occurring four (4) years ago.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed mixed-use complex will be accessible from both Arizona Avenue and N. Oregon Street, two (2) minor arterials classified on the City of El Paso's Major Thoroughfare Plan (MTP) and are suitable as a Transit-oriented Development (TOD). Primary access will be via a dedicated alleyway at the rear of the property. The proposed development is accessible for both vehicular and pedestrian traffic and connects to various mixed uses near Interstate 10. Sidewalks and on-street parking are already present. Multiple bus routes, including Brio and the streetcar, run along Arizona Avenue, with the nearest bus stop 0.06 miles in proximity to the complex.

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

PUBLIC COMMENT: The subject property is located within the El Paso Central Business Association and the Sunrise Civic Group, which the applicant contacted. Notices were sent to property owners within 300 feet of the subject property on July 18, 2025. As of July 24, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request.

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. Elevations
4. Master Zoning Plan Report
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ24-00035

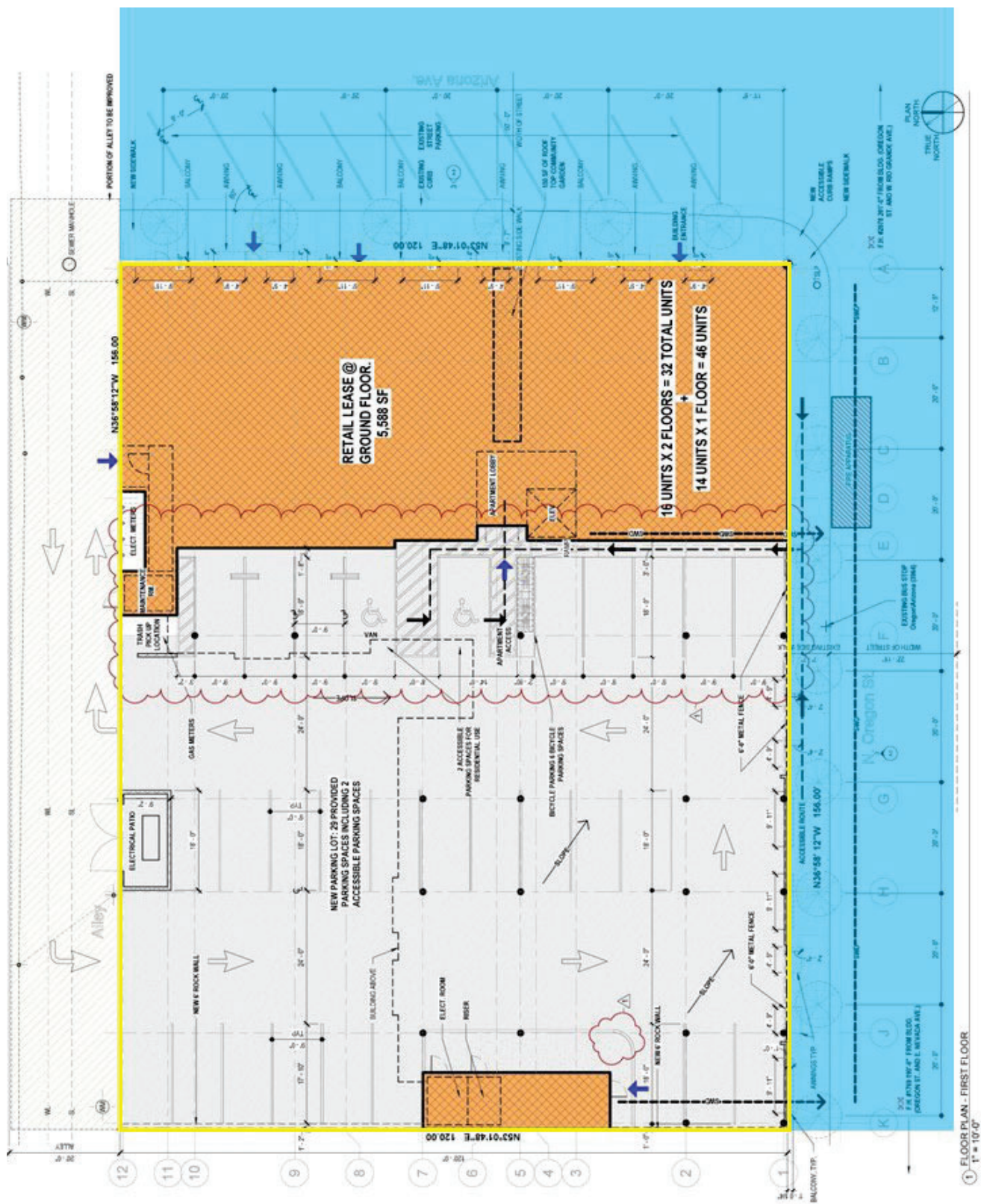


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to confirm the accuracy of the information shown on this map to scales greater than its original. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3



③ ELEV @ OREGON ST.
1" = 20'-0"



④ ELEV @ ARIZONA ST.
1" = 20'-0"

ATTACHMENT 4

General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

Prepared by: Georges Halloul, P.E.

SEPTEMBER 2024

d:\my docs\in-situ\oregon and arizona\zoning report gmu.docx

abstract

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

limitations

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

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

Introduction

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

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

- ✚ **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- ✚ **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development
- ✚ **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood retail establishment, low volume, services will be compatible with the neighborhood residential character.

Site Location

The proposed Sites consist of a parcel of land located at the central area of El Paso, El Paso County, Texas. The Site is located on the northeast corner of Arizona and Oregon

The parcel is shown on the following exhibit.



Figure 1: site location

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

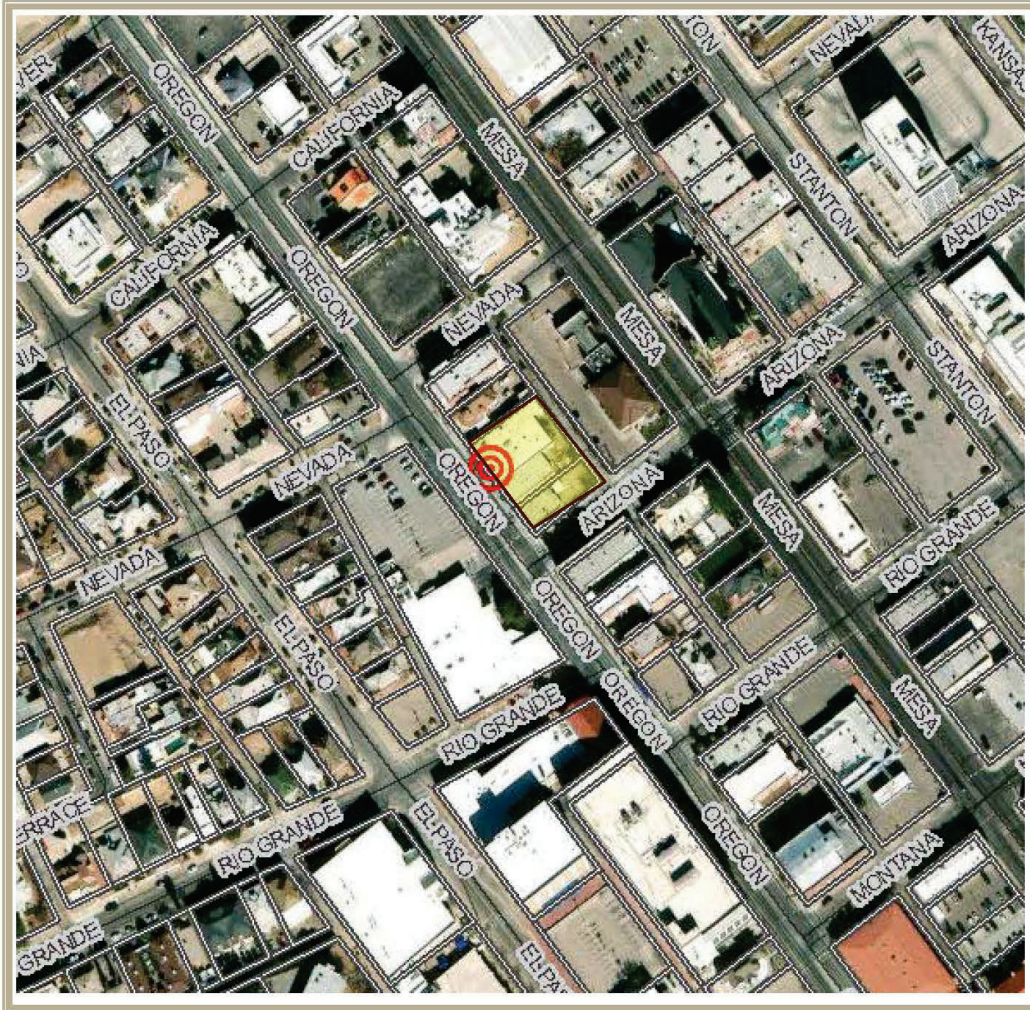


Figure 2: aerial photo of the site

Site Description

Subdivision:

The site is legally Subdivided. The legal Description is Lots 15 through Lot 20, Block 13, Harts survey No. 9

The address is 101 Arizona and 1108 Oregon.

Zoning:

The site consists of two zoning Designations:

1. Sd Special District
2. C1 Commercial

Zoning Plan, RMU

7

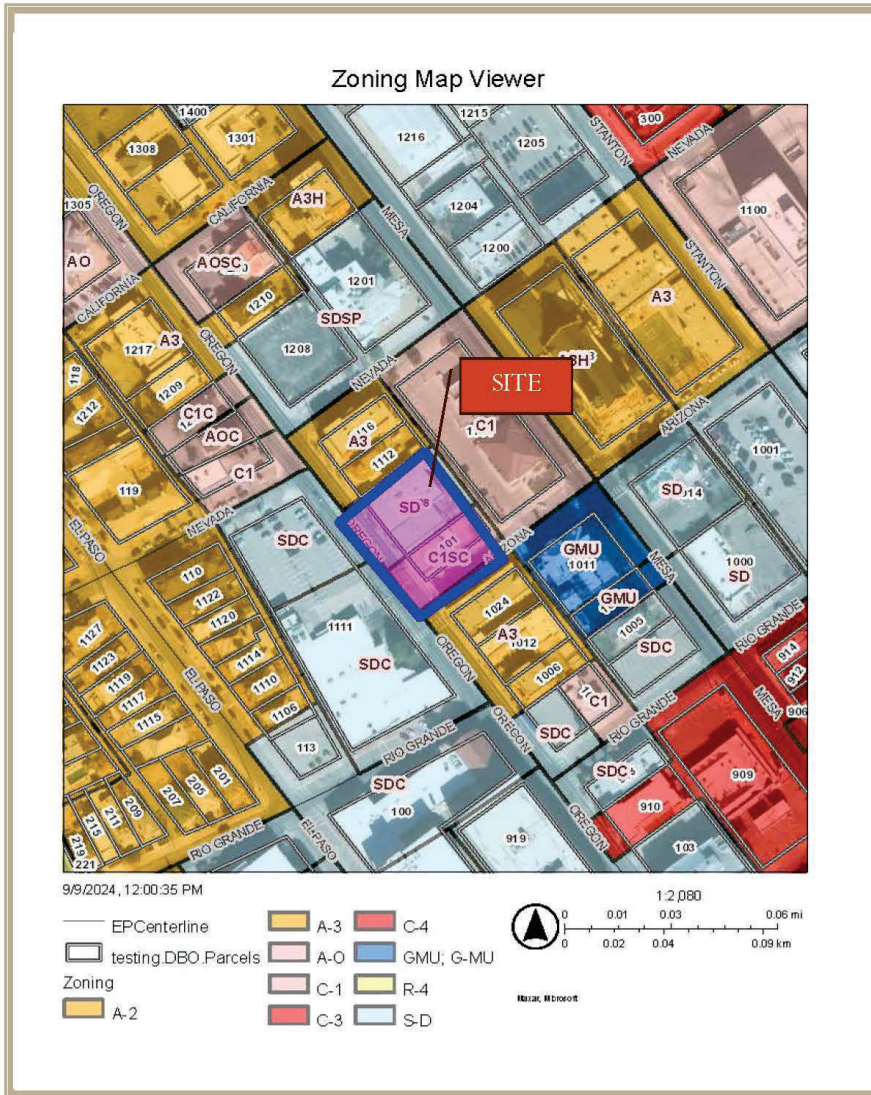


Figure 3: existing zoning of the site

Figure 2: existing zoning of the site

Proposed zoning and uses

The site will be rezoned to GMU, General Mix Use.

The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

The building will consist of four stories as follows:

GROUND FLOOR: 6,635 SF

SECOND FLOOR: 13,975 SF

THIRD FLOOR: 13,975 SF

For a total of 48,450 SF

The residential count within the building is located within the second, third and fourth story to include three efficiencies, 40 one-bedroom and 3 two-bedroom units.

The other retail establishment, low volume, will be located within the first level as follows:

- RETAIL 1 - 2,326 SF
- RETAIL 2 - 1,069 SF
- RETAIL 3 - 1,823 SF
- LOBBY - 171 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 62 SF
- RISER - 55 SF

The communal room, 1,417 SF is located within the Fourth floor

The total area of the Non-Residential aspect is 7,241 SF

The proposed Open Space area is 11,207 SF

The required Parking is 87 Parking spaces and 2 bikes racks.

The proposed parking is 45 spaces and 6 bike racks

FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

Principals and Requirements

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

Development Perspective.

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

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

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

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

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

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

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

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

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

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

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

The corridors are existent.

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

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

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

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

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

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

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

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

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

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

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

The development is existent and the streets are existent too.

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

This item does not apply

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

We will Coordinate with SunMetro to provide bus stops close by the proposed development

- xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

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

The proposed development will green areas, landscaping and roof top

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

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

Building Perspective.

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

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

The building park ways, and the roofs will be landscaped with trees and shrubs..

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

The building and streets are already in place.

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

The design will be typical design for this region.

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

Does not apply

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

Please refer to the attached site plan.

2.

General Design Elements

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

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

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

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

The development consists of apartment, other retail establishment, low volume, dining and green areas.

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

All proposed development are located within one building

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

The streets are existing.

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

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

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

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

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

The site will enhance the visual enjoyment of the neighborhood.

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

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

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

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

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

This item does not apply.

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

Architectural Objectives.

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

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

Roadway Design.

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

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in [Chapter 20.14](#). However, the project might require additional parking that is available on adjacent streets

.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G, "Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 0 foot setbacks.

Landscaping.

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

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

phasing

The development will be constructed in 1 phase.

Mixed use table.

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

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the rezoning request, parking reduction, and master zoning plan. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood (Walkable) future land use designation.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff.
2. Storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Fire Department

Recommend approval: No adverse comments.

Streets and Maintenance Department

Transportation Engineering Department has the following comments.

1. No objections to application.
2. Approved parking study analysis.

Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city. City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management Section

It is the responsibility of the contractor to address any damages to concrete and/or street pavements within the city right-of-way. Such damages shall be repaired or replaced in accordance with DCS and El Paso City Municipal Codes, as applicable, and/or as directed by city engineers.

Sun Metro

Sun Metro has the following comment to follow:

No effect on Sun Metro transit operations or services.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 8-inch diameter water main located along Oregon Street located approximately 25-feet west of the eastern right-of-way line. This main is available for service

There is an existing 8-inch diameter water main located along Arizona Avenue located approximately 20 - 26-feet south of the northern right-of-way line. This main is available for service.

There is an existing 20-inch diameter water main that extends 5 feet west of the eastern right-of way of the alley east of Oregon Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure from fire hydrant #2078 located on the east side of Oregon St. and Rio Grande Ave. intersection has yielded a static pressure of 56 (psi), a residual pressure of 50 (psi) and a discharge of 1186 gallons per minute (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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate two-active domestic meters, 1" and ¾" meters serving the subject property. The service addresses for this meter are 101 Arizona Ave. and 1106 N. Oregon St.

Sewer:

There is an existing 6-inch diameter sanitary sewer main that extends 10 feet west of the eastern right-of way of the alley east of Oregon St. This sanitary sewer main is available for service.

General:

EPWater requires a new service application to provide 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 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:

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

- As per Municipal Code: new developments and redevelopments are required to maintain the

pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

El Paso County 911 District

The 911 District has no comments or concerns.

Texas Gas Service

In reference to case PZRZ24-00035 - 101 Arizona and 1108 Oregon, Texas Gas Service has a service line at 1108 Oregon St.

El Paso Electric

We have no comments for 101 Arizona and 1108 Oregon.

El Paso County Water Improvement District No. 1

No comments received.

Police Department

No comments received.

Environment Services

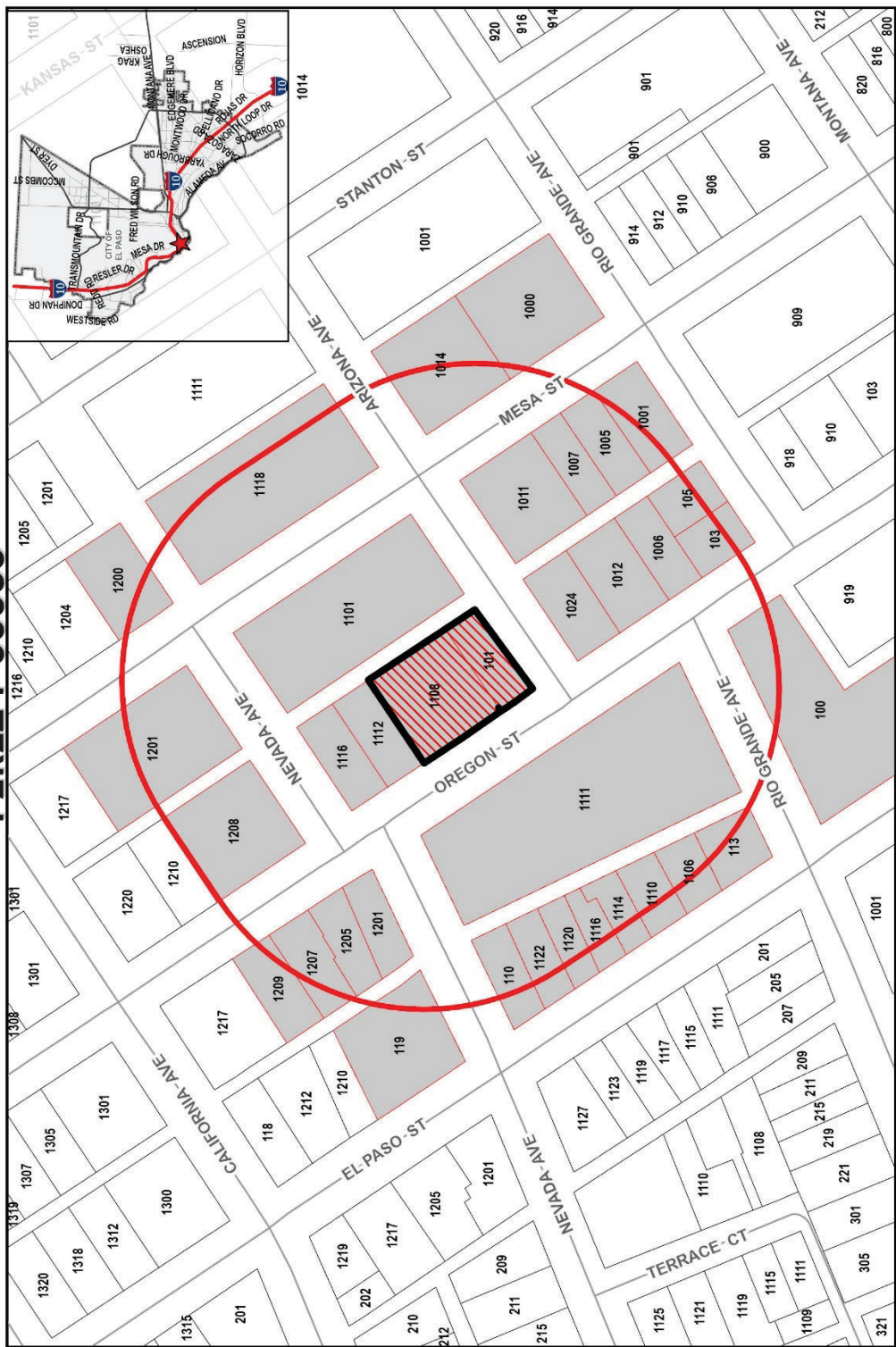
No comments received.

Texas Department of Transportation

No comments received.

ATTACHMENT 6

PZR24-00035



Subject Property
300 Feet Notice Area
Notified Properties



This map is designed for illustrative purposes only. The features depicted herein are approximate and more specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretation of the information shown. The City of El Paso Planning Division makes no claim to its accuracy or completeness.