

ORDINANCE NO. 019411

AN ORDINANCE CHANGING THE ZONING OF THE SOUTH 27 FEET OF LOTS 30, 31, AND 32, IN BLOCK 100, EAST EL PASO, 1112 N. SAN MARCIAL STREET, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO G-MU (GENERAL MIXED USE), AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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 the South 27 feet of Lots 30, 31, and 32, in Block 100, East El Paso, 1112 N. San Marcial Street, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A" be changed from R-5 (Residential) 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 "B" and the Master Zoning Report attached as Exhibit "C" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

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

ADOPTED this 6th day of December, 2022.

THE CITY OF EL PASO



Oscar Leeser
Mayor

ATTEST:



Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

ORDINANCE NO. 019411

PZRZ22-00022

EXHIBIT "A"

Calderon Engineering

3031 Trawood Drive
El Paso, Texas 79936
(915) 855-7552
Fax: 855-8350
calderonengineering@elpbizclass.com

June 23, 2022

METES & BOUNDS DESCRIPTION

Description of a parcel of land being the South 27 feet of Lots 30, 31, and 32, in Block 100, East El Paso Addition, City of El Paso, El Paso County, Texas, as filed and recorded in Volume I, Page 51, Deed Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a found chiseled cross marking the Southwest corner of Lot 32, the Northwest corner of a 20 foot wide alley and being located on the East right-of-way line of N. San Marcial Street all in Block 100, East El Paso Addition;

Thence North 00°00'00" West along the East right-of-way line of N. San Marcial Street, and along the West boundary of Lot 32 a distance of 27.00 feet to a found chiseled cross;

Thence North 90°00'00" East a distance of 75.00 feet to a point being the intersection of two walls of an existing garage and being located on the common lot line between Lots 29 Lot 30;

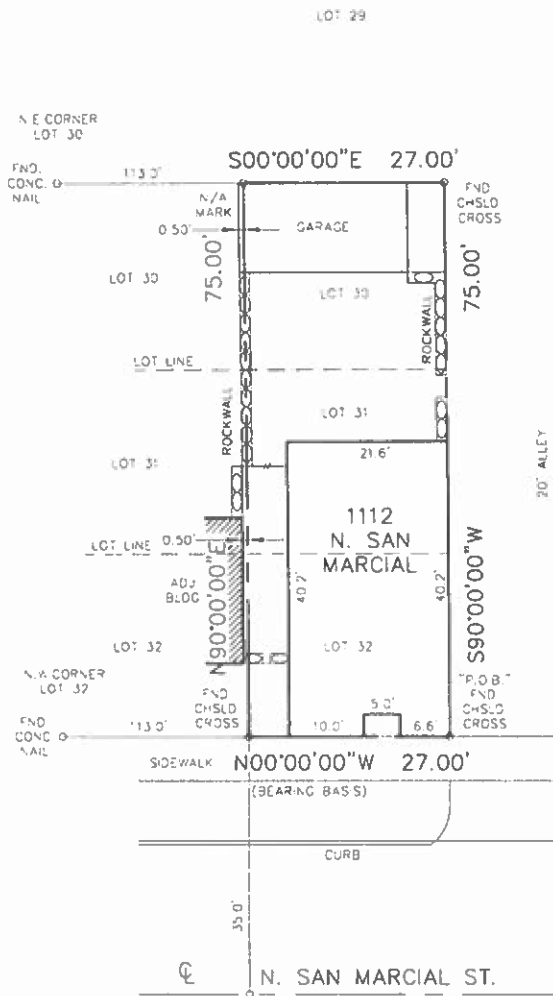
Thence South 00°00'00" East along the common lot line between Lots 29 and 30 a distance of 27.00 feet to a found chiseled cross marking the Southeast corner of Lot 30 and the Southwest corner of Lot 29;

Thence South 90°00'00" West along the South boundary of Lots 30, 31, and 32, a distance of 75.00 feet to a found chiseled marking the "Point of Beginning" and containing in all 2,025.00 square feet of 0.47 acres of land more or less. A plat of survey dated June 23rd, 2022 is a part of its description and attached hereto.



SV-C6
1112 N. San Marcial

Manuel Calderon
Calderon Engineering
Registered Professional Land Surveyor No. 2564
Registered Professional Engineer No. 42333
Texas Registered Engineering Firm No. F-3788
Texas Licensed Surveying Firm No. 100200-00



CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon

Manuel Calderon

Registered Professional Land Surveyor No. 2564
 Texas Surveying Firm Reg. No. 100200-00
 Texas Registered Engineering Firm No. F-3788

E-Mail: CalderonEngineering@elpbizclass.com

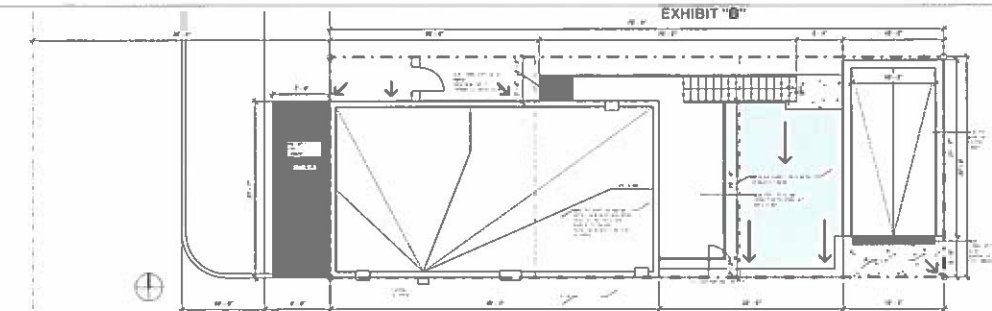
Volume i Page 51 Job No. 0622-209

1112 N. SAN MARCIAL ST.
 THE SOUTH 27 FEET OF LOTS 30, 31
 AND 32 IN BLOCK 100,
 EAST EL PASO ADDITION, CITY OF EL PASO,
 EL PASO COUNTY, TEXAS, AND BEING MORE
 PARTICULARLY DESCRIBED BY METES AND
 BOUNDS ATTACHED HERETO.

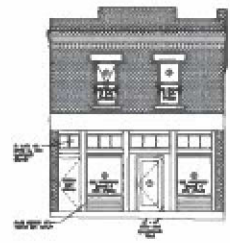
Field BD Office AP-C3 Date 06/23/22 Scale 1"=20'

CALDERON ENGINEERING

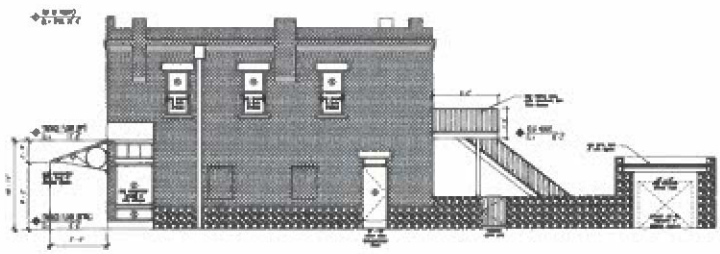
3031 TRAWOOD DR.
 EL PASO, TEXAS 79936 (915) 855-7552
 E-Mail: CalderonEngineering@elpbizclass.com



1 SITE PLAN
3/16" = 1'-0"



2 FRONT ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"

Category	Value	Percentage
TOTAL PROJECT AREA	205 SQ. FT.	100%
LANDSCAPE AREA	241 SQ. FT.	11%
BUILDING AREA	1113 SQ. FT.	79%
PARKING LOT	2 SPACES	6%
BIODIVERSITY	100%	6%
REAR ACCESS SIDEWALK	230 SQ. FT.	11%

4 SPACE AREAS TABULATION
1/16" = 1'-0"



root
ARCHITECTURE
1113 SAN MARCIAL ST
EL PASO, TX 79902



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND LANDSCAPE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AND LANDSCAPE.

5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND LANDSCAPE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AND LANDSCAPE.

7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND LANDSCAPE.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AND LANDSCAPE.

9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND LANDSCAPE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AND LANDSCAPE.

SAN MARCIAL ST
1113 SAN MARCIAL ST
EL PASO, TX 79902

DATE: 10/01/2022
REVISIONS: 00

MASTER ZONING PLAN
AS.100



5 PROJECT LOCATION

LEGEND

	DRAINAGE
	PROPERTY LINE

LEGAL DESCRIPTION

GEOGRAPHIC ID: 8514891008600
 ADDRESS: 1113 N SAN MARCIAL ST EL PASO TX
 LEGAL DESCRIPTION: 100 EAST EL PASO S 1/4 PT QM 36 10 11
 (200 SQ FT)
 AREA: 0.94 ACRES

ZONING

ZONE: O-1
 DFC: 0 SETBACKS
 REQUIRED USES:
 1ST FLOOR: Retail
 2ND FLOOR: Residential

LANDSCAPE CALCULATIONS

TOTAL SITE: 205 SF
 TOTAL BUILDING: 1113 SF
 205 SF - 1113 SF = 912 SF < 10 x 10 x 6 SF REQUIRED
 912 SF PROVIDED

SQ. FOOTAGE

1ST FLOOR	848 SF
2ND FLOOR	1265 SF
# OF BEDROOMS	1 BR - 140 SF

PARKING CALCULATION

EXISTING STRUCTURE: 1,511 SF
 PARKING REQUIRED: 0/18 SF
 1,511 SF / 14 = 108 REQUIRED
 1 GARAGE SPACE PROVIDED

1113 San Marcial Parking Calculations

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Spaces Available	21	21	21	21	21	21	21
Spaces Taken 8:00 am	0	1	1	0	0	0	0
Spaces Taken 12:00 pm	1	0	0	0	0	0	0
Spaces Taken 4:00 pm	1	0	0	0	0	0	0
Spaces Taken 8:00 pm	1	0	0	0	0	0	0
Average	3.5	0.5	0	0	0	0	0

NOT PROVIDING ANTICIPATED COMPLETION DATE (SPECIAL PERM)

EXHIBIT "C"

MASTER ZONING PLAN REPORT

1112 N San Marcial
100 East El Paso S 27 Ft of 30 to 32 (2025 sq ft)
0.05 acres

One dwelling unit at 1095 sq ft with one bedroom at 140 sq ft
Non-residential land use for grocery/retail store 868 sq ft
Five Points Neighborhood

Brian Bennett
for *Recall*
6

Intent

The building was built in 1912 as a grocery store for the Five Points neighborhood. The current owners want to restore the building to its original intent of retail use on the first floor while providing an apartment on the top floor. The building will follow a historically preserved development plan that seeks flexibility due to its unique design characteristics. The renovated/restored building will follow the City of El Paso Comprehensive Plan by providing more creative aesthetically desirable design and land use.

As early as 1914, the building housed the Benton & Bixler Grocery store.

Proposed Permitted Uses

First floor: grocery, retail, art gallery
Second floor: residence

Objectives of the Rezoning to General Mixed Use

Restore, upgrade and preserve the existing structure to its original intent of a residence and retail store.

Maximum building height:

26' or the existing height. There is no plan to extend the height of the building.

Minimum and maximum coverage:

60%

Characteristics

Description: The renovation will preserve the current two story building built in 1912 consisting of two floors: one upstairs apartment and the original retail/grocery store space below.

The two story brick structure is a version of Federal style mercantile building of the early 1900s. It is a free-standing building centrally located in the neighborhood of the Five Points area of El Paso.

Each floor has original hardwood floors. The first floor store front has large pane, front and alley facing windows which have been replaced with wood panels. The original awning has been lowered and replaced with asphalt tiles. Under the lowered sheetrock ceiling is the original pressed tin ceiling from approximately the time of the grocery store, 1914.

The property includes a 272 sq ft single car garage made of entirely of rock and similar to other rock structures in El Paso from the period.

Access

All entry for apartment and proposed retail will be through front of the building on San Marcial.

Setbacks

0' setbacks throughout are proposed which is consistent with existing structure and garage on three sides.

Density

Density will remain with the two, original, existing units: main building and garage.

Landscaping

LANDSCAPE CALCULATIONS	
TOTAL SITE	2025 SF
TOTAL BUILDING	1513 SF
2025 SF - 1513 SF = 512 SF X .15 = 76.8 SF REQUIRED	
285 SF PROVIDED	

Native southwestern, desert plants and trees will be planted EVERYWHERE possible. The owners will ask permission to remove concrete between San Marcial (street) and city sidewalk to do additional plantings. This is consistent with most streets in El Paso.

Parking

1112 San Marcial Parking Calculations							
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Spaces Available	22	22	22	22	22	22	22
Spaces Taken 8:00 am	6	7	7	6	6	5	3
Spaces Taken 12:00 pm	3	8	7	8	9	7	3
Spaces Taken 4:00 pm	2	4	3	5	9	8	2
Spaces Taken 8:00 pm	3	3	3	3	3	3	3
Average	3.5	5.5	5	5.5	6.75	5.75	2.75

The garage will provide one parking space. Please see Traffic Impact Analysis

Trash

Small trash receptacles will be placed inside the yard on concrete padding. If a dumpster is needed, it can be placed in an alley niche near the garage opening. It's where it was located when the owners purchased the building. The owners are avid recyclers so it is their intent to keep garbage and at a minimal.

Floor Area Ratio

Total construction for the project is 2235 sq ft for a total floor area of 1.0. This includes the restoration of the garage.

Special Privilege

Canopy/awning over ROW (sidewalk on San Marcial) will be addressed and permission sought.

Phasing

The project will be built in one phase in its entirety.

Relationship with Plan for El Paso

The restoration and development will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's goals to revitalize historic buildings within the City.

1112 North San Marcial Street

City Plan Commission — October 6, 2022 **REVISED**



CASE NUMBER: PZR22-00022
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Buck Money Johnston and Brian Campbell Bosworth
REPRESENTATIVE: Buck Money Johnston and Brian Campbell Bosworth
LOCATION: 1112 N. San Marcial St. (District 2)
PROPERTY AREA: 0.46 acres
REQUEST: Rezone from R-5 (Residential) to G-MU (General Mixed Use) and approval of a Master Zoning Plan
RELATED APPLICATIONS: None
PUBLIC INPUT: Two (2) emails in support received as of September 29, 2022

SUMMARY OF REQUEST: The applicant requests to rezone from R-5 (Residential) to G-MU (General Mixed Use) and approval of a Master Zoning Plan to allow a mixed-use development.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed development is in character with the surrounding neighborhood and is in keeping with the policies of the G-2, Traditional Neighborhood Future Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

PZR22-00022

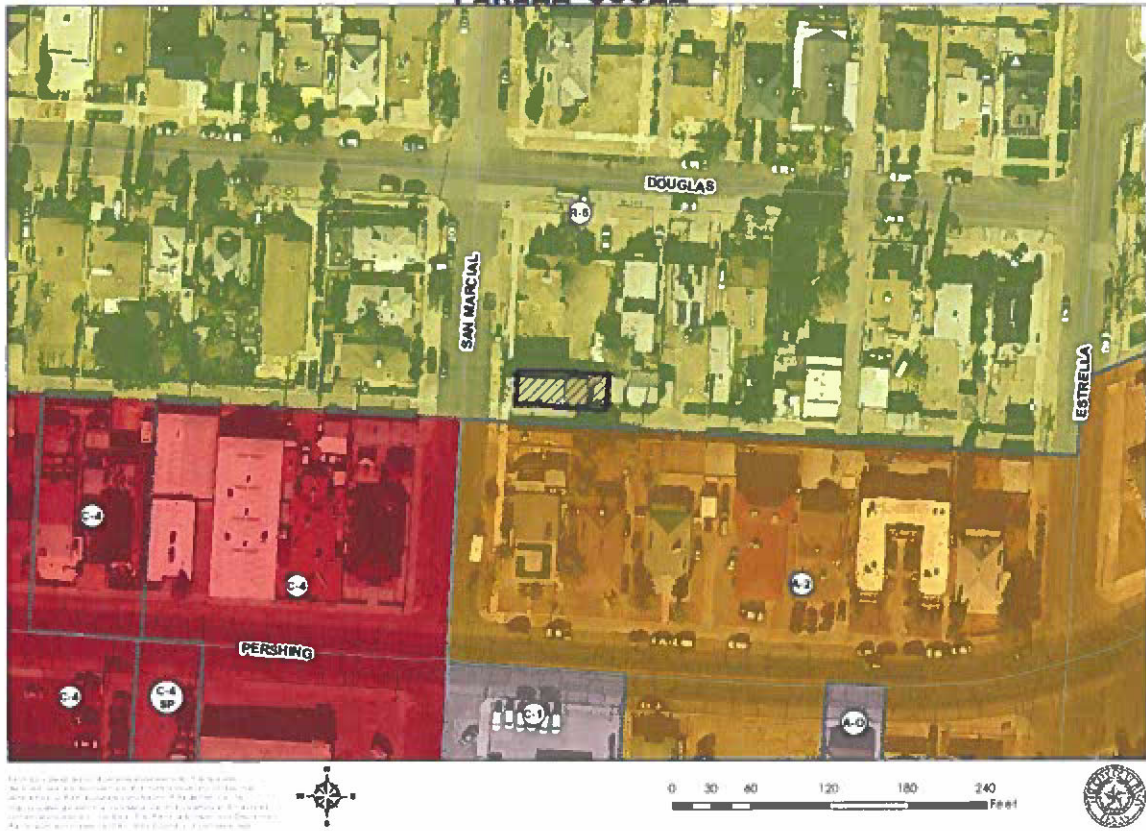


Figure A. Subject Property & Immediate Surroundings