

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

AGENDA DATE: March 28, 2023

PUBLIC HEARING DATE: April 25, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

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 the West Twenty Feet of Lot 19, and all of Lots 20 through 23, Block 64, Cotton Addition, 1820 Myrtle Avenue, City of El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to G-MU (General Mixed Use) and approving a Master Zoning Plan with reduction to minimum district area required and 100% 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: 1820 Myrtle Avenue

Applicant: L & T 1820, LLC. - PZRZ22-00033

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from M-1 (Light Manufacturing) to G-MU (General Mixed Use) to allow for a mixed-use development. City Plan Commission recommended 5-0 to approve the proposed rezoning and master zoning plan with reduction to minimum district area, and 100% parking reduction on February 23, 2023. As of March 20, 2023, the Planning Division has not received communication in support or opposition to the 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 THE WEST TWENTY FEET OF LOT 19, AND ALL OF LOTS 20 THROUGH 23, BLOCK 64, COTTON ADDITION, 1820 MYRTLE AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO G-MU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN WITH REDUCTION TO MINIMUM DISTRICT AREA REQUIRED AND 100% 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 the West Twenty Feet of Lot 19, and all of Lots 20 through 23, Block 64, Cotton Addition, 1820 Myrtle Avenue, 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-1 (Light Manufacturing)** to **G-MU (General Mixed Use)** and approving a Master Zoning Plan with reduction to minimum district area required and 100% parking reduction, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as **Exhibit "B"** and the Master Zoning Report attached as **Exhibit "C"** incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

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

ADOPTED this _____ day of _____ 2023.

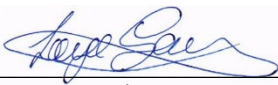
THE CITY OF EL PASO

ATTEST:

Oscar Leaser
Mayor


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

ORDINANCE NO. _____
HQ 23-437 | Tran #487907 | Planning & Inspections Dept.
1820 Myrtle Avenue
JG

PZRZ22-00033

EXHIBIT "A"

METES AND BOUNDS 1820 MYRTLE AVENUE

The West Twenty Feet of Lot 19, and all of Lots 20 through 23, Block 64, COTTON ADDITION, an addition in the City of El Paso, El Paso County Texas according to the city block map in the office of the County Clerk of El Paso County, Texas.

Commencing at a found City Monument existing 10 feet North and 10 feet East of the respective centerlines of Texas Avenue and Dallas Street (a 70 foot Public right-of-way), thence South $37^{\circ}35'47''$ East, a distance of 375.96 to a found 1/2 inch diameter Iron Pin lying on the South-East property corner of Myrtle Avenue and Dallas Street, Thence North $56^{\circ}10'42''$ East, along the Southerly right-of-way line of Myrtle Avenue, a distance of 695.00 feet to a point, said point being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, North $52^{\circ}23'00''$ East, along said southerly right-of-way line, a distance of 120.00 feet to a point, point also existing 20 feet into a portion of Lot 19 for boundary corner.

THENCE, South $37^{\circ}37'00''$ East, of said point, also being the existing boundary line, a distance of 120.00 feet to a point on the Northerly right-of-way line of a 20 foot wide public alley.

THENCE, South $52^{\circ}23'00''$ West, along said right-of-way line, a distance of 120.00 feet to a point on Westerly boundary line of Lot 23, for a boundary corner.

THENCE, North $37^{\circ}37'00''$ West, along said boundary line, a distance of 120.00 feet to a point back to the "TRUE POINT OF BEGINNING" of this property description,

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



12-20-2022

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OFF STREET PARKING WITHIN A 300 FOOT RADIUS OF 1820 MYRTLE AVE.

61 TOTAL OFF STREET PARKING SPACES

ONE (1) SUN METRO BUS STOP ±120' OUTSIDE OF THE 300' RADIUS OFF THE NORTH INTERSECTION OF MYRTLE AVE. AND S. WILLIAMS ST. WITH ACCESSIBLE SIDEWALKS AND TWO (2) ADA CURB RAMPS AT BOTH NORTH INTERSECTIONS AND ONE (1) ON THE SOUTHWEST INTERSECTION.

ONE (1) FIRE HYDRANT WITHIN THE 300' RADIUS AT THE SOUTHEAST CORNER OF MYRTLE AVE AND S. WILLIAMS ST.

SYMBOLS LEGEND

VENUE LOCATION
300' RADIUS
18'x8' PARKING SPACE
FIRE HYDRANT
SUN METRO BUS STOP

TIME	MYRTLE	BASSETT	ACCESS ROAD	TOTAL
	36 AVAILABLE	25 AVAILABLE	0 AVAILABLE	61 AVAILABLE
6 PM	5	1	0	55
7 PM	3	1	0	57
8 PM	0	0	0	61
9 PM	0	0	0	61
10 PM	0	0	0	61
11 PM	0	0	0	61
12 AM	0	0	0	61
1 AM	0	0	0	61
AVERAGE AVAILABLE	60			

MASTER ZONING PLAN PARKING SURVEY FOR 1820 MYRTLE AVE.

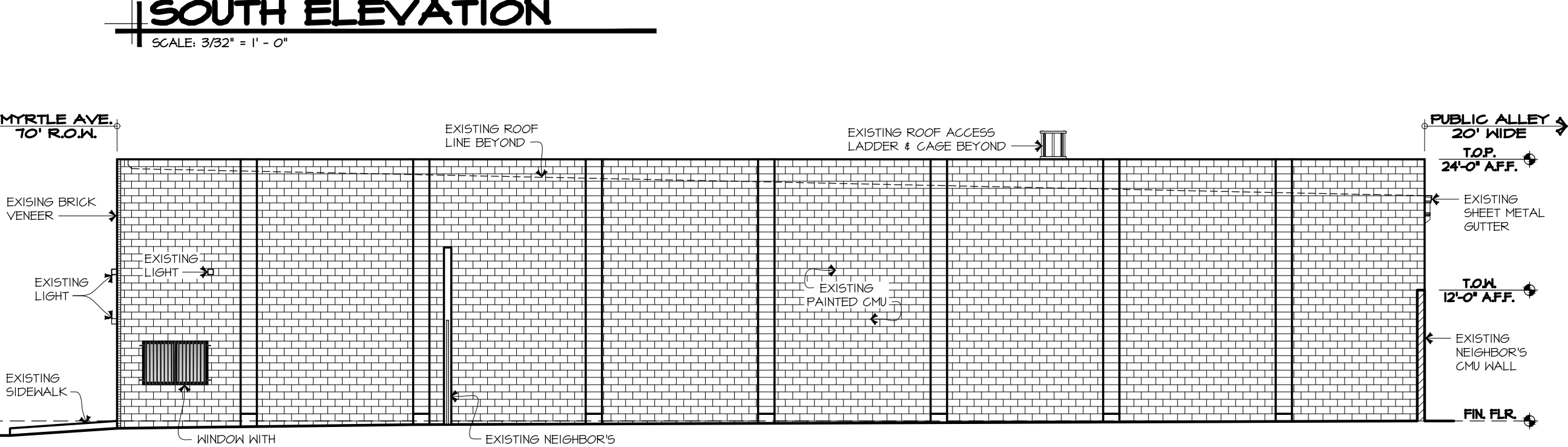
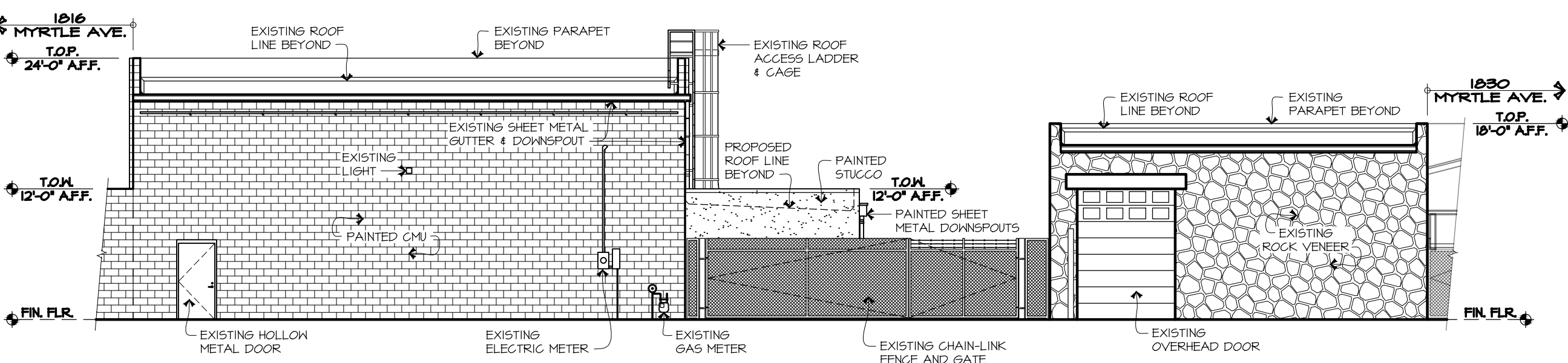
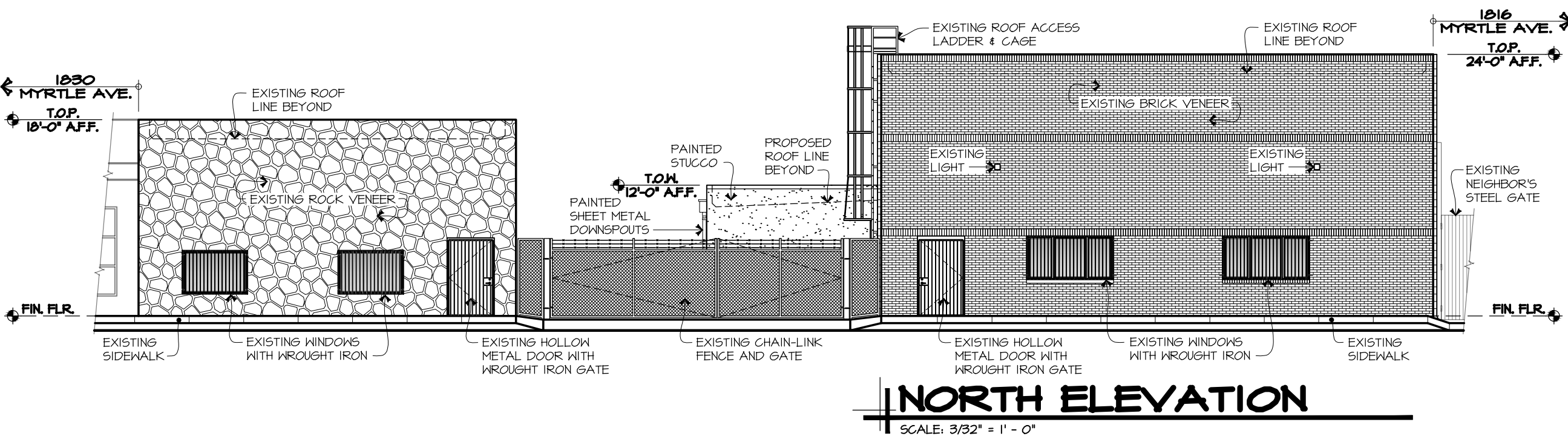


EXHIBIT "B"

PARKING CALCULATIONS

PARKING REQUIREMENTS:

City of El Paso Zoning Ordinance
(Title 20, Appendix C Minimum Parking Requirements)

Existing Building "A" (6,080) +
Proposed Restroom Addition (480) = 6,560
Section 11.00: Recreation Amusement & Entertainment
Subsection 11.28: Nightclub bar, cocktail lounge

Automobile & Light Truck:..... 46 Min. (1/144) 66 Max. (1/100)

Existing Building "B" (4,130)

Section 8.00: Motor Vehicle Sales & Services
Subsection 8.03: Automobile part sales

Automobile & Light Truck:..... 7 Min. (1/576) 10 Max. (1/400)

Parking Spaces Required:..... 53 Min. 76 Max.

Parking Spaces Provided:..... 0*

Minimum Bicycle Spaces:..... 4 Required 4 Provided

ACCESSIBLE PARKING SPACE REQUIREMENTS:

(City of El Paso Accessibility Compliance, 2012 T.S.A. and 2010 A.D.A.)

T.S.A. Chapter 2: Scoping Requirements

Section 208: Parking Spaces: Sub Section 208.2 Minimum Number, Table 208.2 Parking Spaces

Total Parking Spaces in

Parking Facility:..... 0* Provided (76 to 100)

Accessible Spaces:..... 4 Required Min. 0* Provided

Section 208.2.4 Van Accessible Spaces

One In Every Six or Fraction of Six Accessible Parking Spaces,
But Not Less Than One

Van Accessible Spaces:..... 1 Required Min. 0* Provided

* 100% PARKING REDUCTION.

LEGAL DESCRIPTION

WEST 20' OF LOT 19, AND ALL OF LOTS 20 THROUGH 23, BLOCK 64,
COTTON ADDITION,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
Containing 14,400 sq. ft. (0.3306 Acres)
PID: C84999906404300

G-MU REQUIRED SETBACKS

Required Front Yard:..... 15' Proposed Front Yard:..... 0'
Required Rear Yard:..... 10' Proposed Rear Yard:..... 0'
Minimum Cumulative Front and Rear Yards Total:..... N/A
Minimum Side Yard:..... NO MIN.; DETERMINED BY MASTER ZONING PLAN
Minimum Side Street Yard:..... NO MIN.; DETERMINED BY MASTER ZONING PLAN
Minimum Cumulative Side and Side Street Yards Total: N/A
Maximum Height Limitation: NO MAX.; DETERMINED BY MASTER ZONING PLAN

SYMBOL LEGEND

PROPOSED BUILDING
EXISTING BUILDING
WATER RUNOFF FLOW ARROW



PLANNING & INSPECTIONS DEPARTMENT

PLANNING DIVISION

MASTER ZONING PLAN

APPROVED BY CITY COUNCIL

03/09/23

DATE

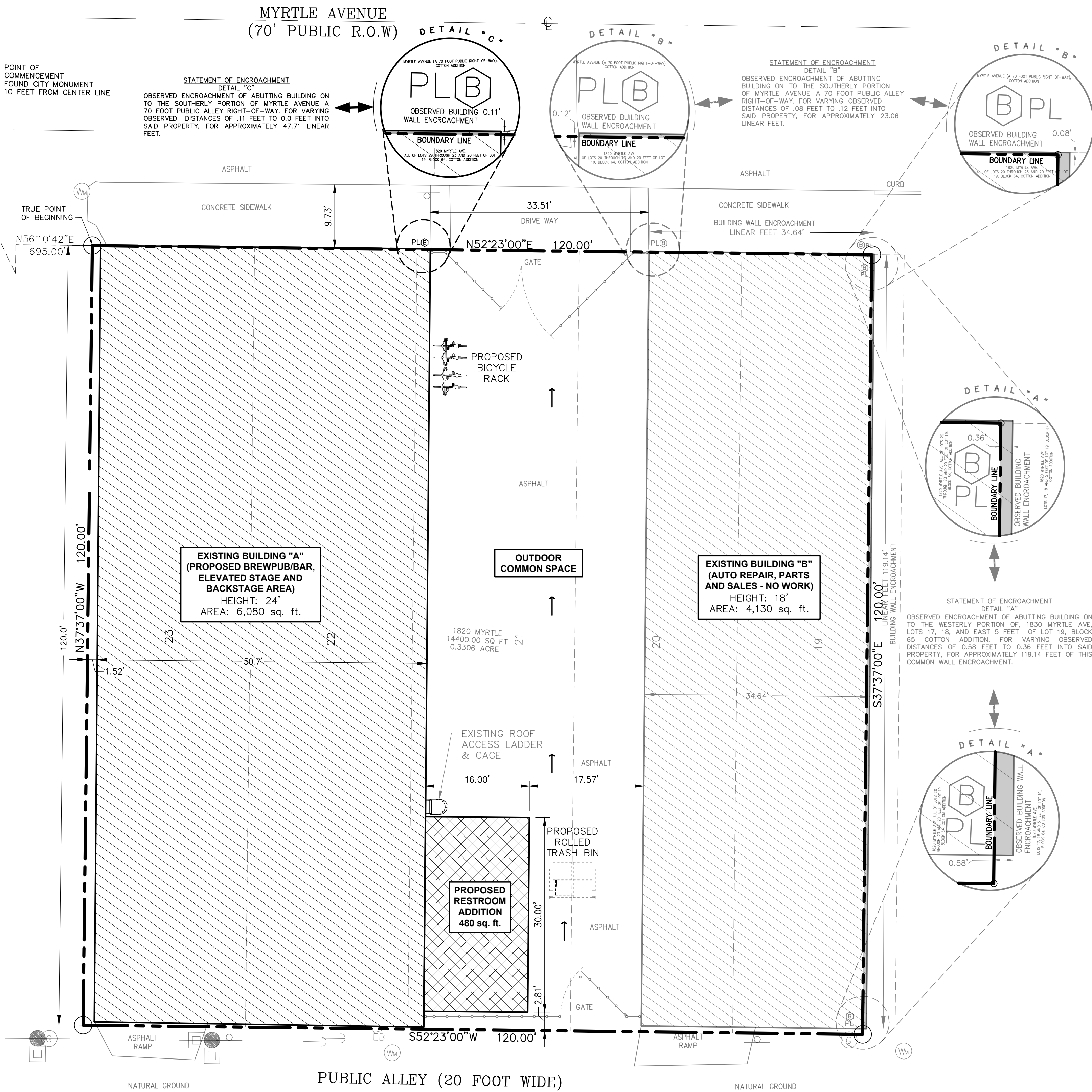
Landry McKee

APPLICANT

Kevin Smith

EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

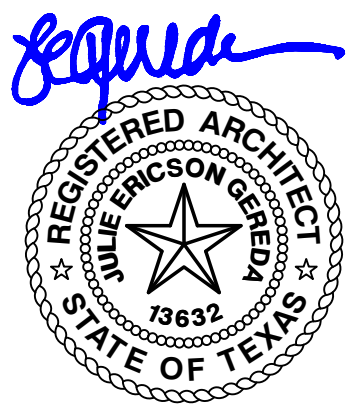


MASTER ZONING PLAN

SCALE: 1" = 10' - 0"

PMB 363
500 WEST UNIVERSITY AVE.
EL PASO, TEXAS 79968
915.588.6141 (C)
jagereda@gmail.com

JEG



02/01/2023

NEW BREWPUB/BAR AT
1820 MYRTLE AVENUE
EL PASO, TEXAS 79901

FEBRUARY 07, 2023

REV: DATE: DESCRIP:

MZP 1 OF 1

MASTER ZONING PLAN



**Master Zoning Plan for a General Mixed-Use
BREW PUB/MUSIC VENUE ON MYRTLE AVENUE**

DATE _____
APPLICANT *Kevin Smith*
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

I. Purpose and Intent:

The purpose of this project and Master Zoning Plan is to revitalize the existing neighboring community and the nearby downtown area. This vicinity has a current mixture of uses, including restaurants, apartments, retail, hotels, parking garages, museums, a ballpark, and the Placita, where community events take place throughout the year. This venue will not only enhance the neighborhood by reviving an empty building, but it will also provide an outlet of enjoyment to the surrounding residents and the downtown workforce.

II. Objective:

The Brewpub/Music Venue will operate from 6 pm to 1 am and it will provide an indoor experience like no other. It will have a vast elevated stage that allows everyone to enjoy the artists from anywhere inside the building and a stunning background visual of huge tanks brewing alcohol while the concert is going on. There will be a massive open space for the audience to enjoy the show and an equally impressive outdoor oasis where patrons can gather between sets and socialize.

III. Characteristics:

Description Building “A”: The Brewpub/Music Venue will revive the existing 6,080 sq. ft. warehouse building with a 1,330 sq. ft. elevated stage, a 465 sq. ft. backstage area, approximately 2,065 sq. ft. of a standing-only audience area, a 2,220 sq. ft. brewery, a 480 sq. ft. addition to accommodate the need for water closets, and around 2,900 sq. ft. of outdoor common space.

Description Building “B”: The existing 4,130 sq. ft. building shall remain undisturbed as an auto repair, parts, and sales shop.

BUILDING “A” (max. bldg. height of 24’)	
PROPOSED USE	AREA
ELEVATED STAGE	1,330 sq. ft.
BACKSTAGE AREA	465 sq. ft.
STANDING AUDIENCE AREA	2,065 sq. ft.
BREWERY	2,220 sq. ft.

BUILDING “B” (max. bldg. height of 18’)	
EXISTING USE	AREA
AUTO REPAIR, PARTS & SALES	4,130 sq. ft.

ADDITION TO BUILDING “A” (max. bldg. height of 12’)	
PROPOSED USE	AREA
WATER CLOSETS	480 sq. ft.

OUTDOOR COMMON SPACE	
PROPOSED USE	AREA
ASSEMBLY AREA	2,900 sq. ft.

The idea is to provide an outlet for the neighboring residential and business communities to enjoy, all while putting an empty building to better use.

IV. Access:

Pedestrian access to the Brewpub/Music Venue exists off Myrtle Avenue, as well as to the outdoor common space and Building "B". The Brewpub/Music Venue is located within a business area and is approximately two blocks east and two blocks south of the nearest residential community. Since the proposed Brewpub/Music Venue will operate after most of the business are done for the day, on-street parking will be available to the north along Myrtle Avenue and Texas Avenue, to the west along S. Williams Street, along the south at Bassett Avenue and Magoffin Avenue, and to the east along N. Eucalyptus Street. If this is not sufficient, an inquiry can be made to provide a shared parking agreement with the owner of the parking lot located directly to the south of the venue's location.

Setbacks:

- Front (Myrtle Avenue): Required 15', Proposed 0'.
- Rear (Alley): Required 10', Proposed 0'.
- Sides: 0'.

Density:

- 2 Buildings and an open outdoor area with a Floor Area Ratio (FAR) of 0.709%.

Landscaping:

- Non-existing. There is no parkway along existing public sidewalks, and the outdoor area is completely paved with asphalt.

Parking:

- 59 Parking Spaces Total Required.

BUILDING "A" PARKING REQUIREMENTS RECREATION AMUSEMENT & ENTERTAINMENT (AUTOMOBILE & LIGHT TRUCK)					
OCCUPANCY	AREA	MIN. 1/GFA	MIN. REQ.	MAX. 1/GFA	MAX. REQ.
AUDIENCE AREA, ELEVATED STAGE AND BACKSTAGE	3,860	1/144	27	1/100	39
RESTROOM ADDITION	480	1/288	2	1/200	3
OUTDOOR COMMON SPACE	2,900	1/144	20	1/100	29
TOTAL			49		71
BREWERY & BAR	2,220	1/864	3	1/720	3
GRAND TOTAL			52		74
PARKING REQUIREMENTS (HEAVY TRUCK TRAILER)					
OCCUPANCY	AREA	GFA		REQUIRED	
ASSEMBLY	7,240	7,240		1	
BREWERY	2,220	1/50,000		0	

BUILDING "B" PARKING REQUIREMENTS MOTOR VEHICLE SALE & SERVICES (AUTOMOBILE & LIGHT TRUCK)					
OCCUPANCY	AREA	MIN. 1/GFA	MIN. REQ.	MAX. 1/GFA	MAX. REQ.
AUTOMOTIVE PART SALES	4,130	1/576	7	1/400	10
TOTAL			7		10
PARKING REQUIREMENTS (HEAVY TRUCK TRAILER)					
OCCUPANCY	AREA	GFA		REQUIRED	
AUTOMOTIVE PART SALES	4,130	4,130		NONE	

TOTAL PARKING SPACES REQUIRED			
MIN. PARKING SPACES REQUIRED	59	PARKING SPACES PROVIDED	59
ON-SITE PARKING	0	PARKING REDUCTION	0

TOTAL BICYCLE PARKING SPACES REQUIRED		
MIN. PARKING SPACES REQUIRED	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROVIDED
59	3	4

- 61 Parking Spaces Total Available. Available spaces are off street parking within a 300' radius of the venue. 51 of the parking spaces are available withing the first two hours of operation, thereafter all 61 spaces are available, with an average of 60 spaces available.

PARKING SURVEY 12/09/2022				
TIME	MYRTLE 36 AVAILABLE	BASSETT 25 AVAILABLE	ACCESS ROAD 0 AVAILABLE	TOTAL 61 AVAILABLE
	OCCUPIED	OCCUPIED	OCCUPIED	AVAILABLE
6 PM	5	1	0	55
7 PM	3	1	0	57
8 PM	0	0	0	61
9 PM	0	0	0	61
10 PM	0	0	0	61
11 PM	0	0	0	61
12 AM	0	0	0	61
1 AM	0	0	0	61
			AVERAGE AVAILABLE	60

V. Mix-Used Venues:

Permissible uses:

BUILDING "A"		
PROPOSED USE	MAX. AREA	MAX. BLDG. HEIGHT
BREWERY	6,080 sq. ft.	24 ft.
NIGHTCLUB/BAR	6,080 sq. ft.	24 ft.
BALLROOM/DANCEHALL	6,080 sq. ft.	24 ft.
GENERAL WAREHOUSE	6,080 sq. ft.	24 ft.
OFFICE WAREHOUSE	6,080 sq. ft.	24 ft.
AUTO REPAIR, PARTS & SALES	6,080 sq. ft.	24 ft.
RESTAURANT	6,080 sq. ft.	24 ft.

BUILDING "B"		
PROPOSED USE	MAX. AREA	MAX. BLDG. HEIGHT
BREWERY	4,130 sq. ft.	18 ft.
NIGHTCLUB/BAR	4,130 sq. ft.	18 ft.
BALLROOM/DANCEHALL	4,130 sq. ft.	18 ft.
GENERAL WAREHOUSE	4,130 sq. ft.	18 ft.
OFFICE WAREHOUSE	4,130 sq. ft.	18 ft.
AUTO REPAIR, PARTS & SALES	4,130 sq. ft.	18 ft.
RESTAURANT	4,130 sq. ft.	18 ft.

VI. Relationship with the City of El Paso's Plan:

The Brewpub/Music Venue will not only provide an entertainment outlet, but it will also enhance the neighboring residential and commercial communities' economic and social vitality. It will comply with the overall goals of the City of El Paso to revitalize the city and promote mixed uses per the Smart Growth Initiatives.

1820 Myrtle Avenue

City Plan Commission — February 23, 2023

REZONING



CASE NUMBER: PZRZ22-00033
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: L & T 1820, LLC
REPRESENTATIVE: Omar Montelongo
LOCATION: 1820 Myrtle Avenue (District 8)
PROPERTY AREA: 0.33 acres
REQUEST: Rezone from M-1 (Light Manufacturing) to G-MU (General Mixed Use) and approval of a Master Zoning Plan (MZIP) with reduction to minimum district area required and 100% parking reduction
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of February 16, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the property from M-1 (Light Manufacturing) to G-MU (General Mixed Use) and approval of a Master Zoning Plan (MZIP) with reduction to the minimum district area required and 100% parking reduction to allow for a mixed-use development.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed development complies with El Paso City Code Section 20.04.200 – Master Zoning Plan 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.

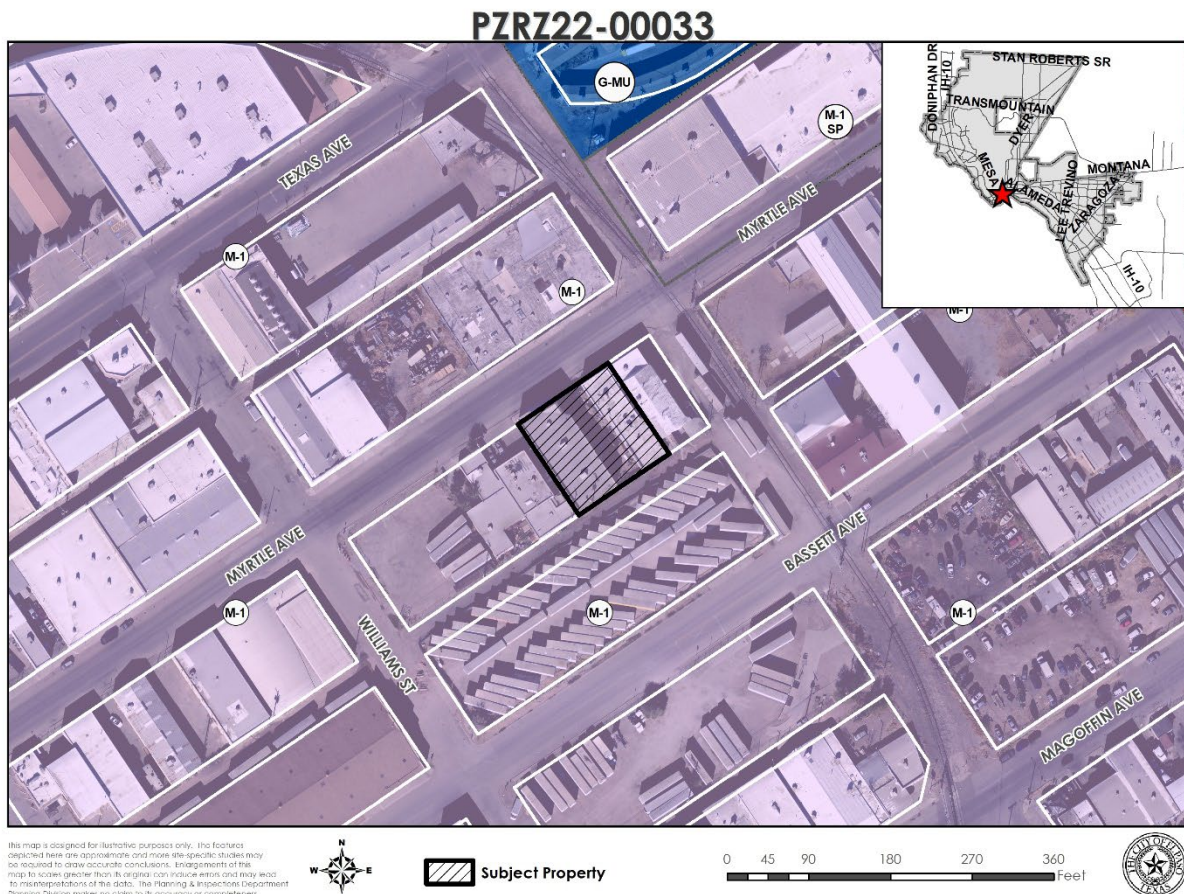


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the property from M-1 (Light Manufacturing) to G-MU (General Mixed Use) and approval of a Master Zoning Plan (MZIP) with reduction to required minimum district area to allow for a mixed-use development. The master zoning plan is proposed to renovate a 6,080 square-foot building consisting of a brewery building and a 4,130 square-foot building consisting of automobile repair, parts and sales, and a 2,900 square-foot outdoor common space. The applicant is requesting the following reductions: from the required minimum district area of 3 acres to 0.33 acres in size. The applicant is also requesting a 100% parking reduction. The development requires a minimum of 59 parking spaces and 3 bicycle spaces. The applicant is providing four (4) bicycle spaces. A parking study was submitted as required (see Attachment 5), which shows 61 on-street parking spaces within 300 feet of the subject property. Main access to the subject property is proposed from Myrtle Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed mixed-use development is compatible with the surrounding neighborhood and is in character with adjacent commercial and manufacturing uses. Properties to the north, south, east, and west are zoned M-1 (Light Manufacturing) consisting of a furniture store, trailer parking lot, auto repair shop, and retail. The closest school is Bowie High School located 1.1 miles and the closest park is Chamizal National Memorial Park located 1.3 miles away. The closest bus stop is Myrtle Avenue located 0.04 miles.

COMPLIANCE WITH <i>PLAN EL PASO</i>/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-7, Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes. The proposed mixed-use development will integrate commercial and office uses in an area mostly comprised of light industrial uses.</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 adjacent M-1 (Light Manufacturing) zone district surrounding the property, which consist of a furniture store, trailer parking lot, auto repair, and retail.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i>/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 has access to Myrtle Avenue, which is designated as a Minor Arterial per the El Paso Major Thoroughfare Plan (MTP). In addition, it is close to Texas Avenue to the north and Cotton Street to the west, which are designated as Major Arterials.
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, other special designations, or areas with adopted study area plans.
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.	The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable and the proposed development is compatible with M-1 (Light Manufacturing) zone districts and uses of the surrounding properties. The property located at 1918 Texas Avenue to the northeast was rezoned from M-1 (Light Manufacturing) to G-MU (General Mixed use) in 2014.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The proposed development is within an older, stable area of the city. The established neighborhood is consisting of furniture store, trailer parking lot, major motor vehicle repair, and retail. The property located at 1918 Texas Avenue to the northeast was rezoned from M-1 (Light Manufacturing) to G-MU (General Mixed use) in 2014.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The property has access to Myrtle Avenue, which is classified as a Minor Arterial per the El Paso Major Thoroughfare Plan (MTP). The classification of this road is appropriate for the density of the proposed development. Myrtle Avenue connects to Cotton Street to the west designated as a major arterial located 0.30 miles. Additionally, Texas Avenue to the north is also designated as a major arterial located 0.13 miles. The classification of these roads is appropriate for the proposed development. The existing infrastructure and services are adequate to serve the proposed redevelopment. Sidewalks are consistently present near the subject property. The closest bus stop is Myrtle Avenue located 0.04 miles.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments from reviewing departments. The request complies with El Paso City Code Section 20.04.200, Master Zoning Plan.

PUBLIC COMMENT: The subject property lies within the boundaries of El Paso Central Business Association, Familias Unidas del Chamizal, Texas and Myrtle Ave. Business District Association, and Sunrise Civic Group which were notified of the rezoning application. Public notices were mailed to property owners within 300 feet of the subject property on January 27, 2023. As of February 16, 2023, no communication in support nor opposition has been received.

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:

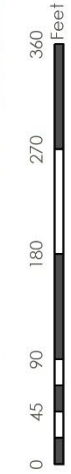
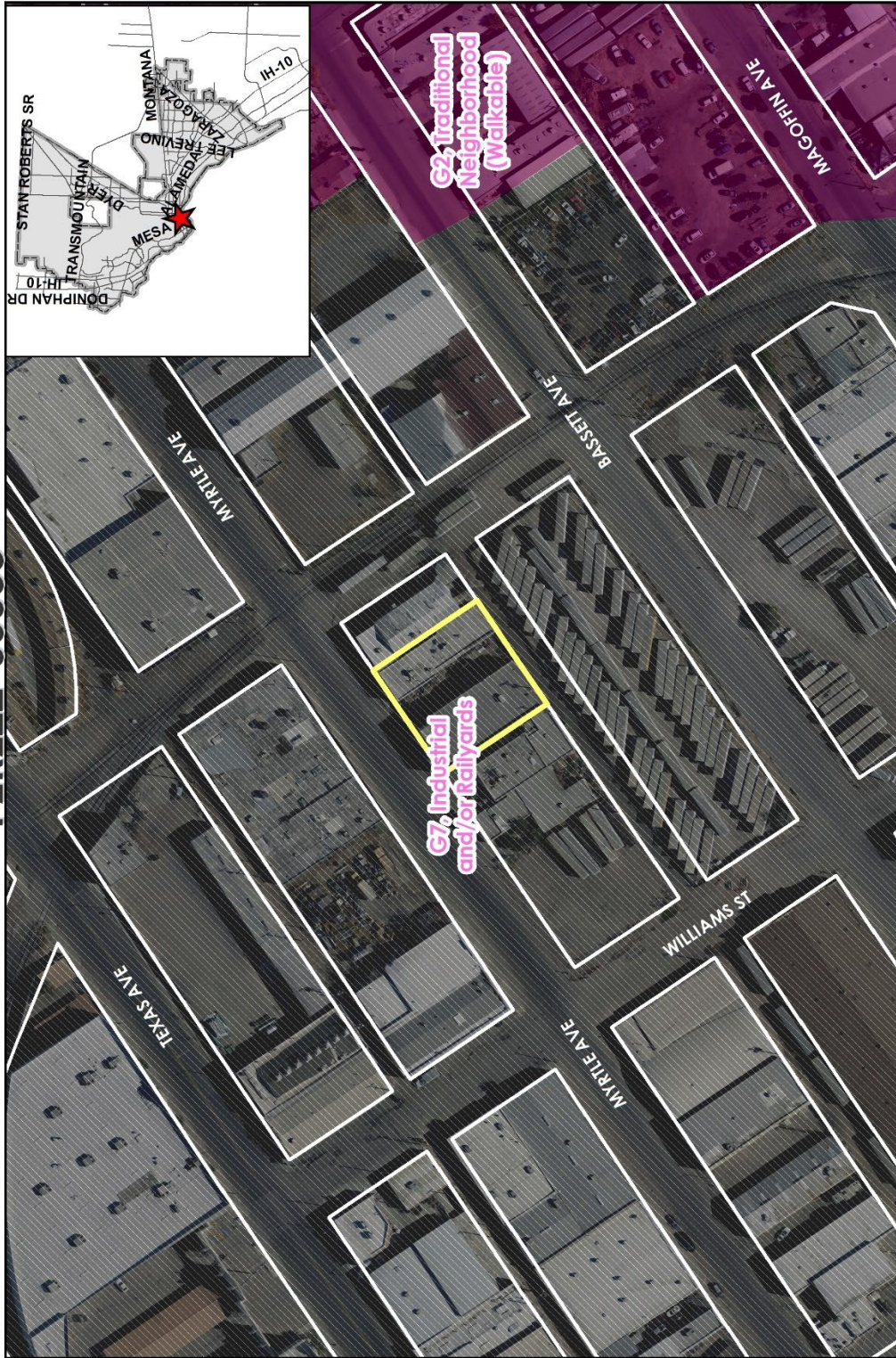
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENT 1

PZRZ22-00033



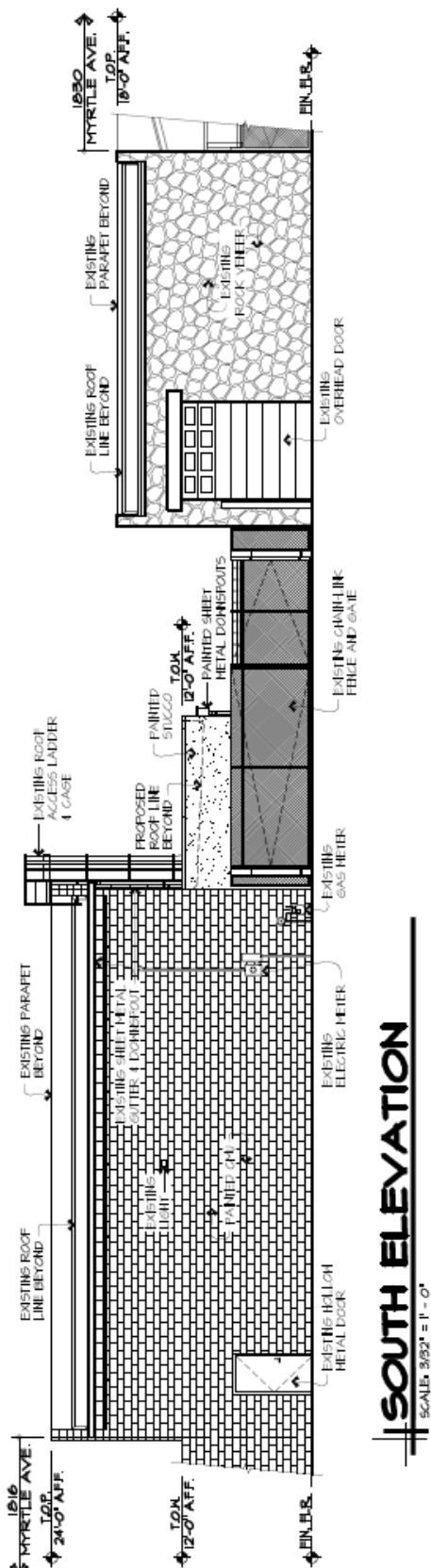
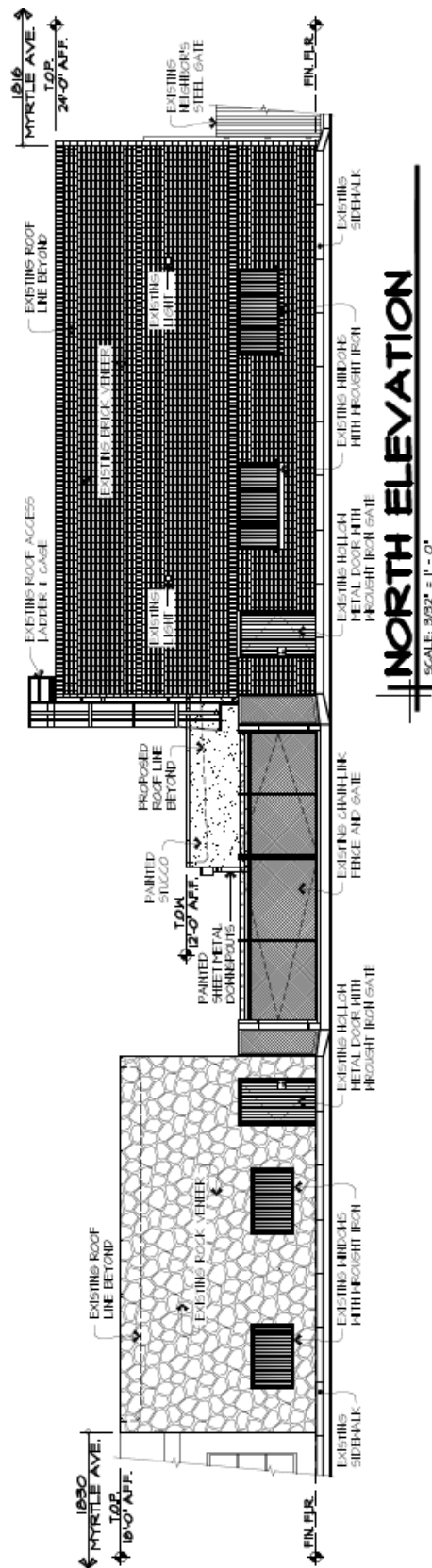
Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Inquiries of this map should be directed to the Planning & Inspection Department for interpretation of the data. The Planning & Inspection Department makes no claim to its accuracy or completeness.

[illegible]

ATTACHMENT 3



ATTACHMENT 4

Master Zoning Plan for a General Mixed-Use BREW PUB/MUSIC VENUE ON MYRTLE AVENUE

I. Purpose and Intent:

The purpose of this project and Master Zoning Plan is to revitalize the existing neighboring community and the nearby downtown area. This vicinity has a current mixture of uses, including restaurants, apartments, retail, hotels, parking garages, museums, a ballpark, and the Placita, where community events take place throughout the year. This venue will not only enhance the neighborhood by reviving an empty building, but it will also provide an outlet of enjoyment to the surrounding residents and the downtown workforce.

II. Objective:

The Brewpub/Music Venue will operate from 6 pm to 1 am and it will provide an indoor experience like no other. It will have a vast elevated stage that allows everyone to enjoy the artists from anywhere inside the building and a stunning background visual of huge tanks brewing alcohol while the concert is going on. There will be a massive open space for the audience to enjoy the show and an equally impressive outdoor oasis where patrons can gather between sets and socialize.

III. Characteristics:

Description Building "A": The Brewpub/Music Venue will revive the existing 6,080 sq. ft. warehouse building with a 1,330 sq. ft. elevated stage, a 465 sq. ft. backstage area, approximately 2,065 sq. ft. of a standing-only audience area, a 2,220 sq. ft. brewery, a 480 sq. ft. addition to accommodate the need for water closets, and around 2,900 sq. ft. of outdoor common space.

Description Building "B": The existing 4,130 sq. ft. building shall remain undisturbed as an auto repair, parts, and sales shop.

BUILDING "A" (max. bldg. height of 24')		BUILDING "B" (max. bldg. height of 18')	
PROPOSED USE	AREA	EXISTING USE	AREA
ELEVATED STAGE	1,330 sq. ft.	AUTO REPAIR, PARTS & SALES	4,130 sq. ft.
BACKSTAGE AREA	465 sq. ft.		
STANDING AUDIENCE AREA	2,065 sq. ft.		
BREWERY	2,220 sq. ft.		

ADDITION TO BUILDING "A" (max. bldg. height of 12')		OUTDOOR COMMON SPACE	
PROPOSED USE	AREA	PROPOSED USE	AREA
WATER CLOSETS	480 sq. ft.	ASSEMBLY AREA	2,900 sq. ft.

The idea is to provide an outlet for the neighboring residential and business communities to enjoy, all while putting an empty building to better use.

IV. Access:

Pedestrian access to the Brewpub/Music Venue exists off Myrtle Avenue, as well as to the outdoor common space and Building "B". The Brewpub/Music Venue is located within a business area and is approximately two blocks east and two blocks south of the nearest residential community. Since the proposed Brewpub/Music Venue will operate after most of the business are done for the day, on-street parking will be available to the north along Myrtle Avenue and Texas Avenue, to the west along S. Williams Street, along the south at Bassett Avenue and Magoffin Avenue, and to the east along N. Eucalyptus Street. If this is not sufficient, an inquiry can be made to provide a shared parking agreement with the owner of the parking lot located directly to the south of the venue's location.

Setbacks:

- Front (Myrtle Avenue): Required 15', Proposed 0'.
- Rear (Alley): Required 10', Proposed 0'.
- Sides: 0'.

Density:

- 2 Buildings and an open outdoor area with a Floor Area Ratio (FAR) of 0.709%.

Landscaping:

- Non-existing. There is no parkway along existing public sidewalks, and the outdoor area is completely paved with asphalt.

Parking:

- 59 Parking Spaces Total Required.

BUILDING "A" PARKING REQUIREMENTS RECREATION AMUSEMENT & ENTERTAINMENT (AUTOMOBILE & LIGHT TRUCK)					
OCCUPANCY	AREA	MIN. 1/GFA	MIN. REQ.	MAX. 1/GFA	MAX. REQ.
AUDIENCE AREA, ELEVATED STAGE AND BACKSTAGE	3,860	1/144	27	1/100	39
RESTROOM ADDITION	480	1/288	2	1/200	3
OUTDOOR COMMON SPACE	2,900	1/144	20	1/100	29
TOTAL			49		71
BREWERY & BAR	2,220	1/864	3	1/720	3
GRAND TOTAL			52		74
PARKING REQUIREMENTS (HEAVY TRUCK TRAILER)					
OCCUPANCY	AREA	GFA		REQUIRED	
ASSEMBLY	7,240	7,240		1	
BREWERY	2,220	1/50,000		0	

BUILDING "B" PARKING REQUIREMENTS MOTOR VEHICLE SALE & SERVICES (AUTOMOBILE & LIGHT TRUCK)					
OCCUPANCY	AREA	MIN. 1/GFA	MIN. REQ.	MAX. 1/GFA	MAX. REQ.
AUTOMOTIVE PART SALES	4,130	1/576	7	1/400	10
TOTAL			7		10
PARKING REQUIREMENTS (HEAVY TRUCK TRAILER)					
OCCUPANCY	AREA	GFA		REQUIRED	
AUTOMOTIVE PART SALES	4,130	4,130		NONE	

TOTAL PARKING SPACES REQUIRED			
MIN. PARKING SPACES REQUIRED	59	PARKING SPACES PROVIDED	59
ON-SITE PARKING	0	PARKING REDUCTION	0

TOTAL BICYCLE PARKING SPACES REQUIRED		
MIN. PARKING SPACES REQUIRED	BICYCLE SPACES REQUIRED	BICYCLE SPACES PROVIDED
59	3	4

- 61 Parking Spaces Total Available. Available spaces are off street parking within a 300' radius of the venue. 51 of the parking spaces are available within the first two hours of operation, thereafter all 61 spaces are available, with an average of 60 spaces available.

PARKING SURVEY 12/09/2022				
TIME	MYRTLE 36 AVAILABLE	BASSETT 25 AVAILABLE	ACCESS ROAD 0 AVAILABLE	TOTAL 61 AVAILABLE
	OCCUPIED	OCCUPIED	OCCUPIED	AVAILABLE
6 PM	5	1	0	55
7 PM	3	1	0	57
8 PM	0	0	0	61
9 PM	0	0	0	61
10 PM	0	0	0	61
11 PM	0	0	0	61
12 AM	0	0	0	61
1 AM	0	0	0	61
			AVERAGE AVAILABLE	60

V. Mix-Used Venues:

Permissible uses:

BUILDING "A"		
PROPOSED USE	MAX. AREA	MAX. BLDG. HEIGHT
BREWERY	6,080 sq. ft.	24 ft.
NIGHTCLUB/BAR	6,080 sq. ft.	24 ft.
BALLROOM/DANCEHALL	6,080 sq. ft.	24 ft.
GENERAL WAREHOUSE	6,080 sq. ft.	24 ft.
OFFICE WAREHOUSE	6,080 sq. ft.	24 ft.
AUTO REPAIR, PARTS & SALES	6,080 sq. ft.	24 ft.
RESTAURANT	6,080 sq. ft.	24 ft.

BUILDING "B"		
PROPOSED USE	MAX. AREA	MAX. BLDG. HEIGHT
BREWERY	4,130 sq. ft.	18 ft.
NIGHTCLUB/BAR	4,130 sq. ft.	18 ft.
BALLROOM/DANCEHALL	4,130 sq. ft.	18 ft.
GENERAL WAREHOUSE	4,130 sq. ft.	18 ft.
OFFICE WAREHOUSE	4,130 sq. ft.	18 ft.
AUTO REPAIR, PARTS & SALES	4,130 sq. ft.	18 ft.
RESTAURANT	4,130 sq. ft.	18 ft.

VI. Relationship with the City of El Paso's Plan:

The Brewpub/Music Venue will not only provide an entertainment outlet, but it will also enhance the neighboring residential and commercial communities' economic and social vitality. It will comply with the overall goals of the City of El Paso to revitalize the city and promote mixed uses per the Smart Growth Initiatives.

ATTACHMENT 5



OFF STREET PARKING WITHIN A 300 FOOT RADIUS OF 1820 MYRTLE AVE.

61 TOTAL OFF STREET PARKING SPACES

ONE (1) SUN METRO BUS STOP $\pm 120'$ OUTSIDE OF THE 300' RADIUS OFF THE NORTH INTERSECTION OF MYRTLE AVE. AND S. WILLIAMS ST. WITH ACCESSIBLE SIDEWALKS AND TWO (2) ADA CURB RAMPS AT BOTH NORTH INTERSECTIONS AND ONE (1) ON THE SOUTHWEST INTERSECTION.

ONE (1) FIRE HYDRANT WITHIN THE 300' RADIUS AT THE SOUTHEAST CORNER OF MYRTLE AVE AND S. WILLIAMS ST.

SYMBOLS LEGEND

	VENUE LOCATION		18'x8' PARKING SPACE		SUN METRO BUS STOP
	300' RADIUS		FIRE HYDRANT		

1820 MYRTLE AVE. SPECIAL PERMIT PARKING SURVEY 12/09/2022				
TIME	MYRTLE 36 AVAILABLE OCCUPIED	BASSETT 25 AVAILABLE OCCUPIED	ACCESS ROAD 0 AVAILABLE OCCUPIED	TOTAL 61 AVAILABLE AVAILABLE
6 PM	5	1	0	55
7 PM	3	1	0	57
8 PM	0	0	0	61
9 PM	0	0	0	61
10 PM	0	0	0	61
11 PM	0	0	0	61
12 AM	0	0	0	61
1 AM	0	0	0	61
	AVERAGE AVAILABLE			60



MASTER ZONING PLAN PARKING SURVEY FOR 1820 MYRTLE AVE.

ATTACHMENT 6

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL of the request. The proposed development 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.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to proposed rezoning and master zoning plan.

At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code

Planning and Inspections Department – Land Development

No objections to the rezoning.

1. A portion of the property area will be in Flood zone according to the future maps.
2. Existing driveway apron ramps in Myrtle Ave. exceed the allowable slopes and ADA / TAS requirements.
3. The new driveway shall comply with 6.17 of Design Standard for Construction.
4. The gates shall not be open into the R.O.W. (Encroaching into R.O.W. is not allowed)

Comments to be addressed at the building permitting stage.

Fire Department

No adverse comments.

Police Department

No comments received.

Environmental Services

No adverse comments.

Streets and Maintenance Department

For Parking along railroad tracks, will need to contact railroad department and check at what distance from railroad tracks is any vehicle allowed to park.

Note: no parking will be provided on any railroad tracks as shown on the parking study map.

Sun Metro

No comments received.

El Paso Water

Stormwater - EPWater-SW has no objections to this proposal.

Texas Department of Transportation

No comments received.

El Paso County Water Improvement District

Not within the boundaries of EPCWID1.

El Paso County 9-1-1 District

The 911 District has not comments or concerns regarding this zoning.

ATTACHMENT 7

