

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: December 15, 2015
Public Hearing: January 12, 2016

CONTACT PERSON/PHONE: Larry F. Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Michael McElroy, (915) 212-1612, McelroyMS@elpasotexas.gov

DISTRICT(S) AFFECTED: 5

SUBJECT:

An Ordinance changing the zoning of the following parcels: Parcel 1: Tract 6A2A, Section 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, North of Montana Avenue and East of State Jail Road, City of El Paso, El Paso County, Texas, from R-F (Ranch-Farm) to C-4 (Commercial); and, Parcel 2: Tract 11C1, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, 12525 Montana Avenue, City of El Paso, El Paso County, Texas, from R-F (Ranch-Farm) to C-4 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Parcel 1: North of Montana Avenue and East of State Jail Road. Parcel 2: 12525 Montana Avenue. Property Owners: Robert Barron, Armando Barron, and Daniel Barron. PZRZ15-00029 (**District 5**)

BACKGROUND / DISCUSSION:

The applicant requests a rezoning from R-F (Ranch-Farm) to C-4 (Commercial) to accommodate a self-storage facility.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission – Approval Recommendation (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING PARCELS: PARCEL 1: TRACT 6A2A, SECTION 33, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, NORTH OF MONTANA AVENUE AND EAST OF STATE JAIL ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH-FARM) TO C-4 (COMMERCIAL); AND, PARCEL 2: TRACT 11C1, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, 12525 MONTANA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH-FARM) TO C-4 (COMMERCIAL). 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 *Parcel 1: Tract 6A2A, Section 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, North of Montana Avenue and East of State Jail Road, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel 2: Tract 11C1, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, 12525 Montana Avenue, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference, be changed as listed for **Parcel 1: from R-F (Ranch-Farm) to C-4 (Commercial)**; and, **Parcel 2: from R-F (Ranch-Farm) to C-4 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

A detailed site development plan shall be approved by the City Plan Commission prior to the issuance of building permits, and that the detailed site plan submitted with the rezoning application satisfies this condition. Should the use or site design of the property change, a new detailed site development plan approval by the City Plan Commission shall be required.

ORDINANCE NO. _____

Zoning Case No: PZRZ15-00029

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

ADOPTED this _____ day of _____, 2016.

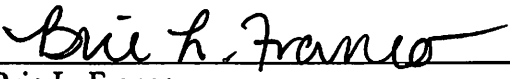
THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Brie L. Franco
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ15-00029

Exhibit "A"

Parcel 1: Tract 6A2A, Section 33, Block 79, Township 2,
Texas and Pacific Railway Company Surveys
Parcel 2: Tract 11C1, Section 34, Block 79, Township 2
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
April 10, 2015

METES AND BOUNDS DESCRIPTION

12525 Montana Avenue
Exhibit "A"

FIELD NOTE DESCRIPTION of Parcel 1: Tract 6A2A, Section 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys Parcel 2: Tract 11C1, Section 34, Block 79, Township 2 Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found iron rod at the common boundary corner of Tracts 11C and 11C1, same being the northerly right-of-way line of Montana Avenue (200' R.O.W.) and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line, along said northerly right-of-way line, South $81^{\circ}25'41''$ West, a distance of 143.03 feet to a found iron rod corner;

THENCE, leaving said northerly right-of-way line, North $00^{\circ}34'37''$ West, a distance of 1318.49 feet to a set iron rod for corner;

THENCE, South $77^{\circ}15'00''$ East, a distance of 141.87 feet to a set iron rod for corner;

THENCE, South $00^{\circ}34'02''$ East, a distance of 1296.97 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 185,372.08 square feet or 4.2555 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 503
El Paso, Texas 79936
(915) 633-6422
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MEMORANDUM

DATE: December 5, 2015

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Michael McElroy, Senior Planner

SUBJECT: PZRZ15-00029

The City Plan Commission (CPC), on October 22, 2015, voted 6-0 to recommend **approval with a condition** of rezoning the subject property from R-F (Ranch-Farm) to C-4 (Commercial) to accommodate a self-storage facility as follows:

“A detailed site development plan shall be approved by the City Plan Commission prior to the issuance of building permits, and that the detailed site plan submitted with the rezoning application satisfies this condition. Should the use or site design of the property change, a new detailed site development plan approval by the City Plan Commission shall be required”

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

No communications in support or opposition to the rezoning were received.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report REVISED

Case No: PZRZ15-00029
Application Type: Rezoning
CPC Hearing Date: October 22, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: Parcel 1: North of Montana Avenue and East of State Jail Road
Parcel 2: 12525 Montana Avenue
Legal Description: Parcel 1: Tract 6A2A, Section 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: Tract 11C1, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage: 4.2555
Rep District: 5
Existing Zoning: R-F (Ranch-Farm)
Existing Use: Food Truck Lot
C/SC/SP/ZBA/LNC: N/A
Request: From R-F (Ranch-Farm) to C-4 (Commercial)
Proposed Use: Self-Storage Warehousing
Property Owner: Robert Barron, Armando Barron, and Daniel Barron
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch-Farm) & C-4 (Commercial) / Vacant
South: C-4/c (Commercial/condition) and ETJ / Vacant and Retail
East: C-4 (Commercial) / Laundry
West: R-F (Ranch-Farm) / County Jail

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)

NEAREST PARK: Tres Suenos Park (3,744 feet)

NEAREST SCHOOL: Hurshel Antwine Elementary School (3,091 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 8, 2015. Planning has not received any communications in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-F (Ranch-Farm) to C-4 (Commercial). The proposed use is a self-storage warehouse facility, comprised of three storage buildings and an office building, totaling 56,160 sq. ft. The development requires 12 parking spaces and provides 13, to include ADA and bicycle parking. Vehicular access is proposed from Montana Avenue.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval with a condition** of rezoning the subject property from R-F (Ranch-Farm) to C-4 (Commercial) as follows:

“A detailed site development plan shall be approved by the City Plan Commission prior to the issuance of building permits, and that the detailed site plan submitted with the rezoning application satisfies this condition. Should the use or site design of the property change, a new detailed site development plan approval by the City Plan Commission shall be required”

The proposed zoning district is consistent with the commercial zoning districts in the immediate area. Furthermore, the proposed development is compliant with the proposed G-4 Suburban (Walkable) land use designation in the East Planning Area.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The C-4 (Commercial) district is intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provides a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections. A TIA will be required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Streets and Maintenance

A TIA waiver has been granted, as the number of trips generated by mini-warehouses is less than the minimum threshold required for a TIA.

Texas Department of Transportation (TxDOT)

Once owner is ready to develop this land, he or his engineering consultant needs to submit a request for access and grading and drainage plans to TxDOT for review and approval. Please have requestor contact TxDOT to request the Forms and additional information to prepare his request.

Sun Metro

Sun Metro does not oppose this request. Rt. 51 has a bust stop approximately 580 ft. west of subject property.

El Paso Fire Department

Rezoning does not adversely affect the Fire Department.

El Paso Water Utilities

1. EPWU does object to this request.
2. The subject property is located within the Eastside Annexation area. Annexation fees are due at the time of new service application for individual water meters within the subject property.

Water:

There is an existing 16-inch diameter water main extending along Montana Avenue that is available for service, the water main is located approximately 12-ft south from the southern property line.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main extending along Montana Avenue that is available for service, the sewer main is located approximately 300 feet east from the southeastern subject property line and 5-ft south from the northern right-of-way line. Service to the subject property can be provided with an extension an 8-inch diameter sanitary sewer main from the existing 12-inch diameter sewer main within a 20-ft PSB easement.

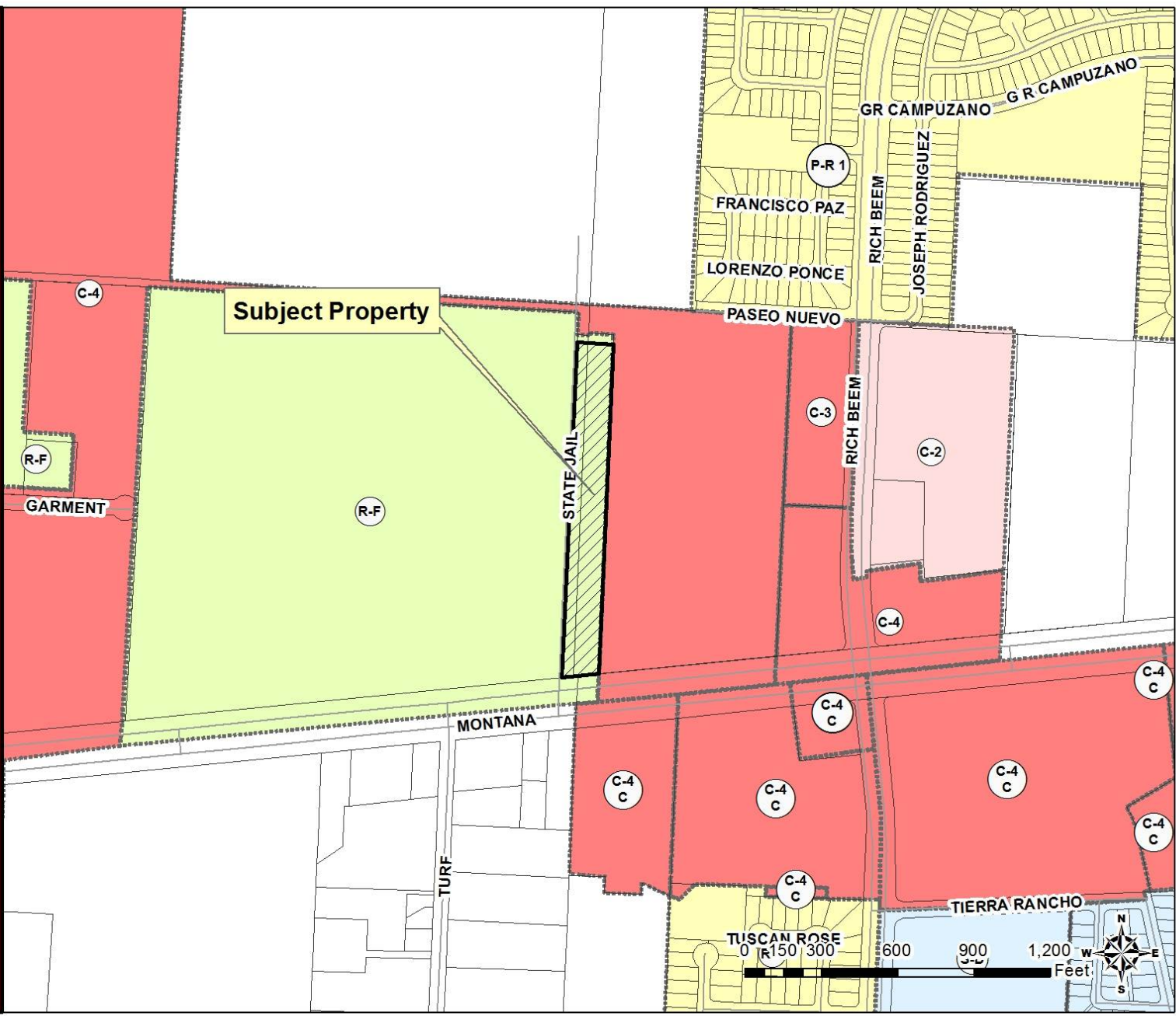
General:

EPWU requires a new service application to provide additional service 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 EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

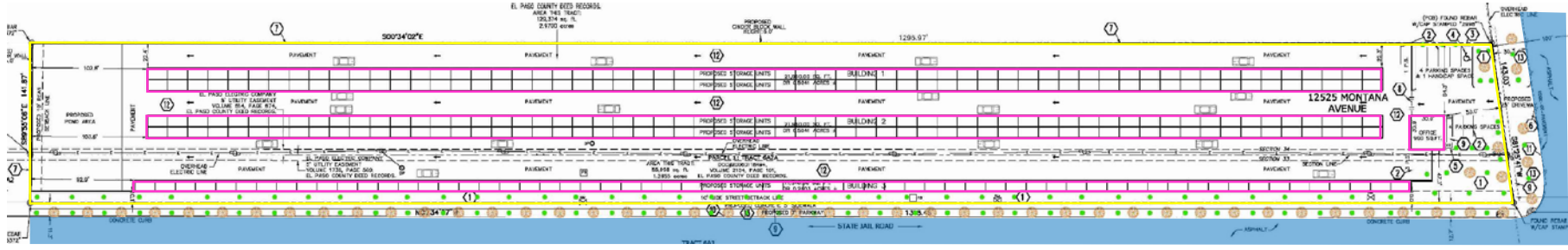
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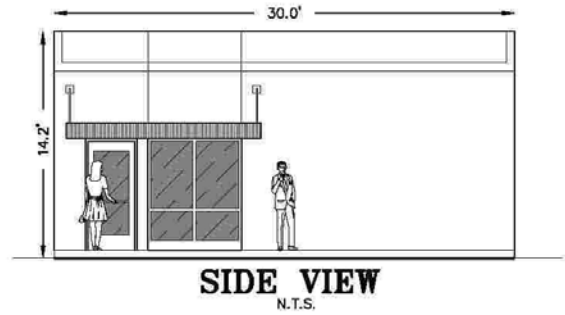
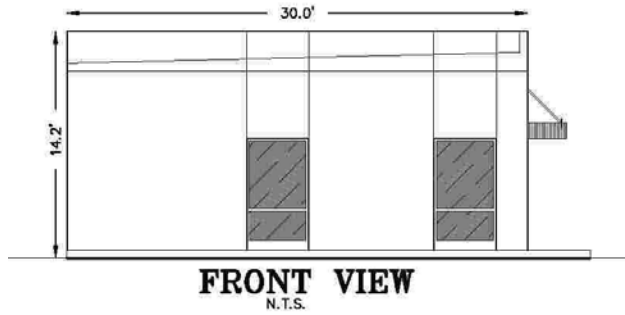


ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

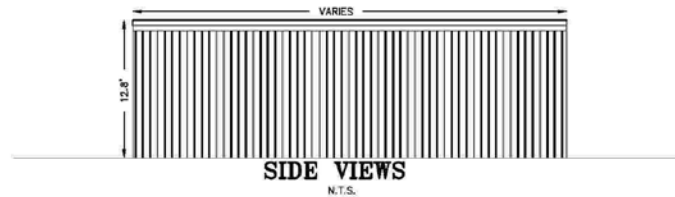
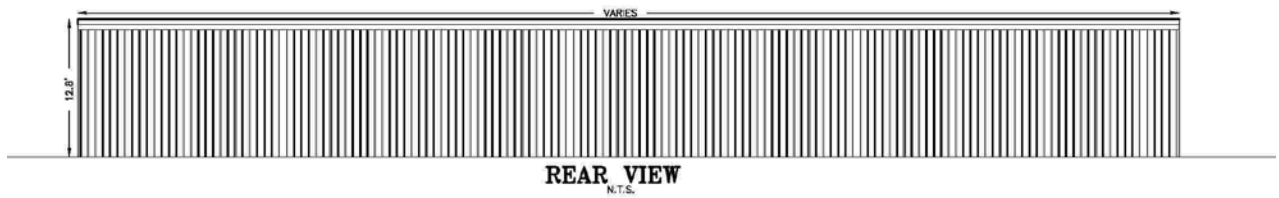
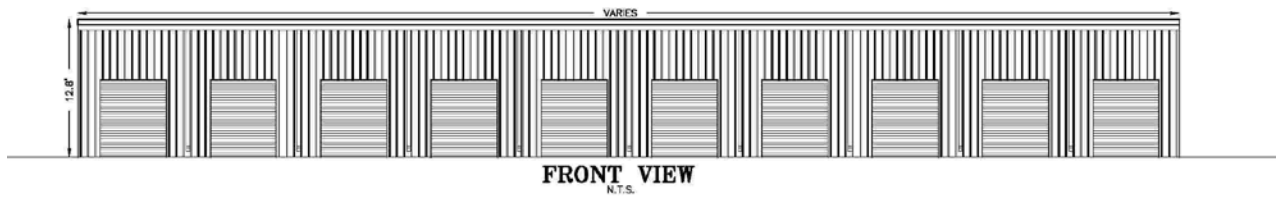


ATTACHMENT 4: ELEVATIONS

OFFICE VIEWS



MINI-STORAGES VIEWS





Recommendation/Public Input

- Planning Division recommendation: Approval with condition
- CPC Vote: Approval with condition
Recommendation (6-0)
- Public Input: No communications in support or opposition to the rezoning request.

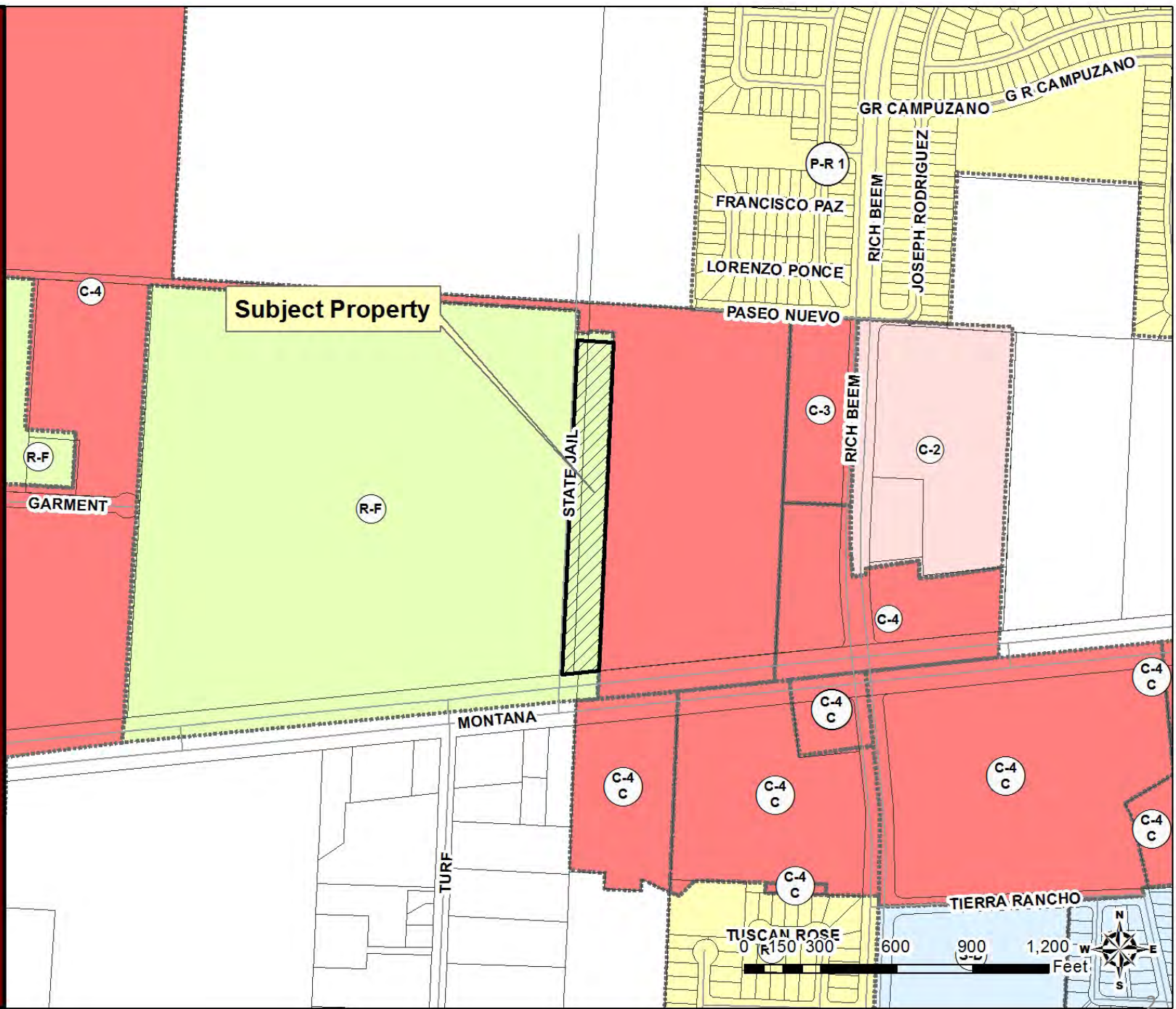
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

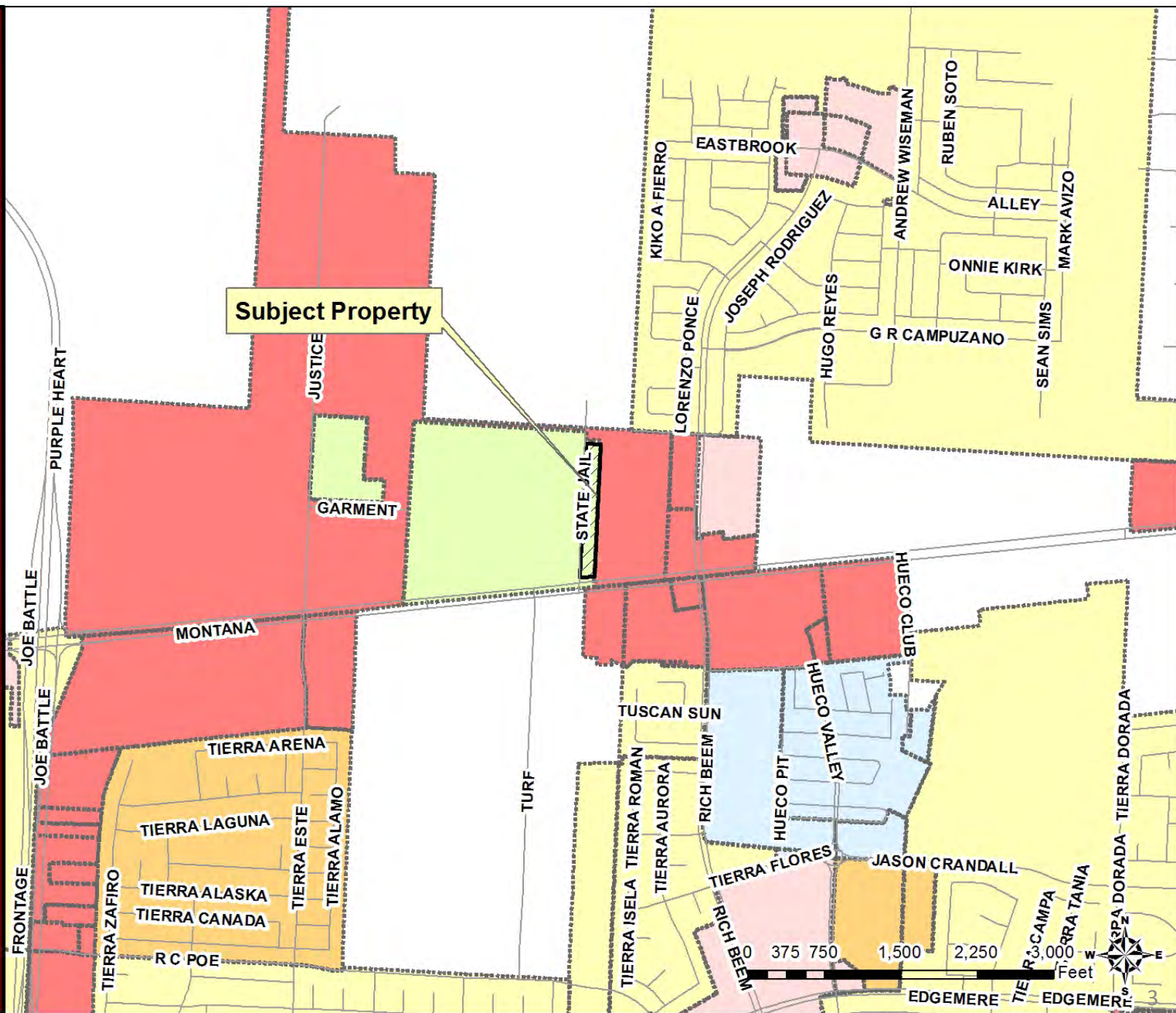
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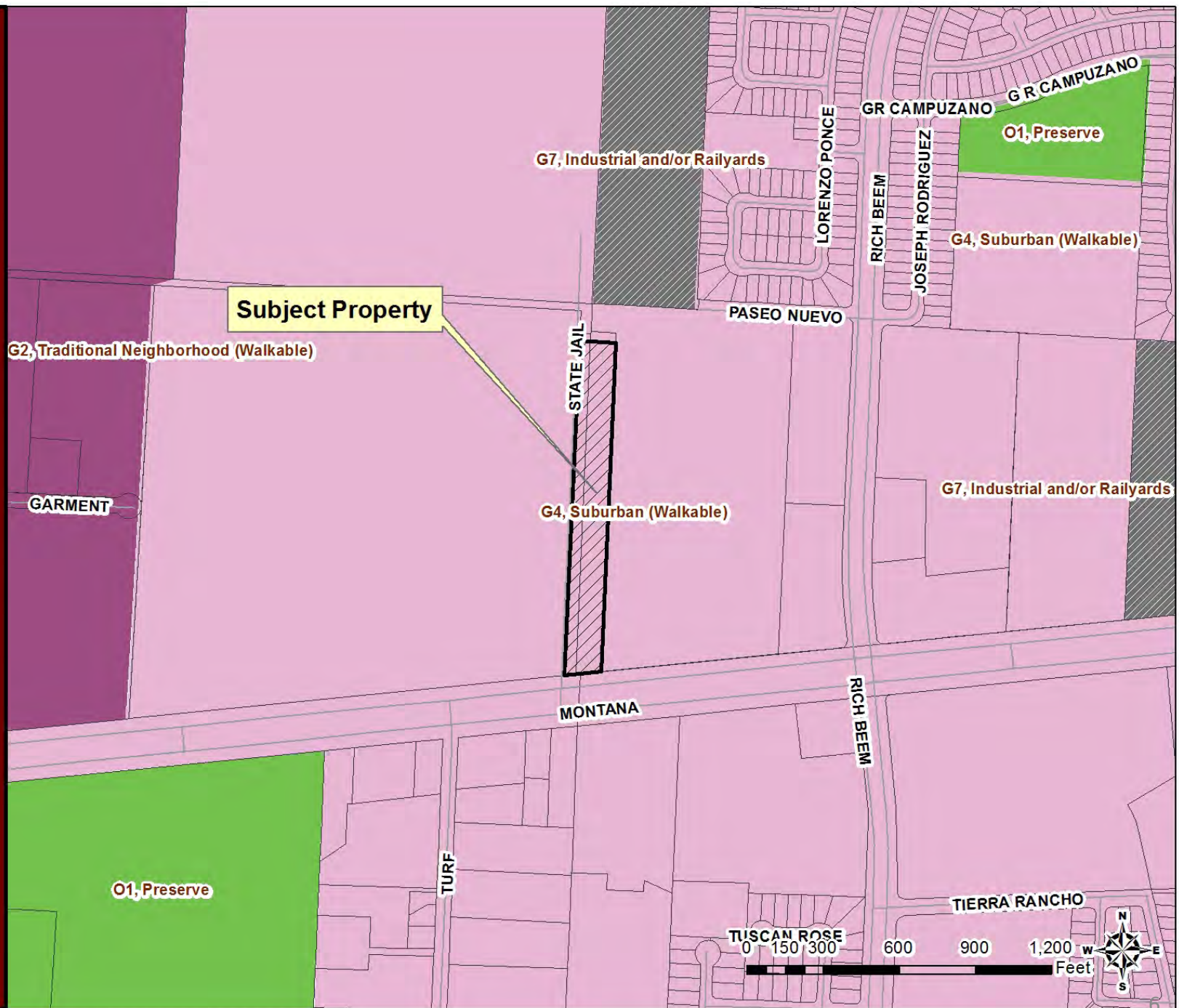
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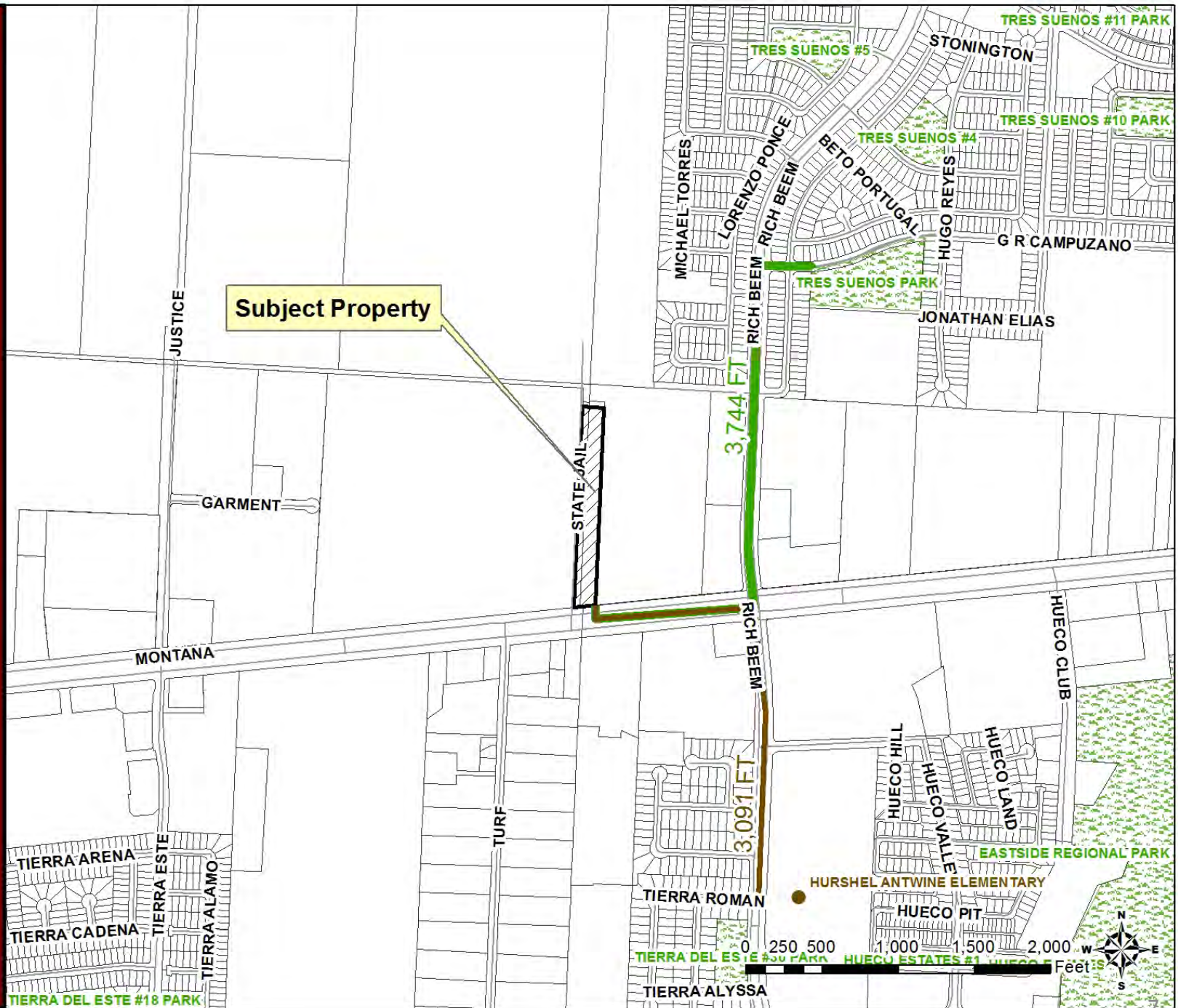
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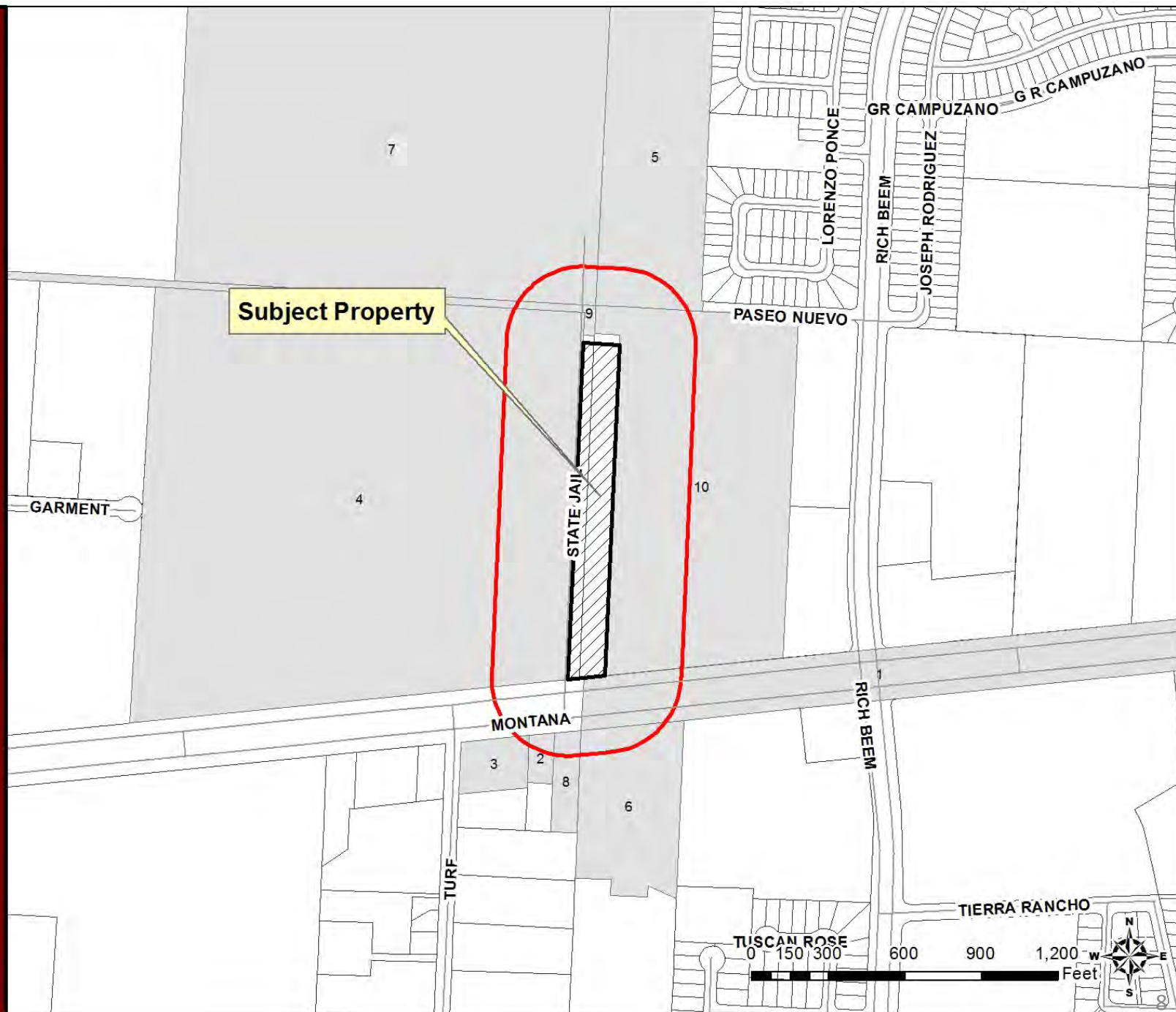
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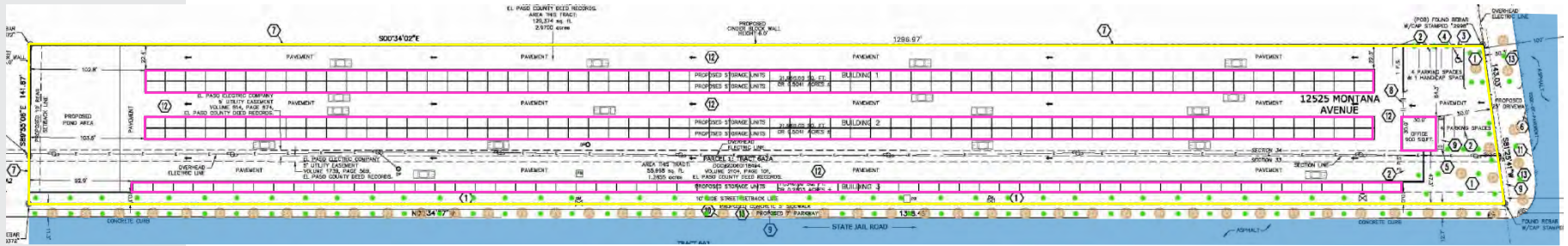
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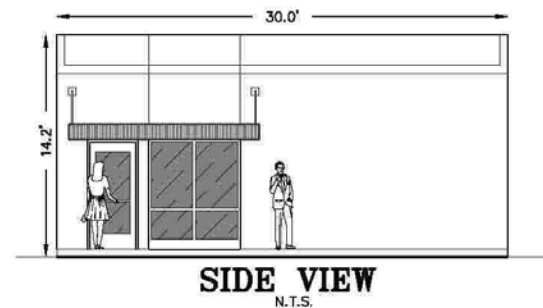
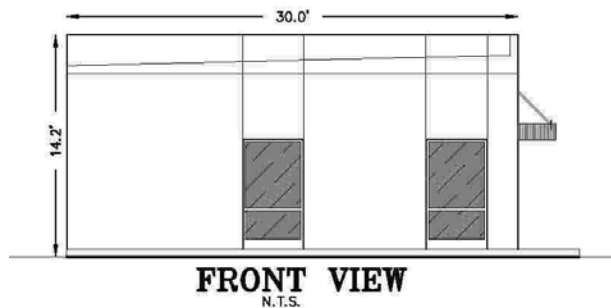
Detailed Site Development Plan



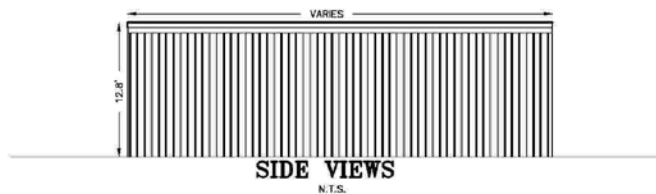
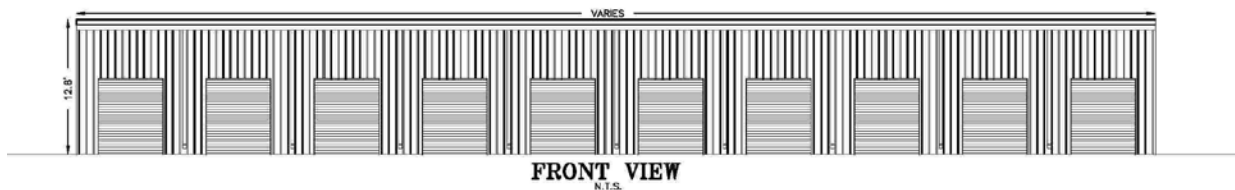


Elevations

OFFICE VIEWS



MINI-STORAGES VIEWS





Subject Property & North



Subject Property & North



East



South



West

PZRZ15-00029

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