

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: January 23, 2018  
Public Hearing: February 20, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915) 212-1553, [Morrison-VegaVX@elpasotexas.gov](mailto:Morrison-VegaVX@elpasotexas.gov)  
Adriana Martinez, (915) 212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**

An Ordinance changing the zoning of Lots 13, 14, and 15, Block 4, Collins Worth Subdivision Supplemental Map, 6110 Alameda Ave. an Addition to the City of El Paso, El Paso County, Texas from R-4 (Residential) & C-4 (Commercial) to C-4 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6110 Alameda Ave. Property Owner: Armando & Juan Olivas PZRZ17-00023 (District 3).

**BACKGROUND / DISCUSSION:**

On November 2, 2017, The City Plan Commission recommended Approval.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this special permit application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Recommended Approval on a 6-0 vote.

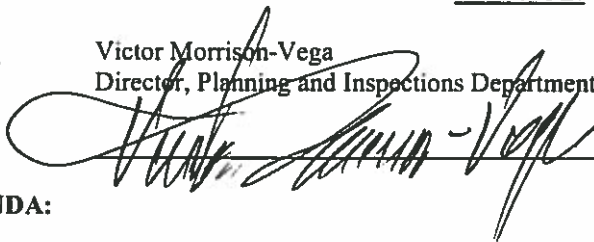
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Victor Morrison-Vega  
Director, Planning and Inspections Department



**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

CITY CLERK DEPT.  
2018 JAN 17 AM 11:40

PZRZ17-00023

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF LOTS 13, 14, AND 15, BLOCK 4, COLLINS WORTH SUBDIVISION SUPPLEMENTAL MAP, 6110 ALAMEDA AVE., AN ADDITION TO THE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) & C-4 (COMMERCIAL) 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, the zoning of Lots 13, 14, and 15, Block 4, Collins Worth Subdivision Supplemental Map, 6110 Alameda Ave., located in the City of El Paso, El Paso County, Texas, be changed from R-4 (Residential) & C-4 (Commercial) 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.

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 \_\_\_\_\_, 2018.

THE CITY OF EL PASO

\_\_\_\_\_  
Dee Margo, Mayor

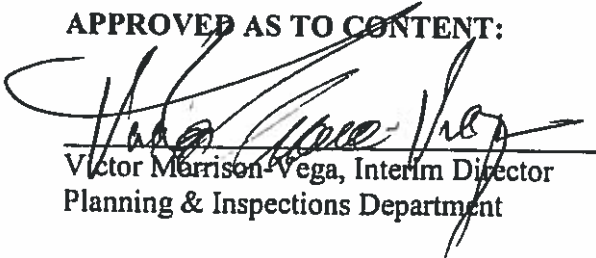
ATTEST:

\_\_\_\_\_  
Laura D. Prine, Interim City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Karla M. Nieman  
Senior Assistant City Attorney

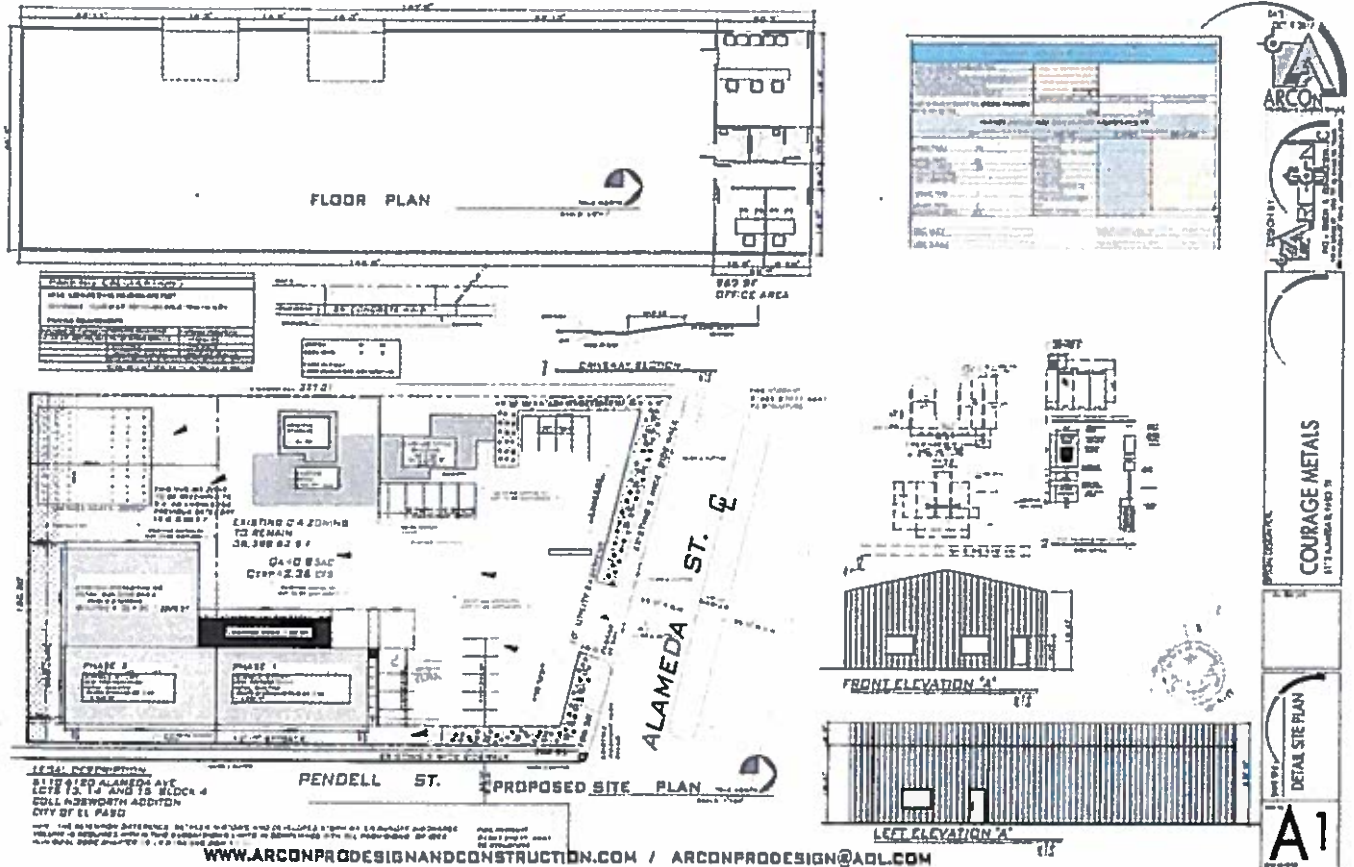
APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Victor Marrison-Vega, Interim Director  
Planning & Inspections Department

ORDINANCE NO. \_\_\_\_\_  
17-1007-2085 | 734721  
6110 Alameda Ave.  
KMN

PZRZ17-00023

# EXHIBIT "A"



ORDINANCE NO. \_\_\_\_\_  
 17-1007-2085 | 734721  
 6110 Alameda Ave.  
 KMN

PZRZ17-00023

## MEMORANDUM

**DATE:** January 9, 2018

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

**FROM:** Adriana Martinez, Planner

**SUBJECT:** PZRZ17-00023

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The City Plan Commission (CPC), on November 2, 2017 voted 5-0 to recommend Approval to rezone the property described as Lots 13, 14, and 15, Block 4, Collins Worth Subdivision Supplemental Map, 6110 Alameda Ave. an Addition to the City of El Paso, El Paso County, Texas from R-4 (Residential) & C-4 (Commercial) to C-4 (Commercial) to accommodate a proposed Automobile Sales, Service, Storage and Rental Use. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6110 Alameda Ave. Property Owner: Armando & Juan Olivas PZRZ17-00023 (District 3).

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, property values in the vicinity, and the city as a whole.

The Planning Division received two calls in opposition of the rezoning request.

**Property Owner:** Armando & Juan Olivas.  
**Applicant:** Armando & Juan Olivas.  
**Representative:** Arcon Pro Design & Construction LLC

**Attachments:**  
Staff Report

# 6110 Alameda Avenue

City of El Paso — Plan Commission — 11/2/2017

**PZRZ17-00023**

**Rezoning**



**STAFF CONTACT:**

-Adriana Martinez, 915-212-1611, [Martinezad@elpasotexas.gov](mailto:Martinezad@elpasotexas.gov)

**OWNER:**

-Armando & Juan Olivas

**REPRESENTATIVE:**

-Arcon Pro Design & Construction LLC

**LOCATION:**

-6110 Alameda Ave.

**LEGAL DESCRIPTION:**

-Lots 13, 14, and 15, Block 4, Collins Worth Subdivision Supplemental Map, an Addition to the City of El Paso, El Paso County, Texas

**EXISTING ZONING:**

-R-4 (Residential) & C-4 (Commercial)

**REQUEST:**

-To rezone from R-4 (Residential) to C-4 (Commercial) for proposed Automobile Sales, Service, Storage And Rental Use

**RELATED APPLICATIONS:**

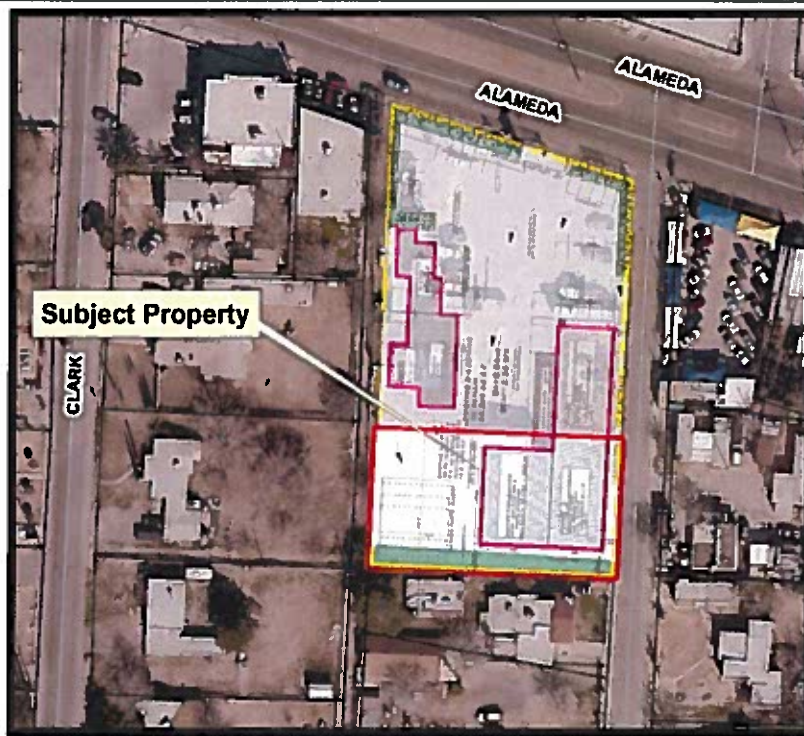
-N/A

**PUBLIC INPUT**

-Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on October 18, 2017.

**STAFF RECOMMENDATION:**

-Approval (see pages 2—4 for basis for recommendation)



**SUMMARY OF REQUEST:** The property owner is requesting a rezoning from R-4 (Residential) to C-4 (Commercial) to accommodate a proposed Automobile Sales, Service, Storage and Rental Use for the property located at 6110 Alameda Avenue. The area of the rezoning request is 0.41 acres, however the overall development is on a 1.29 acre property, which features four existing structures used for storage and two new prefabricated metal buildings to include an office space. The current use of the property is storage, automobile sales, and a recycling facility.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of rezoning the property from R-4 (Residential) & C-4 (Commercial) to C-4 (Commercial). The proposed zoning district is consistent with other commercial districts in the immediate area along Alameda, and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-2 – Traditional Neighborhood (Walkable) land use designation of Plan El Paso, the City's Comprehensive Plan.



The applicant has submitted a Rezoning application for the property at 6110 Alameda Avenue through the Zoning Section of the Planning and Inspections Department. The property owner is requesting a rezoning from R-4 (Residential) to C-4 (Commercial) to accommodate a proposed Automobile Sales, Service, Storage and Rental Use for the property located at 6110 Alameda Avenue. The area of the rezoning request is 0.41 acres, however the overall development is on a 1.29 acre property, which features four existing structures used for storage and two new prefabricated metal buildings to include an office space. The current use of the property is storage, automobile sales, and recycling facility.

[illegible]

PZRZ17-00023

## REZONING POLICY

POLICY	DOES IT COMPLY?
<b>Compatibility</b> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, properties adjacent to the subject property are zoned C-4 and C-4/c.
<b>Plan El Paso</b> Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-1, G-2, or G-7)	Yes, the property is designated G-2, Traditional Neighborhood (Walkable) and meets the intent by proposing an increase in density over the existing zoning and providing non-residential uses in the area.



These images show the surrounding zoning within 300' of the subject property

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject property is located in the Collingsworth subdivision, recorded in 1912. The site is currently split-zoned R-4 (Residential) & C-4 (Commercial) and is currently being used, as storage, automobile sales, and a recycling facility. Properties adjacent to the subject property are zoned C-4 (Commercial), C-4/c (Commercial/condition), and R-4 (Residential). Surrounding land uses include an automobile body shop, automobile sales, commercial retail and single-family homes. The nearest park is Ascarate Park (2,425 feet) and the nearest school is Cooley Elementary School (2,066 feet). More than 50% of the subject property is currently zoned C-4 (Commercial).

**COMPLIANCE WITH PLAN ELPASO:** The proposed property is currently developed and is being used as automobile sales. The parcel lies within the G-2, Traditional Neighborhood (Walkable) land use designation and proposes to provide non-residential uses in the area. Being split-zoned between R-4 (Residential) & C-4 (Commercial) limits the uses and potential of the subject property, which is the purpose for the rezoning request.



*The subject property lies within the G-2 Traditional Neighborhood (Walkable) land use designation.*



## FUTURE LAND USE MAP AND ZONING ANALYSIS

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<b>G-2 – Traditional (Walkable)</b> 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 plan identified in this Comprehensive Plan.	Yes, the lot is underdeveloped. The purpose of this project is to increase density and introduce new uses to the subject property, which is currently adjacent to existing residential development.
ZONING DISTRICT	DOES IT COMPLY?
C-4 (Commercial) district is intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.	Yes, Automobile Sales, Service, Storage And Rental Use is a permitted use.

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The lot is 180.20ft by 337.01ft (1.29 acres), however the proposed use on the property is not allowed under the current R-4 (Residential) zoning district.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The subject site is 0.41 acres in size (18,010 sq. ft.) 10ft required rear and street-side setback, which the proposed development meets the minimum dimensional standards and allows the proposed use under the proposed C-4 (Commercial) zoning.

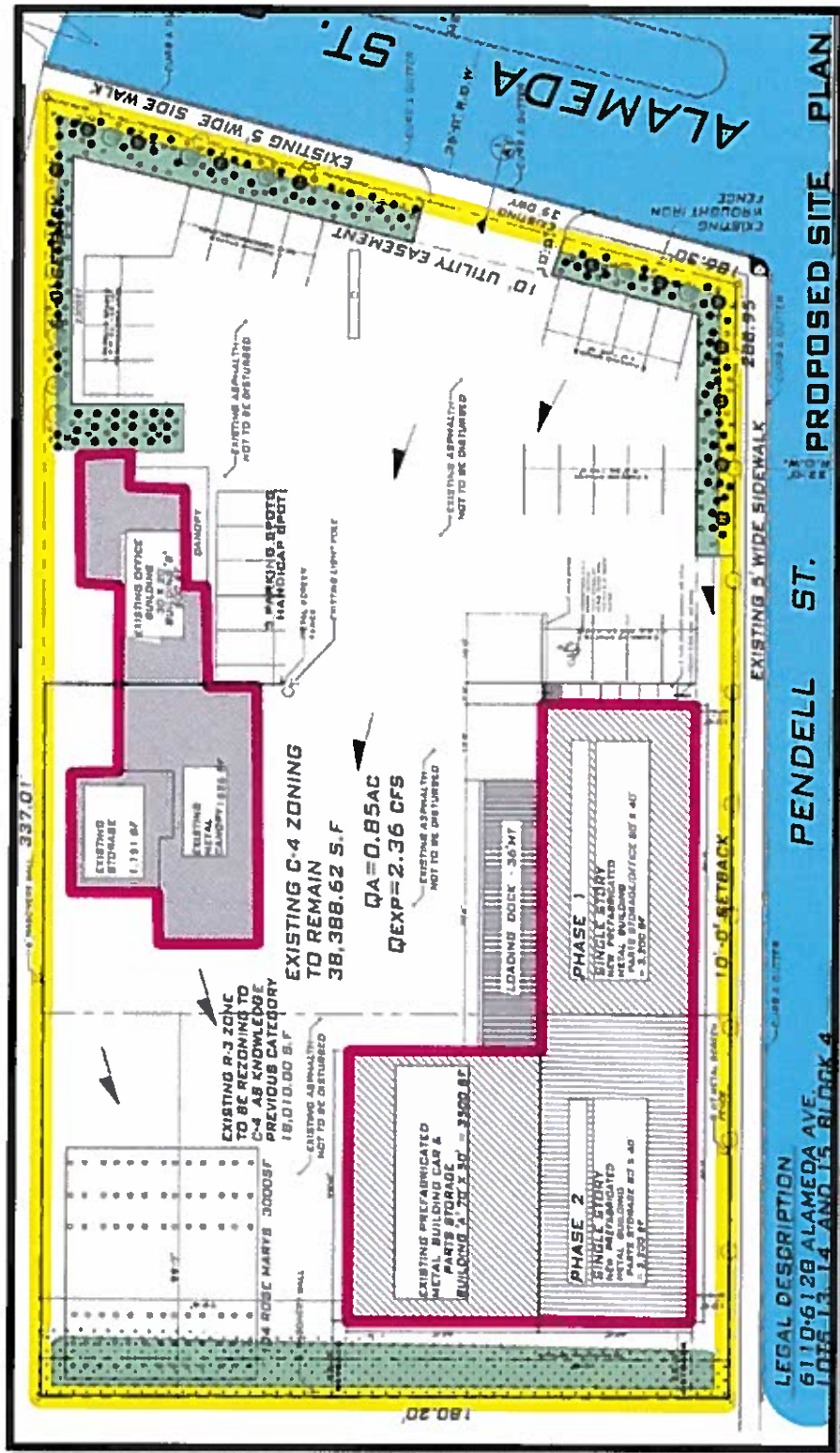
**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the El Paso Central Business Association and was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 18, 2017. Planning has not received any communication in support or opposition to the rezoning request.

**STAFF COMMENTS:** No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

**ATTACHMENTS:**

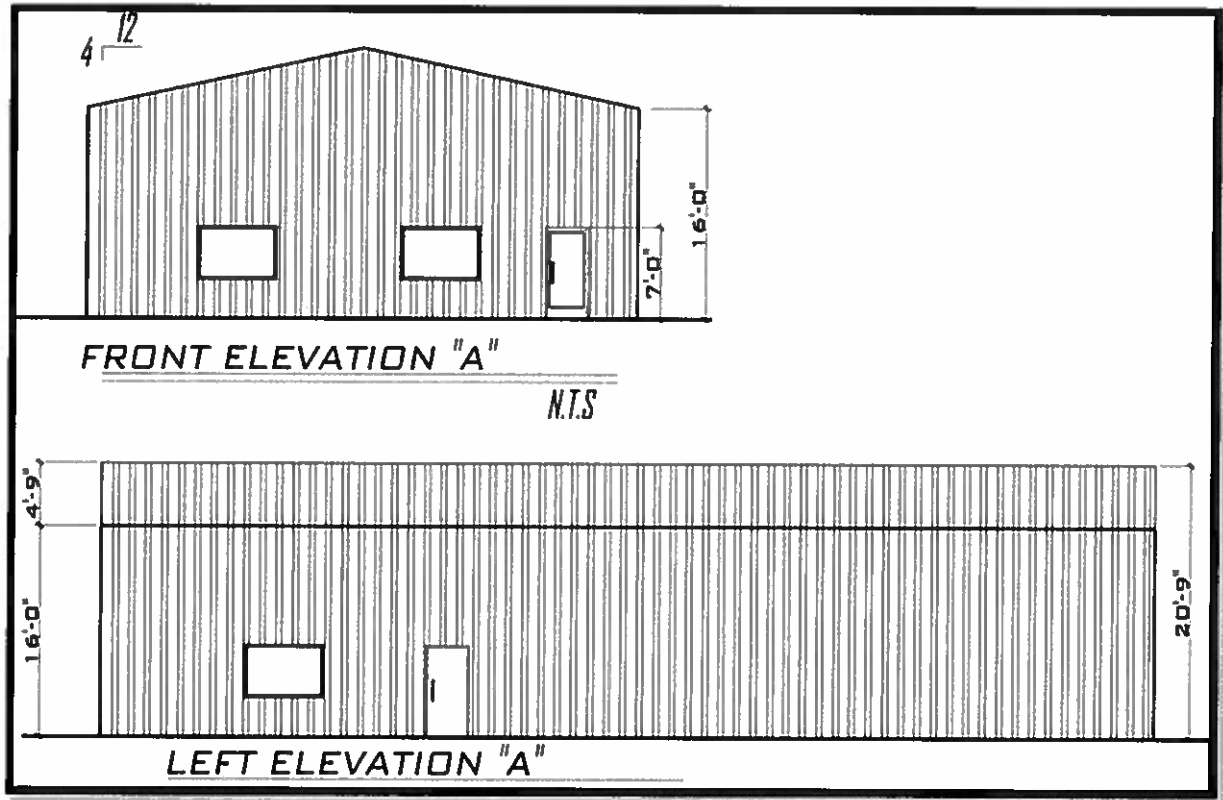
1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Public Notification Boundary Map

## Detailed Site Development Plan



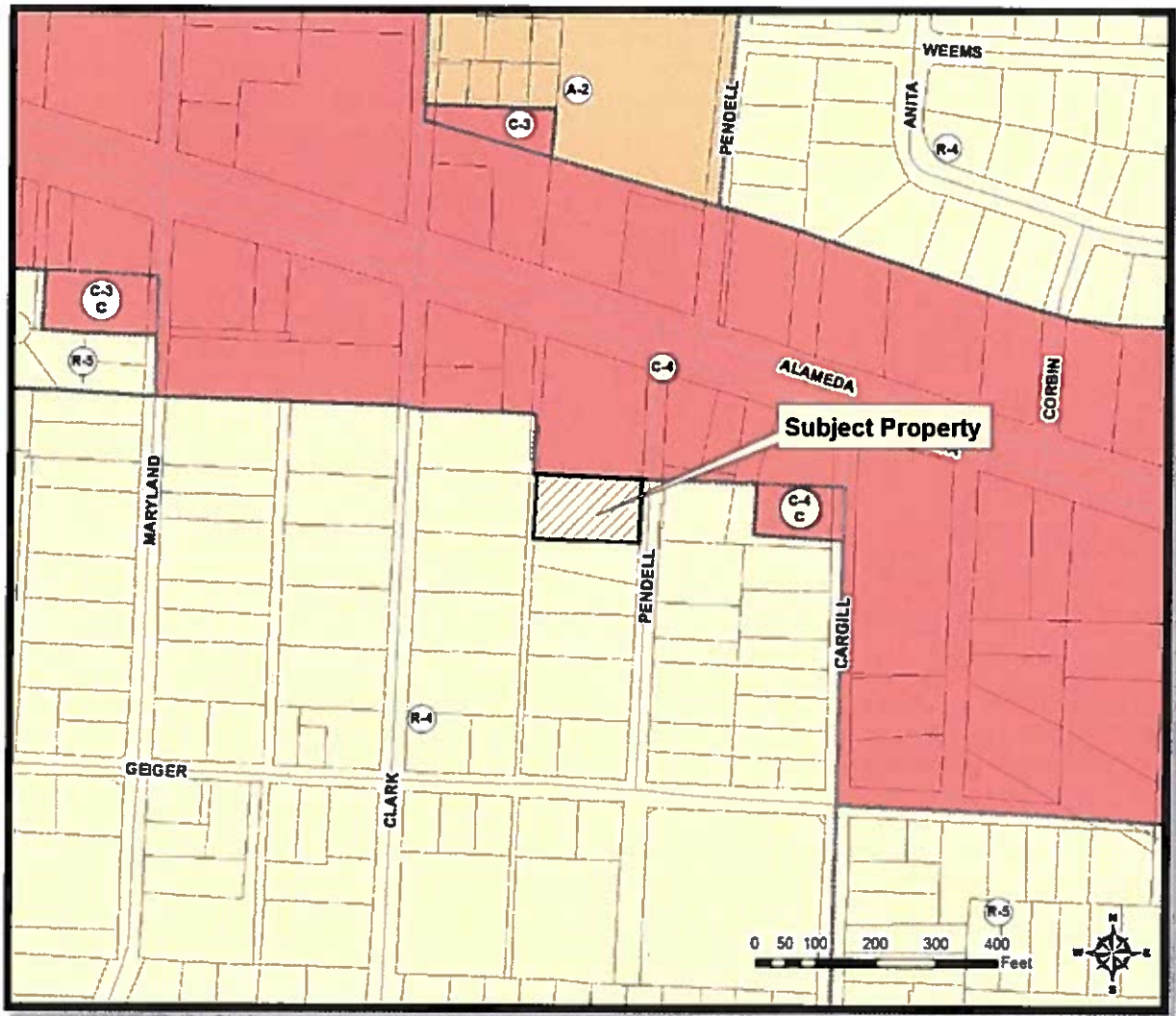
## ATTACHMENT 2

### Elevations



# ATTACHMENT 3

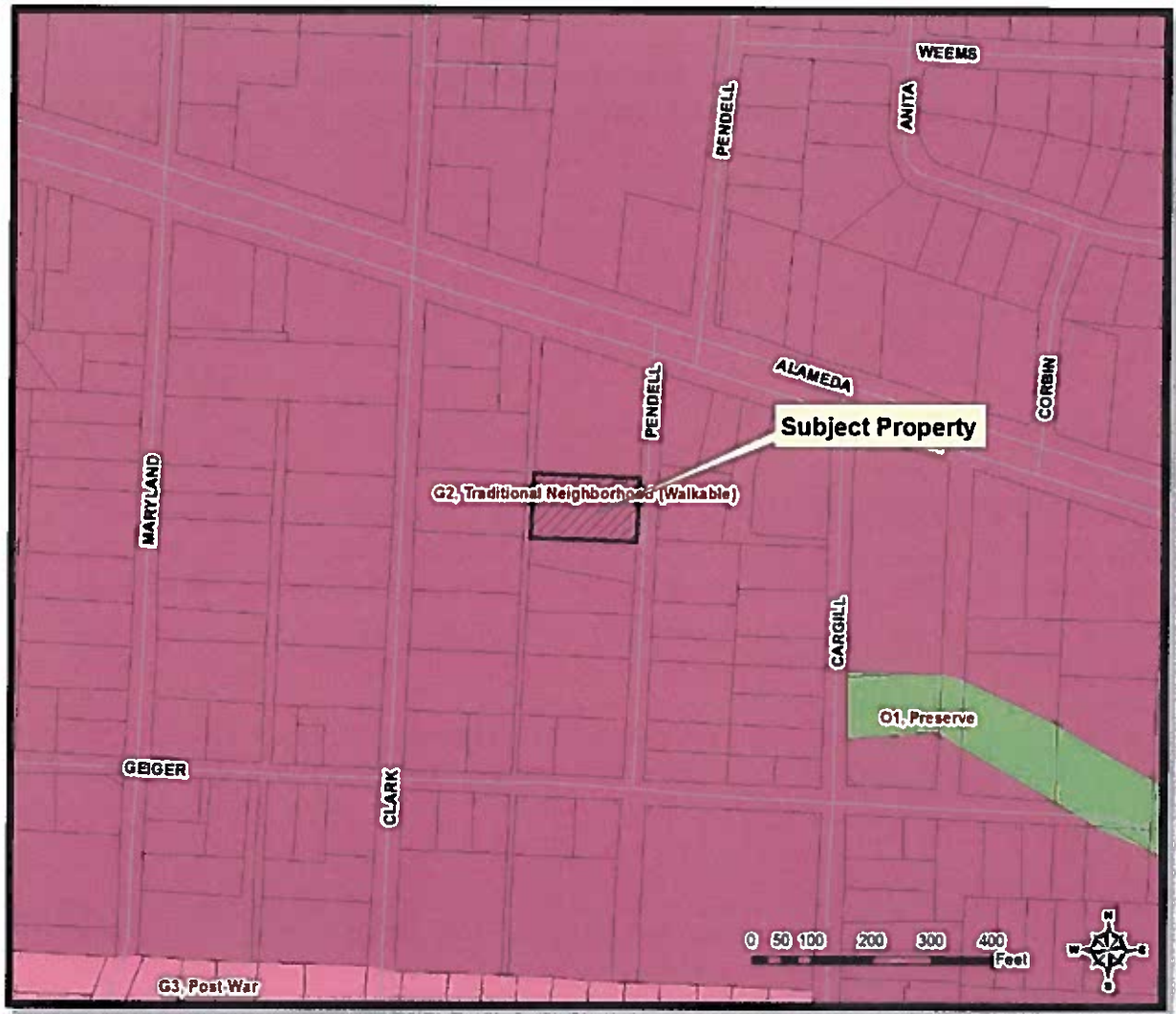
## Zoning Map





## ATTACHMENT 4

### Future Land Use Map



# **ATTACHMENT 5**

## **Department Comments**

### **Planning and Inspections Department- Planning Division**

No objections to rezoning.

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 - City Development & Permitting- Landscape**

No objections to proposed site plan.

Note: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **Planning and Inspections Department - Land Development**

No objections to rezoning.

Note: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

### **Sun Metro:**

Sun Metro does not oppose this request.

Note: Alameda Brio will be providing service along the Alameda Corridor in late 2018. A proposed Brio stop is currently being constructed abutting the subject property. Sun Metro will have intermittent lane closures on Alameda for the duration of the Alameda Brio project.

Sun Metro routes 61, 65, and 66 also provide service along Alameda with a stop approximately 100 feet west of the subject property.

Close coordination with Sun Metro planning is required for any current or future construction on the subject property.

### **Fire Department**

No objections to rezoning.

### **Police Department**

El Paso Police Department has no objections.

**TxDot**

No comments for re-zoning. Will need to review plans one-day when owner wants to reconstruct or want work on TxDOT right of way.

**El Paso Water Utilities**

We have reviewed the property described above and provide the following comments:

1. EPWater does not object to this request

**Water**

2. There is an existing 12-inch diameter water main that extends along Alameda Avenue. This main is available for service.
3. There is an existing 8-inch diameter water main that extends along Pendell Street. This main is available for service.
4. EPWater records indicate one (1) ¾-inch water meters serving the subject property. The services address for this meter is 6110 Alameda Avenue.
5. Previous water pressure from fire hydrant #4547 located at southeast corner of Alameda Avenue and Pendell Street, has yielded a static pressure of 110 psi, a residual pressure of 100 psi, and a discharge of 1,163 gallons per minute.
6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device

**Sanitary Sewer:**

7. There is an existing 6-inch diameter sanitary sewer main that extends along Alameda Avenue, located approximately 7-feet north of northern property's line. This main is available for service.
8. There is an existing 8-inch diameter sanitary sewer main that extends along Alameda Avenue, located approximately 9-feet south of the northern property line. This main is not available for service.
9. There is an existing 6-inch diameter sanitary sewer main that extends along Pendell Street, located approximately 14-feet east of the eastern property's line. This main is available for service.

**General:**

10. EPWU requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater 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.
- 11.

**Stormwater:**

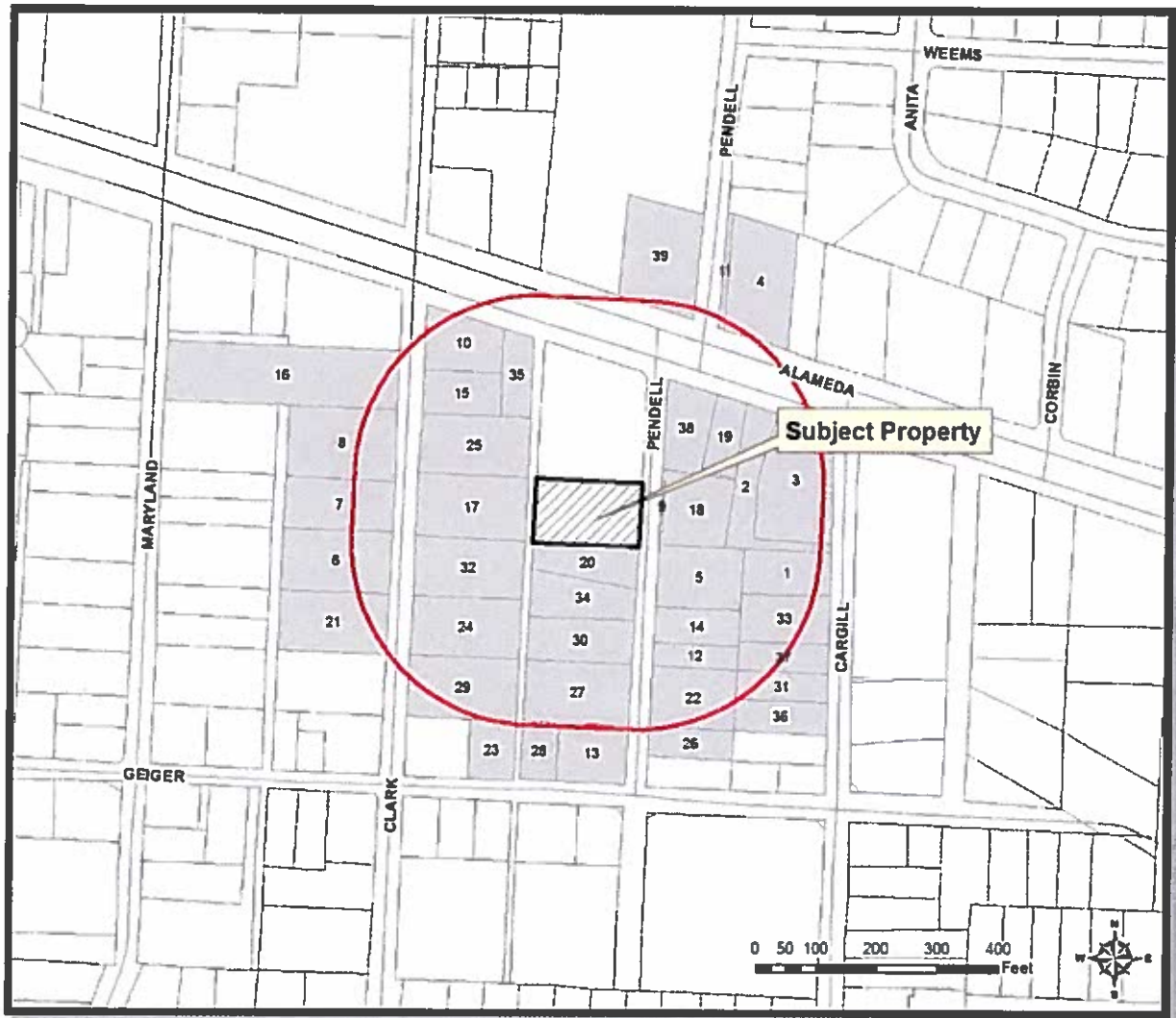
We have reviewed the property described above and provide the following comments:

1. Provide an acceptable Drainage Plan in accordance with Section 19.01.050 of the current City Ordinance if the property is redeveloped.
2. The developer shall be responsible for the additional stormwater runoff generated by the proposed developed property, and must ensure that the historic runoff volume, peak and duration are maintained.
3. EPW-Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.



## ATTACHMENT 6

### Notification Map





## Recommendation/Public Input

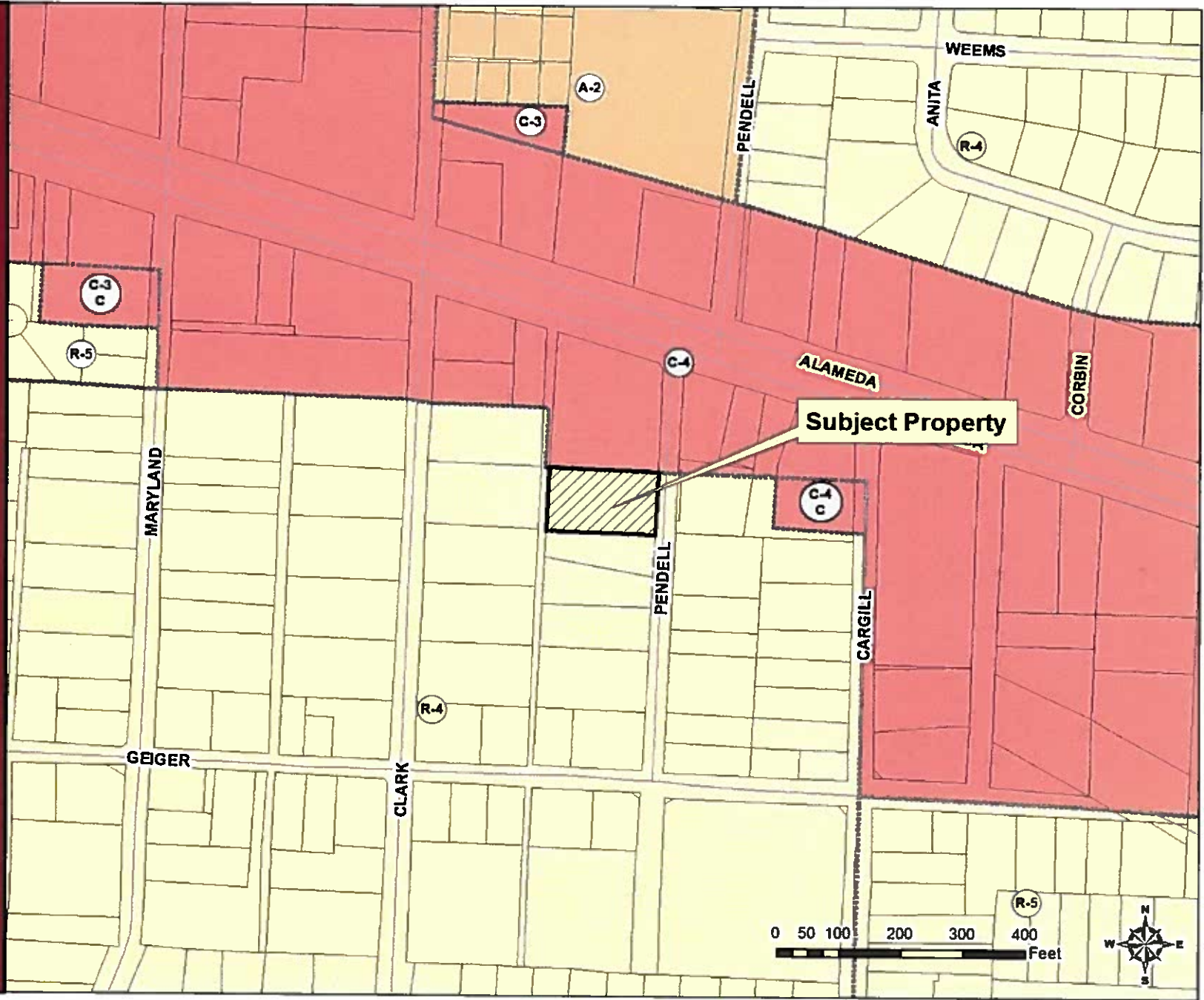
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation 5-0
- **Public Input:** The Planning Division received two calls in opposition of the rezoning request.

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

*"Delivering Outstanding Services"*

PZRZ17-00023





PZRZ17-00023

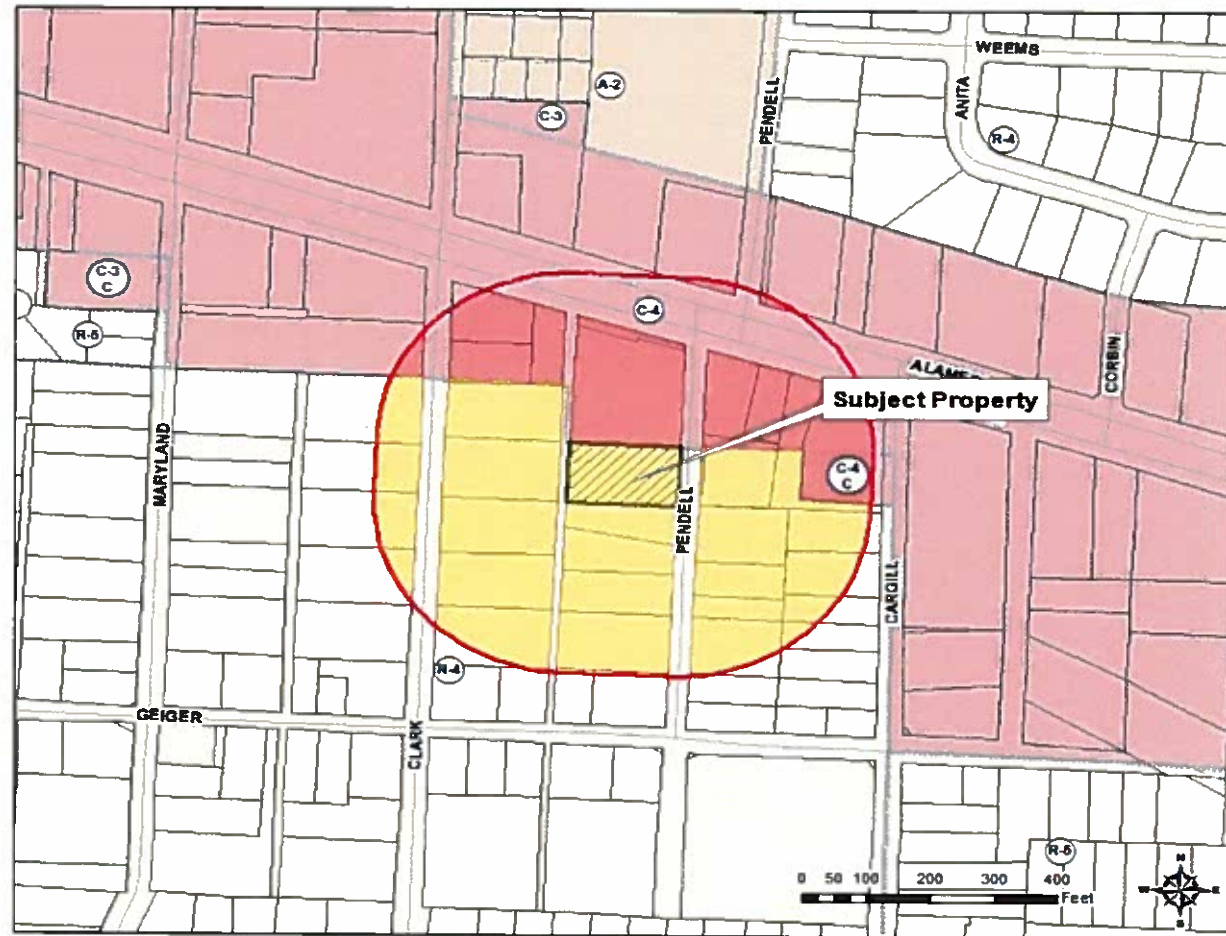








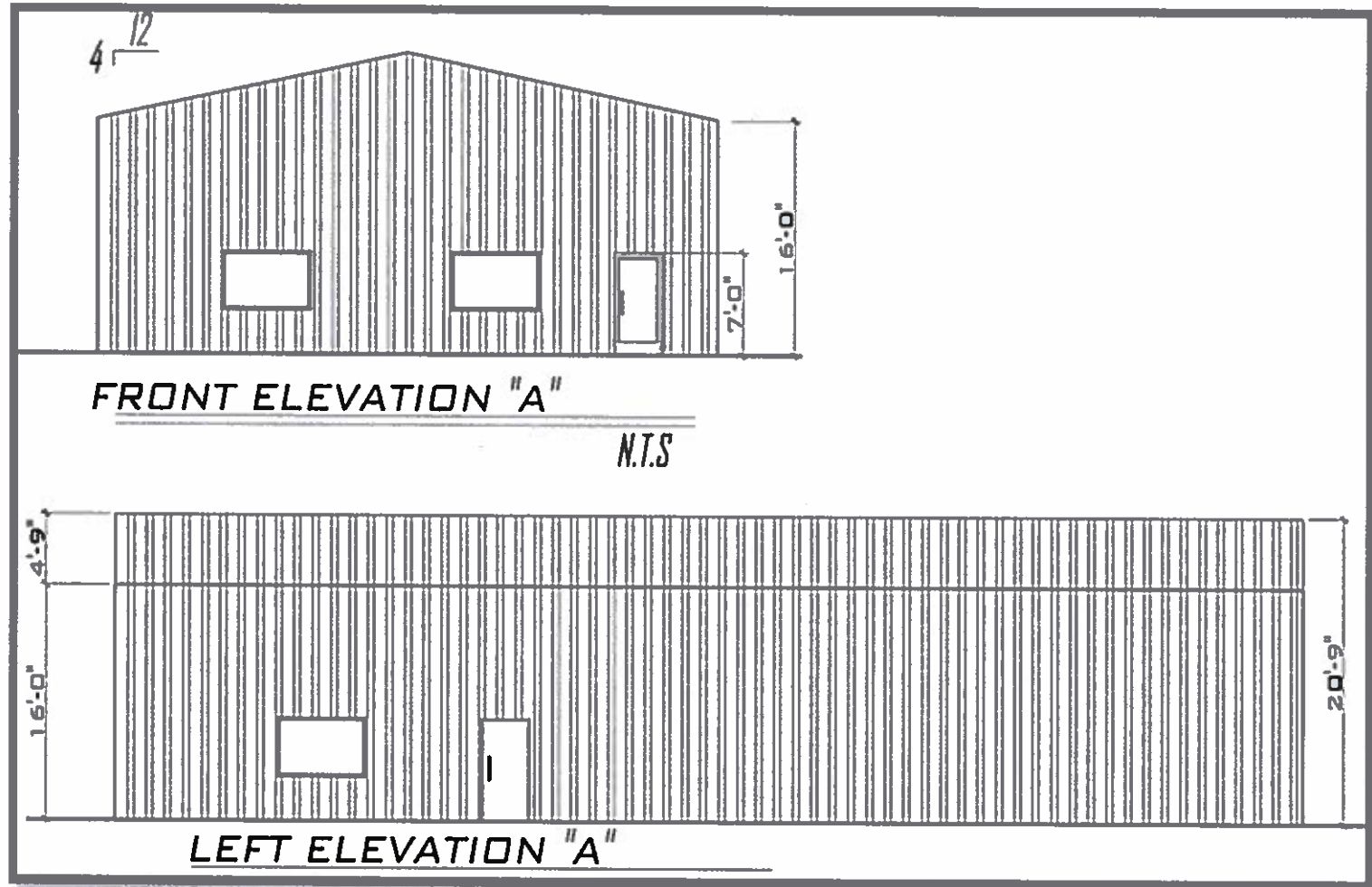
# NEIGHBORHOOD CHARACTER AND COMPATIBILITY



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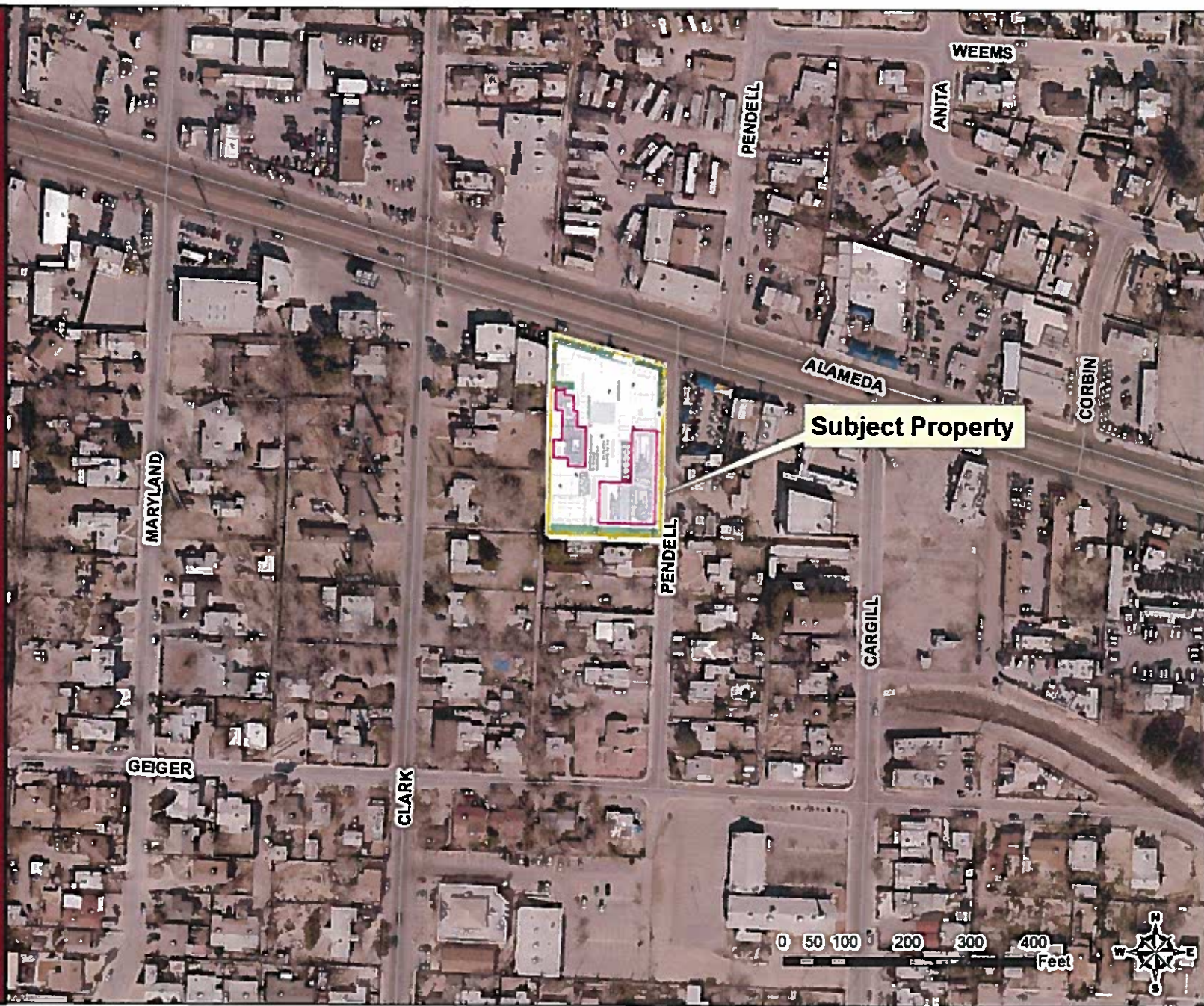
# Elevations



*"Delivering Outstanding Services"*



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**N**



W



# E



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