

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: March 31, 2020

PUBLIC HEARING DATE: April 28, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov

Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An ordinance changing the zoning of the property described as Lot 24 and the east 20.00 feet of Lot 25, Block 91, East El Paso Addition, 3422 Montana Avenue, City of El Paso, El Paso County, Texas from R-5 (Residential) to S-D (Special Development), pursuant to section 20.04.360, and approving a detailed site development plan pursuant to section 20.04.150 and 20.10.360 of the El Paso City Code to allow for an office as permitted in the S-D (Special Development) zone district. The penalty is as provided for in chapter 20.24 of the El Paso City Code.

The proposed rezoning and detailed site development plan 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: 3422 Montana Avenue, Owner: RESPCO LLC, PZRZ19-00034 (District 2).

BACKGROUND / DISCUSSION:

On February 20, 2020, the CPC reviewed and recommended approval of the proposed rezoning and approval of the detailed site development plan.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:

 for

Philip F. Etiwe, Director
Planning and Inspections Department

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE PROPERTY DESCRIBED AS LOT 24 AND THE EAST 20.00 FEET OF LOT 25, BLOCK 91, EAST EL PASO ADDITION, 3422 MONTANA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO S-D (SPECIAL DEVELOPMENT), PURSUANT TO SECTION 20.04.360, AND APPROVING A DETAILED SITE DEVELOPMENT PLAN PURSUANT TO SECTION 20.04.150 AND 20.10.360 OF THE EL PASO CITY CODE TO ALLOW FOR AN OFFICE AS PERMITTED IN THE S-D (SPECIAL DEVELOPMENT) ZONE DISTRICT. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, RESPCO LLC, (Owner) has applied for a rezoning of property from R-5 (Residential) to S-D (Special Development) per Section 20.04.360 of the El Paso City Code; and,

WHEREAS, Owner has also applied for approval of a detailed site development plan pursuant to Sections 20.04.150 and 20.10.360 of the El Paso City Code for office, which requires approval from both City Plan Commission and City Council; and,

WHEREAS, a public hearing was held for the rezoning and detailed site plan requests at a City Plan Commission meeting; and,

WHEREAS, City Plan Commission has recommended approval of the subject rezoning and detailed site development plan; and,

WHEREAS, the rezoning and detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of the El Paso City Code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

- 1. Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Lot 24 and the East 20.00 feet of Lot 25, Block 91, East El Paso Addition, 3422 Montana 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 **R-5 (Residential)** to **S-D (Special Development)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.**
- 2. Pursuant to the requirements of the El Paso City Code, the City Council hereby approves the detailed site development plan submitted by the Owner, to office as permitted under the S-D (Special Development) district regulations of 20.04.150 and 20.10.360.**

3. A copy of the approved detailed site development plan, signed by the Owner, the City Manager, and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "B" and incorporated herein by reference for all purposes.

4. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development)** District regulations.

5. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development)** district. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

6. The approval of this detailed site development plan shall automatically be void if construction on the property is not started in accordance with the attached plan Exhibit "B" within four (4) years from the date hereof.

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

ADOPTED this _____ day of _____, 2020.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Description being Lot 24 and the east 20 feet of lot 25, Block 91, Supplemental Map No. 1 of East El Paso, an addition to The City of El Paso, El Paso County, Texas, according to the plat or map thereof recorded in Volume 1, Page 51, Plat Records of El Paso County, Texas, being the same parcel described in Volume 120, Page 799, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a found old city monument at the monument line intersection of Wyoming Avenue and Gramma Street, THENCE, N 86°25'05" W, along the monument line of Wyoming Avenue, a distance of 470.00 feet to an old city monument at the monument line intersection of Wyoming Avenue and Luna Street; THENCE, N 03°34'55" E, along the monument line of Luna Street, a distance of 1100.00 feet to a point on the centerline of Montana Avenue; THENCE, S 86°25'05" W, along the centerline of Montana Avenue, a distance of 205.00 feet to point, THENCE, S 03°34'55" W, a distance of 35.00 feet to a point on the southerly right of way line of Montana Avenue for the northwesterly corner of said parcel in Volume 120, Page 799, WHENCE, a found "V" mark bears S 88°47'24" E, a distance of 0.49 feet, said point also being the POINT OF BEGINNING of this description;

THENCE, S 86°25'05" E, along the southerly line of Montana Avenue, a distance of 45.00 feet to a point for the common northerly corner of Lots 23 and 24, in said Block 91, Supplemental Map No. 1 of East El Paso, WHENCE, a found "V" mark bears N 86°04'40" W, a distance of 0.41 feet;

THENCE, S 03°34'55" W, along the common line of said Lots 23 and 24, a distance of 140.00 feet to a point on the northerly line of a 20 foot alley, for the common southerly corner of said Lots 23 and 24, WHENCE, a found 1/2" rebar bears N 76°29'49" W, a distance of 1.18 feet;

THENCE, N 86°25'05" W, along the northerly line of said 20 foot alley, a distance of 45.00 feet to a found nail for the southwesterly corner of said parcel in Volume 120, Page 799;

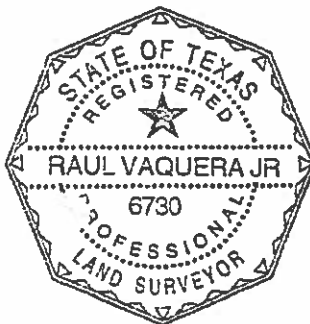
THENCE, N 03°34'55" E, along the westerly line of said parcel in Volume 120, Page 799, a distance of 140.00 feet to the POINT OF BEGINNING of this description, and containing in all 0.14 acres more or less.

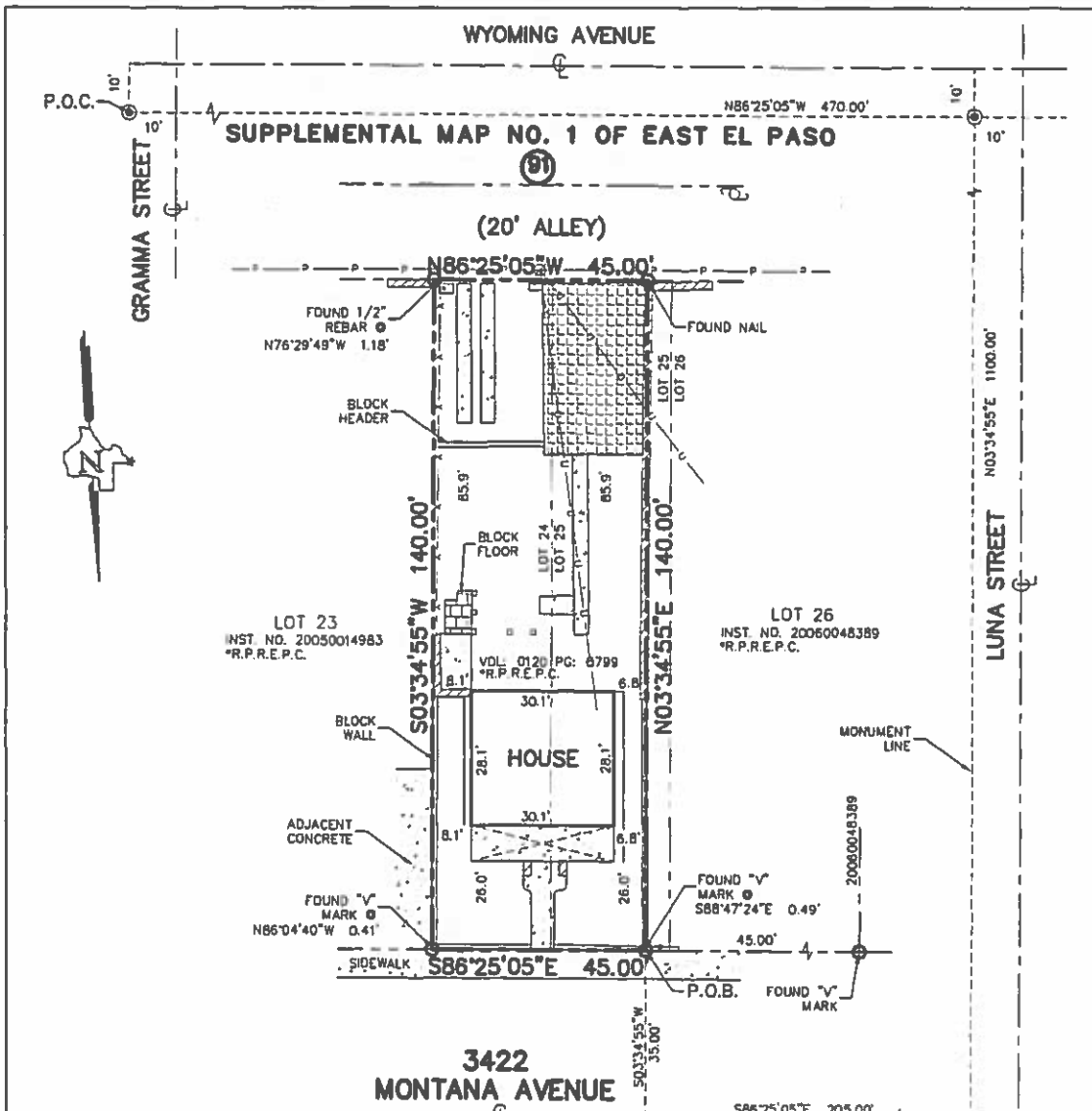
NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings recited are grid bearings derived from RTK observations to the Texas CO-OP network application. Referred to the Texas Coordinate System (NAD 83) central zone. Distances are ground and can be converted to grid by dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A Plat of Survey dated 07-10-19 accompanies this description.

Raul Vaquera Jr.

Raul Vaquera Jr., Texas R.P.L.S. 6730
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
January 14, 2020
3422 MONTANA





3422
MONTANA AVENUE

LEGEND

- ⊙ - FOUND OLD CITY MONUMENT
- - CALCULATED POINT (NOT SET)
- ▨ - ROCK WALL
- ▩ - COVERED AREA
- ▧ - CONCRETE
- ▦ - TILE
- ⊕ - POWER POLE
- ⊖ - UTILITY SERVICE POLE
- P- - POWER LINE
- U- - OVERHEAD UTILITY SERVICE LINE
- x- - CHAINLINK FENCE
- I- - IRON FENCE

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES:

1. PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "C". PER F.I.R.M. PANEL NUMBER 480214 0034 B, LAST REVISION DATE 10-15-82 THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
2. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTX OBSERVATIONS TO THE TEXAS CO-OP NETWORK REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
3. PROPERTY MAY BE SUBJECT TO EASEMENTS OR OTHER MATTERS WHETHER OF RECORD OR NOT. (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
4. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
7. A WRITTEN DESCRIPTION DATED 01-14-2020 ACCOMPANIES THIS PLAT.
8. THIS PLAT DOES NOT INTEND TO BE A SUBDIVISION PROCESS WHICH MAY BE REQUIRED BY LOCAL OR STATE CODE, AND IT IS THE CLIENT'S/OWNER'S RESPONSIBILITY TO COMPLY WITH THIS CODE IF IT IS REQUIRED.

REVISED: 01-14-2020

B¹ Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM # 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

LOT 24 AND THE EAST 20 FEET
OF LOT 25, BLOCK 91,
SUPPLEMENTAL MAP NO. 1
OF EAST EL PASO,
AN ADDITION TO THE
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA 0.14 ACRES ±

Plat Reference Vol/Bk 1 Pages 51

Scale: 1"=30' Date: 07-10-19 Drawn By: AA/JA

I hereby certify that the foregoing survey was made on this day and under my supervision and is true and correct to the best of my knowledge and belief.

RAUL VAQUERA JR., REGISTERED PROFESSIONAL SURVEYOR NO. 6730
RAUL VAQUERA JR., REGISTERED PROFESSIONAL SURVEYOR NO. 6730
Job No. 190708-11 Copy Rights ©

Field: GP Book: N/A Page: N/A



root
ARCHITECTS



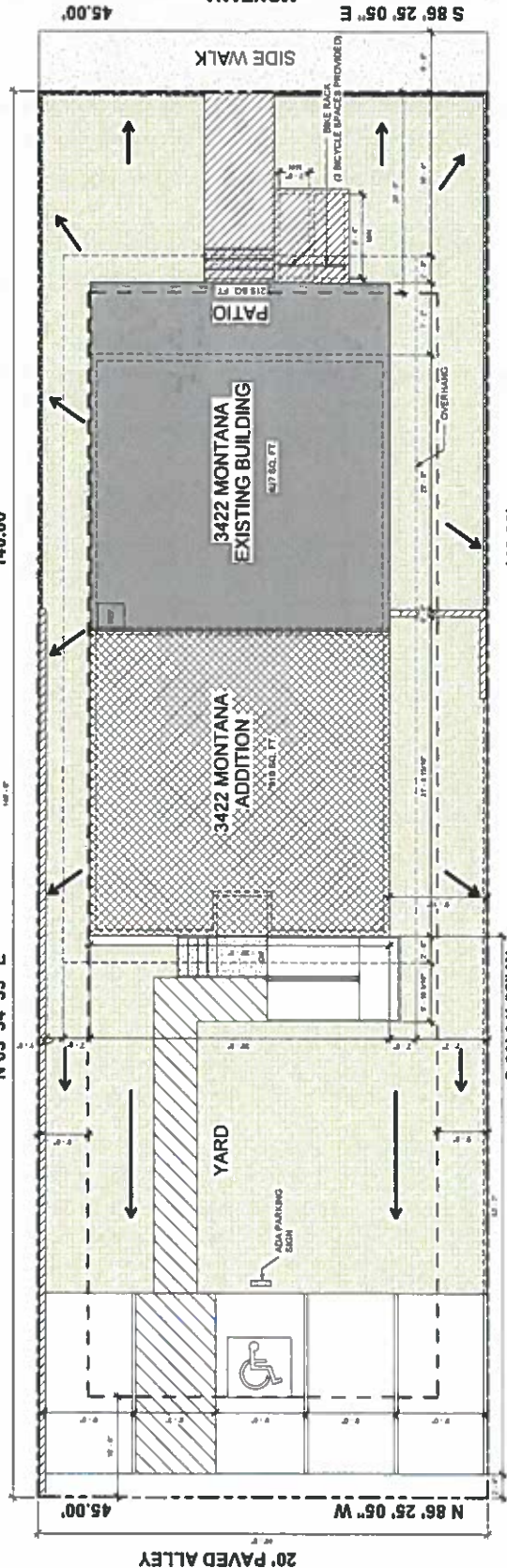
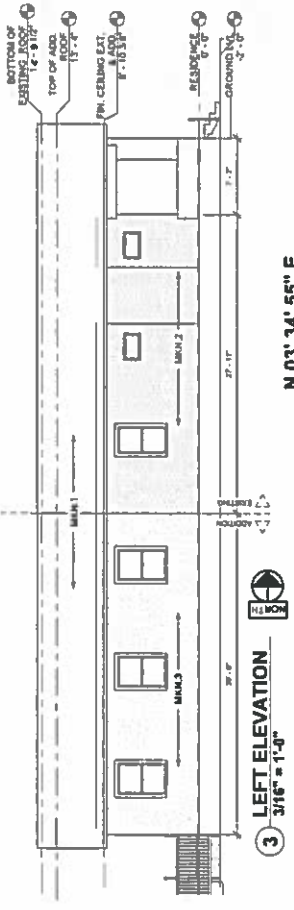
SITE GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).

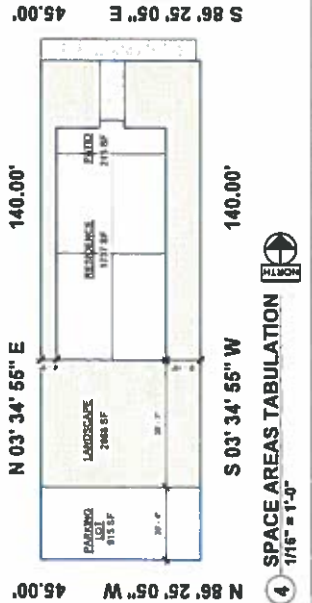
3422 MONTANA AVE.
3422 MONTANA AVE.
EL PASO, TX 79903
DATE: 2.1.2020
REVISIONS:

DETAILED SITE DEVELOPMENT
SHEET NUMBER
A1.2

EXHIBIT 'B'



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



4 SPACE AREAS TABULATION
3/16" = 1'-0"

SPACE AREAS TABULATION

TOTAL PROPERTY AREA	4188 SQ. FT.	100%
LANDSCAPE AREA	2468 SQ. FT.	47%
RESURFACE AREA	1137 SQ. FT.	27%
PAVING AREA	715 SQ. FT.	17%
PARKING LOT	415 SQ. FT.	10%
ACCESS EASEMENTS	65 SQ. FT.	1%

PARKING CALCULATION

EXISTING STRUCTURE	827 SF
ADDITION	910 SF
OFFICE PARKING REQUIREMENT IS (1 SPACE PER 574 SF)	
TOTAL	1737 SF/574 = 3.01 = 4 REQUIRED
3 BIKE SPACES PROVIDED	

LEGAL DESCRIPTION
3422 MONTANA AVE.
PID: E81499000107100
Lot 28 and the East 20.00 Feet of Lot 25, Block 91, East El Paso Address, an addition to the City of El Paso, El Paso County, Texas.

SUBJECT SITE
Zone: M-1
Minimum Lot Area: 4000 SQ. FT.
Minimum Lot Width: 100 FT.
Minimum Lot Depth: 100 FT.
Minimum Lot Area: 4000 SQ. FT.

MATERIAL LEGEND
M-1: CONCRETE SIDEWALKS
M-2: ASPHALT DRIVE TO DRIVEWAY
M-3: STUCCO

LANDSCAPE CALCULATIONS
TOTAL SITE: 4300 SQ. FT. (1737 SQ. FT. + 4563 SQ. FT.)
REQUIRED LANDSCAPE AREA = 885 SF
PROVIDED LANDSCAPE AREA = 2870 SF

LEGEND
↓ DRAINAGE

**DETAILED SITE DEVELOPMENT PLAN NO. PZRZ19-00034
DEVELOPMENT AGREEMENT**

WHEREAS, **RESPCO LLC**, ("Owner") has applied for approval of a Detailed Site Development Plan pursuant to Section 20.04.140 (Detailed Site Development Plan Approval Process) of the El Paso Municipal Code to allow the construction that will include **an office** on the subject property.

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, pursuant to Section 20.04.150 (Procedure) of the El Paso Municipal Code, the City Plan Commission on **February 20, 2020** approved the detailed site development plan submitted by the Applicant, to permit the development of the property, **to include an office** on the following described property, which is located in a **M-1/sc** zone district:

*Lot 24 and the east 20.00 feet of Lot 25, Block 91, East El Paso Addition (3422 Montana),
an addition to the, City of El Paso, El Paso County, Texas*

NOW, THEREFORE, in consideration of the approval of the detailed site development plan application, the Owner agrees as follows:

That approval of the detailed site development plan shall be subject to the following conditions:

1. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **S-D (Special Development) District** regulations.
2. The Owner shall agree to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **S-D (Special Development) District** regulations.
3. A copy of the approved detailed site development plan, signed by the Owner and the Secretary of the City Plan Commission, attached hereto as Exhibit "A" and incorporated herein by reference, shall be filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.
4. This Agreement shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

By execution hereof, **RESPCO LLC**, ("Owner") hereby covenants and agrees to develop the property legally described as *Lot 24 and the east 20.00 feet of Lot 25, Block 91, East El Paso Addition (3422 Montana), an addition to the, City of El Paso, El Paso County, Texas*, in accordance with the provisions listed above and the approved detailed site development plan attached hereto as Exhibit "A" and incorporated herein by reference, and in accordance with the standards applicable to the **S-D (Special Development)** zone district located within the City of El Paso, as well as in accordance with any applicable City of El Paso City Code provisions.

EXECUTED this 18th day of MARCH, 2020.

OWNERS:

Christopher R. Esper/Owner

Signature

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

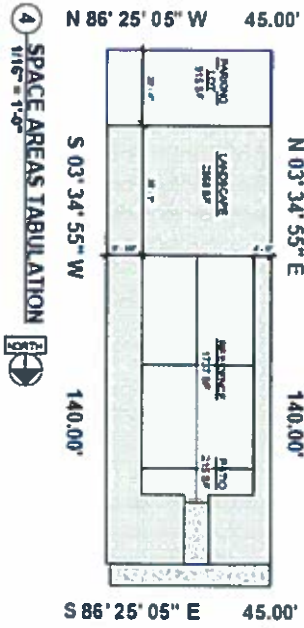
This instrument is acknowledged before me on this _____ day of _____, 20____, by _____ as Owner(s).

My Commission Expires:

Notary Public, State of Texas

Notary's Printed or Typed Name:

EXHIBIT "A"



SPACE AREAS TABULATION	
LANDSCAPE AREA	2868 SF
RESIDENCE AREA	1727 SF
PATIO AREA	218 SF
TOTAL	4813 SF

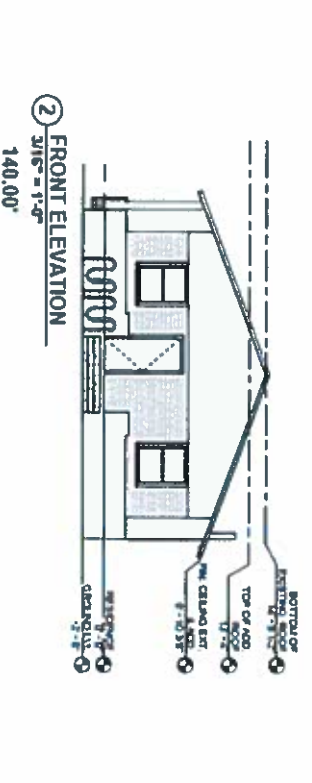
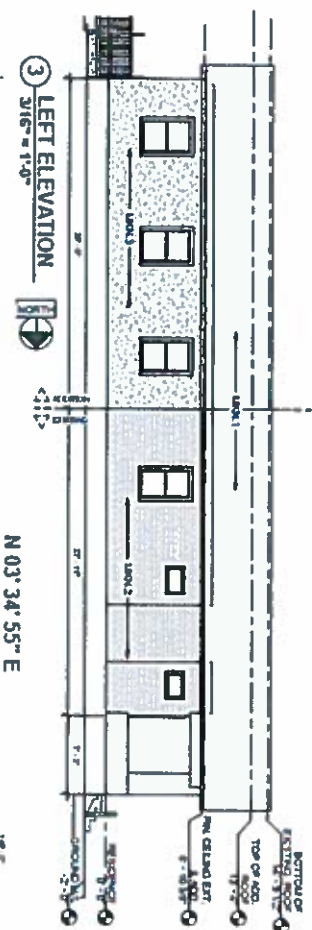
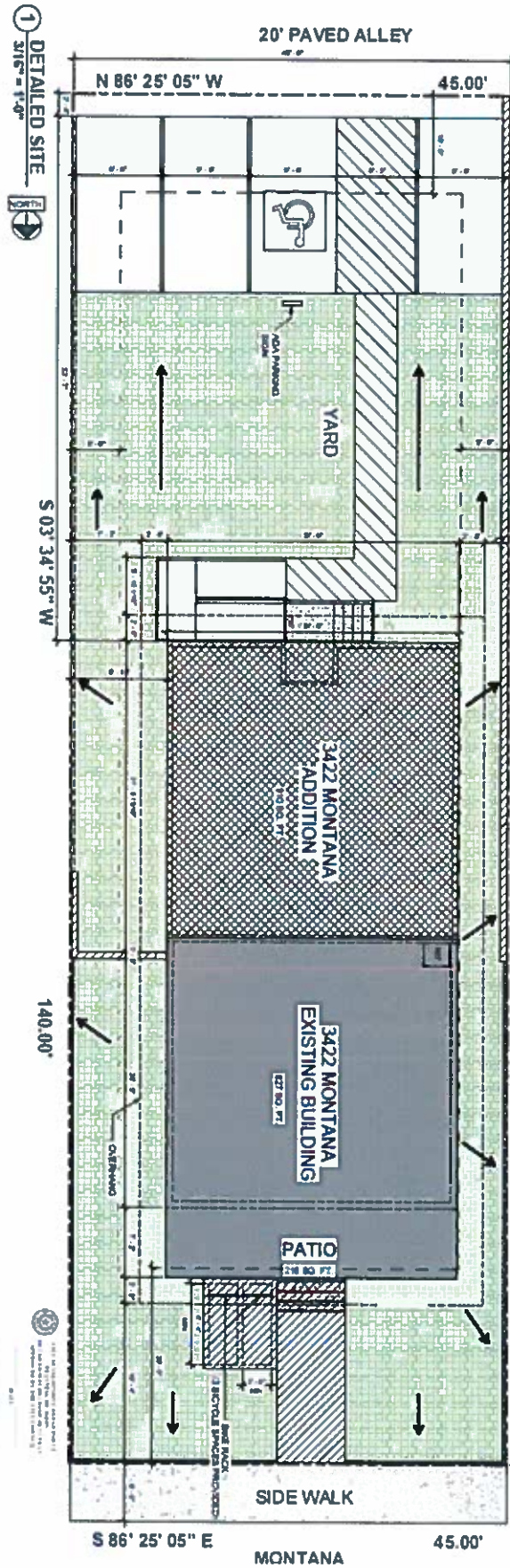
EXISTING USE CALCULATION	
EXISTING STRUCTURE	427 SF
ADDITION	110 SF
OFFICE PARKING REQUIREMENT (1.1 SPACE PER 100 SF)	1727 SPACES = 2.01 = 4 REQUIREMENTS
TOTAL	537 SF

LEGAL DESCRIPTION

3422 MONTANA AVE
 PLOT 23, 24 AND 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SUBJECT SITE	
ZONE	RM
MINIMUM LOT FRONT YIELD	100%
MINIMUM LOT AREA	4,813 SF
MINIMUM LOT WIDTH	45.00 FT
MINIMUM LOT DEPTH	140.00 FT
MINIMUM LOT AREA	4,813 SF
MINIMUM LOT WIDTH	45.00 FT
MINIMUM LOT DEPTH	140.00 FT

LANDSCAPE CALCULATIONS	
TOTAL SITE	4,813 SF
TOTAL BUILDING	4,813 SF
REQUIRED LANDSCAPE AREA - 5% OF 4,813 SF	240.65 SF
PROVIDED LANDSCAPE AREA - 2,868 SF	2,868 SF



MEMORANDUM

DATE: March 20, 2020

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

FROM: Luis Zamora, Planner

SUBJECT: **PZRZ19-00034**

The City Plan Commission (CPC), on February 20, 2020 voted 7-0 to recommend **approval** to the rezoning of the property described as Lot 24 and the east 20.00 feet of Lot 25, Block 91, East El Paso Addition, 3422 Montana Avenue, City of El Paso, El Paso County, Texas from R-5 (Residential) to S-D (Special Development), pursuant to section 20.04.360, and approving a detailed site development plan pursuant to section 20.04.150 and 20.10.360 of the el paso city code to allow for an office as permitted in the S-D (Special Development) zone district.

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 not have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Planning received no calls in support of or in opposition to the rezoning request.

Property Owner: RESPCO LLC
Applicant: Ramsey Esper
Representative: Root Architects (Rida Asfahani)

Attachments:
Staff Report

3422 Montana Avenue

City Plan Commission — February 20, 2020 **REVISED**



CASE NUMBER: PZR19-00034
CASE MANAGER: Luis F. Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: **RESPCO LLC**
REPRESENTATIVE: Root Architects
LOCATION: 3422 Montana Avenue (District 2)
LEGAL DESCRIPTION: Lot 24 and a portion of Lot 25, Block 91, East El Paso Addition, City of El Paso, El Paso County, Texas
PROPERTY AREA: 0.14 acres
REQUEST: Rezone from R-5 (Residential) to S-D (Special Development)
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-5 (Residential) District to S-D (Special Development) District, and approval of a detailed site development plan to allow the subject property to be used as an office.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee (DCC) recommended **APPROVAL** of the rezoning request and the detailed site development plan on January 28, 2020. The proposed development is consistent with adjacent residential and commercial developments within its vicinity and is in keeping with the policies of *Plan El Paso* for the G-2, Traditional Neighborhood (Walkable) Future Land Use Designation in the Central Planning Area.

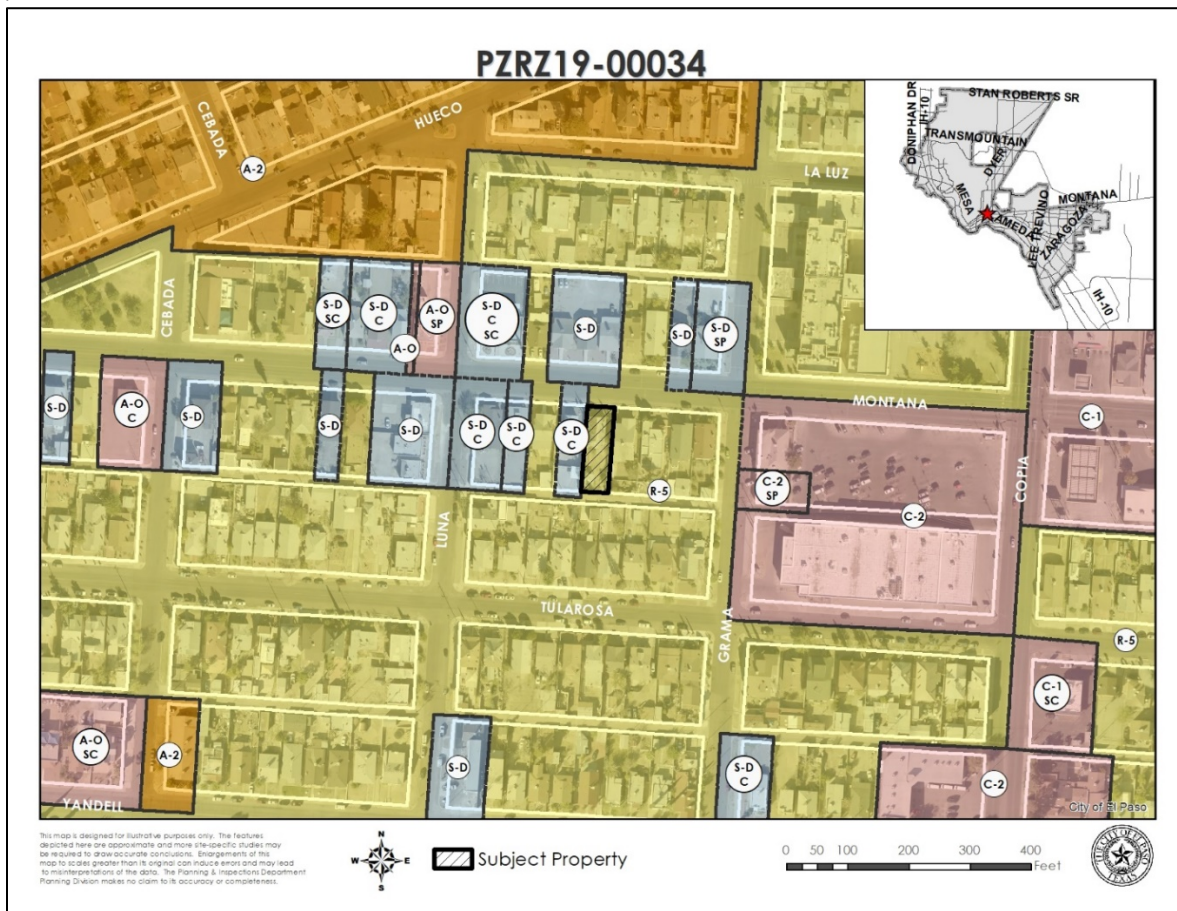


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-5 (Residential) to S-D (Special Development) with an approval of a Detailed Site Development Plan to allow the use of office. The detailed site development plan shows an existing 827 square feet building with a 910 square feet total area addition, four (4) parking spaces that include one (1) accessible parking space with access through the alley from Luna Street and Grama Street, and three (3) bicycle spaces located within 15' of the main entrance.

PREVIOUS CASE HISTORY: None.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the residential and commercial uses of the surrounding properties, and meets the established character of its surrounding neighborhood. The property abuts other offices to the west and north, which are zoned S-D (Special Development). It abuts single-family residences to the east and south, zoned R-5 (Residential).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, 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 (Walkable): 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 office is consistent with other commercial and residential uses in the neighborhood. Commercial and Residential uses are common and welcomed in this sector. The surrounding properties are zoned R-5 (Residential) and S-D (Special Development). The surrounding area uses vary from single-family dwellings and professional offices.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>S-D (Special Development) District: Mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>Yes, the current development will provide an office use which is compatible with the existing commercial and residential properties. The current development is adjacent to commercial and residential lots.</p>
<p>Preferred Development Locations: Is the property in a "Compact Urban" area?</p>	<p>The property is located along a major arterial roadway.</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:	
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.	None
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	The proposed development, if approved, is not anticipated to cause any adverse effects on the community. It has the potential to maximize the use of an existing parcel.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not lie within an arroyo or other sensitive environment. No negative environmental impacts are anticipated if the rezoning request is approved.
Stability: Whether the area is stable or in transition.	The neighborhood is in transition from single family dwellings to professional offices along Montana Avenue.
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: Main access is proposed through Montana Avenue, classified as major arterial. The major arterial classification is appropriate to serve the proposed office development. Parking access to the property will be provided by an existing paved alley. Existing services and infrastructure is appropriate to serve the proposed office development.

PUBLIC COMMENT: The subject property lies within the Five Points Development Association and El Paso Central Business Association. Surrounding property owners within 300 feet were notified by mail on February 5, 2020. The Planning Department has not received any communication in support of or in opposition to the rezoning request.

CITY PLAN COMMISSION OPTIONS:

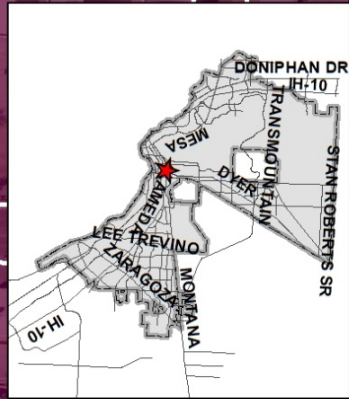
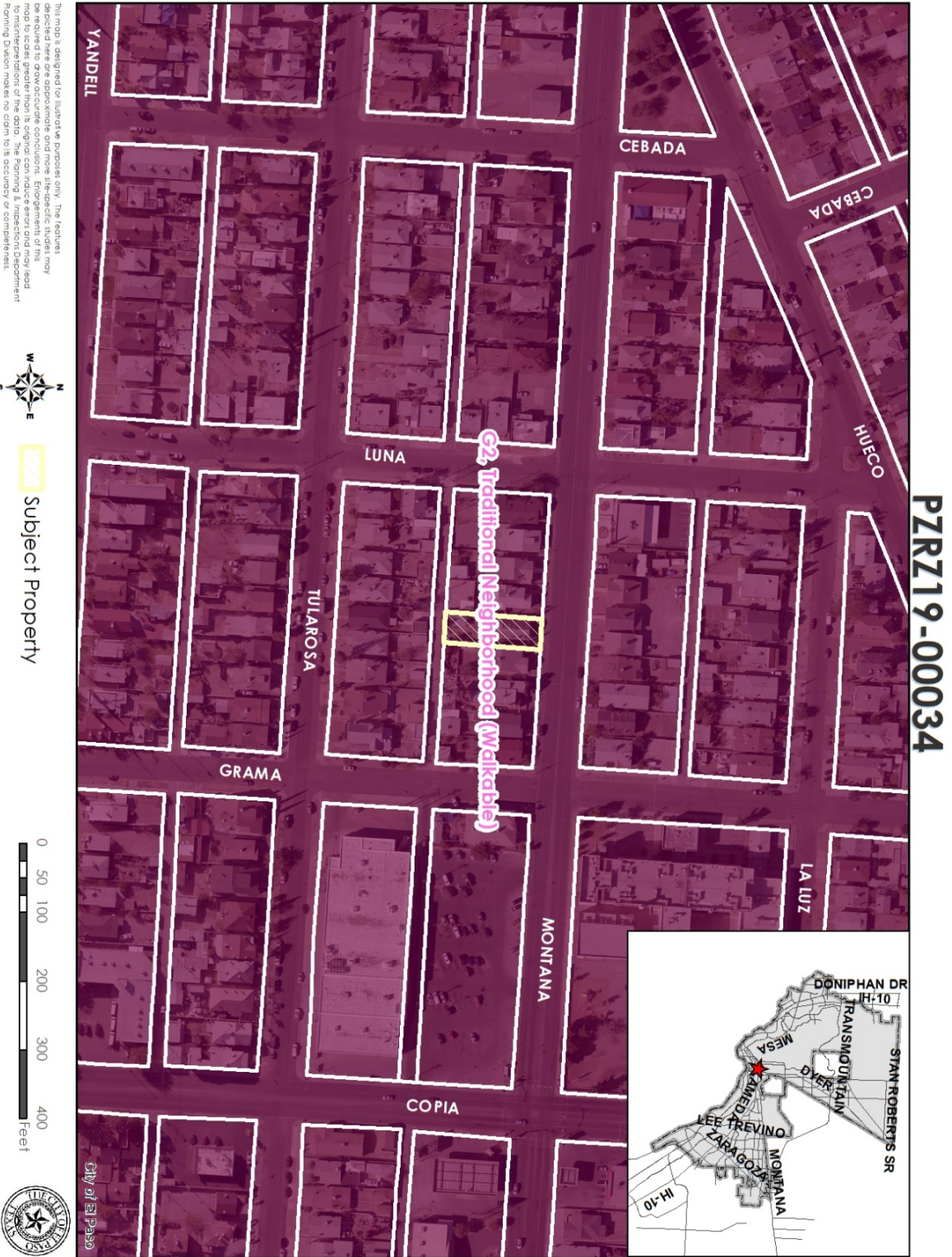
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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. Neighborhood Notification Boundary Map
3. Detailed Site Plan
4. Department Comments



ATTACHMENT 1

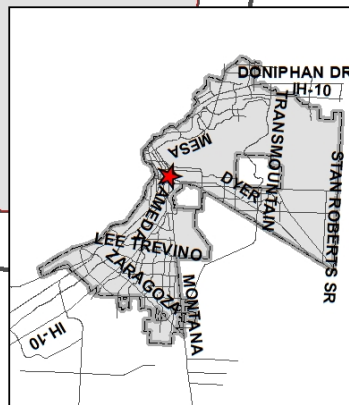
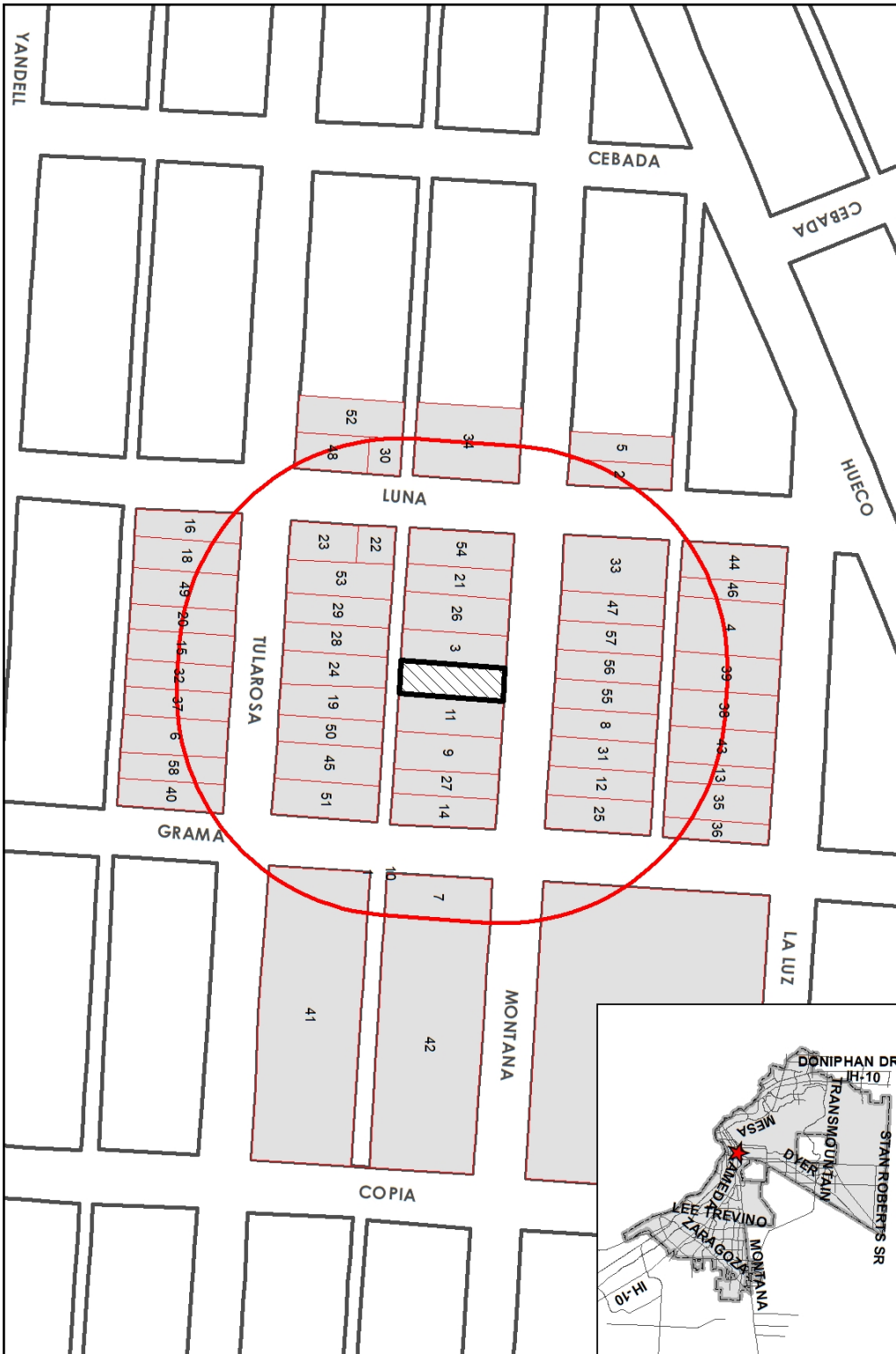
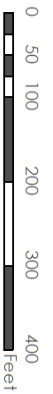


ATTACHMENT 2

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. Engagements of this map to other features than its original scale induce error and may lead to unintended consequences. The Planning and Inspection Department Planning Section makes no claim to its accuracy or completeness.



 Subject Property
 Parcels within 300 feet



PZR19-00034

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Recommend approval.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval.

Planning and Inspections Department – Land Development

The code 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.

Texas Department of Transportation

Proposed development is not abutting TxDOT right of way. Therefore, TxDOT has no comment.

Fire Department

Recommend approval.

Sun Metro

No objections.

El Paso County Water Improvement District (EPCWID)

The above mentioned case is not within the boundaries of EPCWID.

El Paso Water

El Paso Water (EPWU) does not object to this request.

Water:

There is an existing 4-inch diameter water main that extends along the alley between Montana Avenue and Tularosa Avenue. This water main is available for service.

EPWater records indicate one (1) ¾-inch water service serving the subject property with 3422 Montana Avenue as the service address.

Previous water pressure from fire hydrant #1645 located at the northeast corner of Montana Avenue and Luna Street, has yielded a static pressure of 90 psi, a residual pressure of 88 psi, and a discharge of 531 gallons per minute. 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:

There is an existing 8-inch diameter sanitary sewer main along the alley between Montana Avenue and Tularosa Avenue. This sanitary sewer main is available for service.

There is an existing 24-inch diameter sanitary sewer main along Montana Avenue. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

General:

An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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-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.

Stormwater:

No objections.

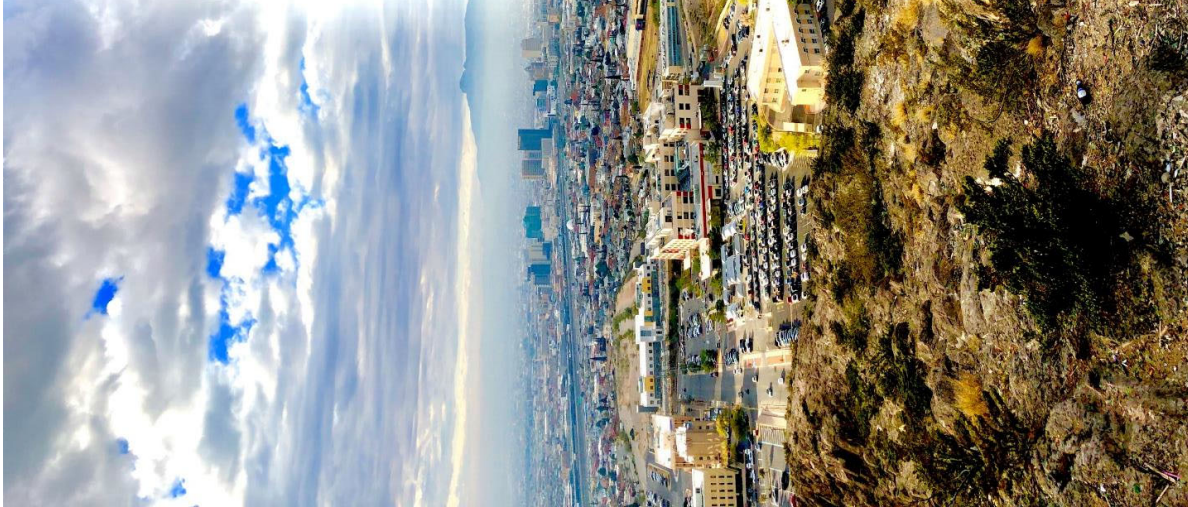
However, when improvements are done on this property, we recommend using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed storm water runoff.

I T E M 7

3422 Montana

REZONING - PZRZ19-00034





Recommendation | Public Input 2

Planning/DCC recommendation:

Approval of the rezoning request and **Approval** of the Detailed Site Development Plan.

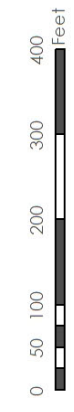
Public Input:

- Notice was mailed to property owners within 300 feet on February 5, 2020.
- The Planning Division has received no calls in support of or in 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

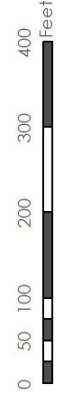
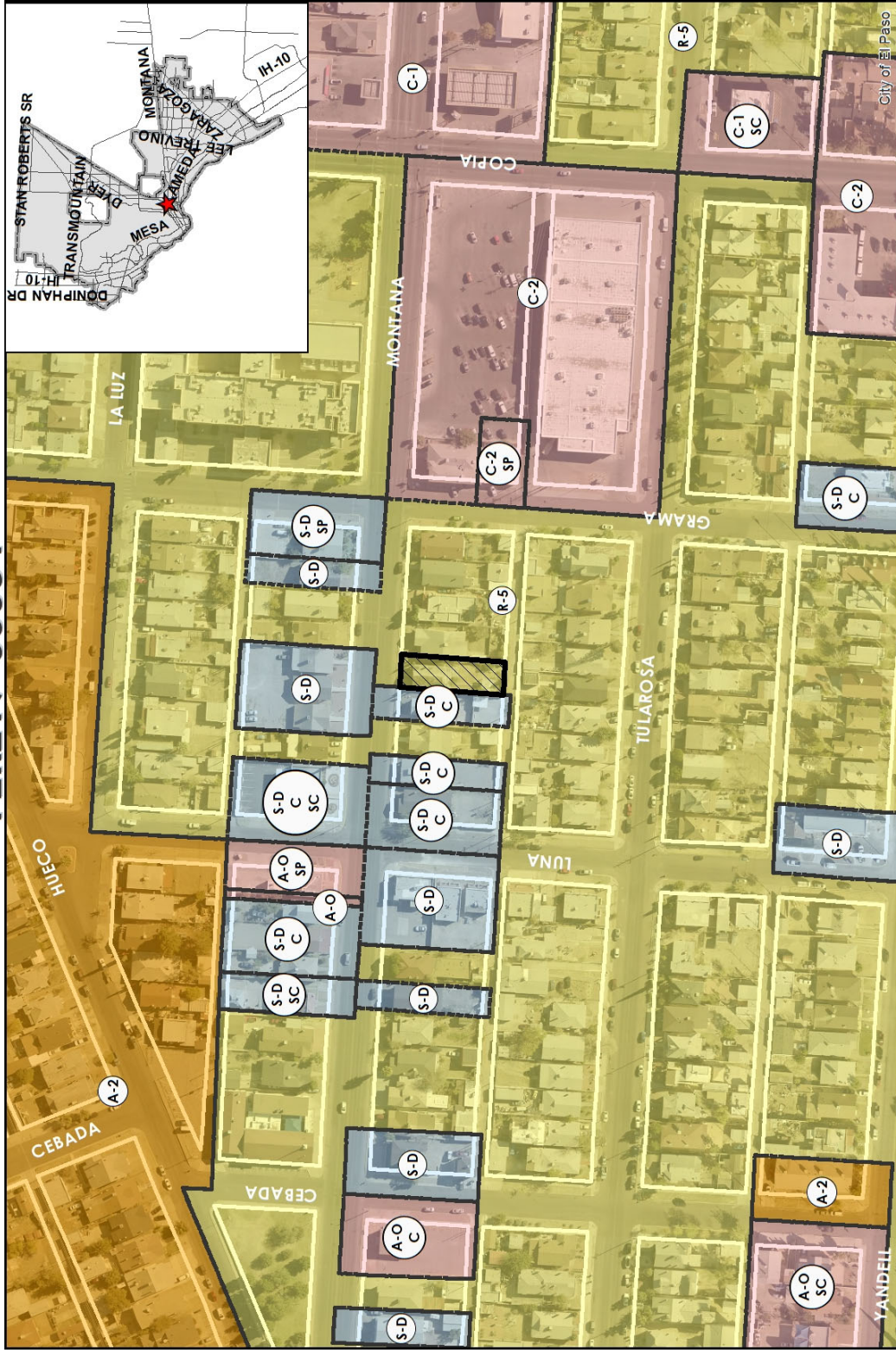
PZR19-00034



 Subject Property
 

This map is designed for illustrative purposes only. The features depicted herein are not intended to constitute a warranty or guarantee of accuracy. The Planning & Inspections Department makes no claim to its accuracy or completeness.

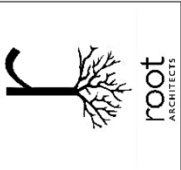
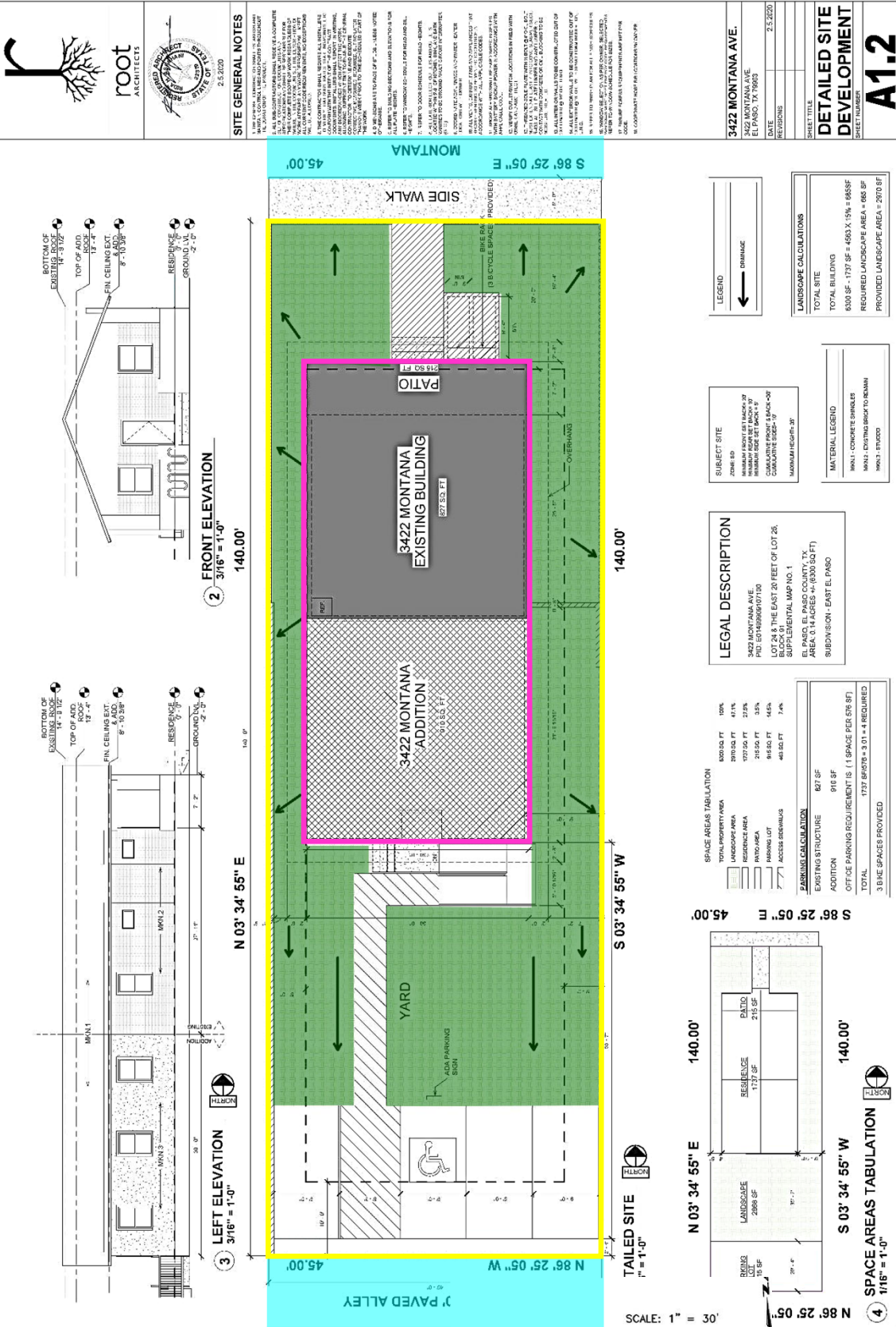
PZRZ19-00034



Subject Property



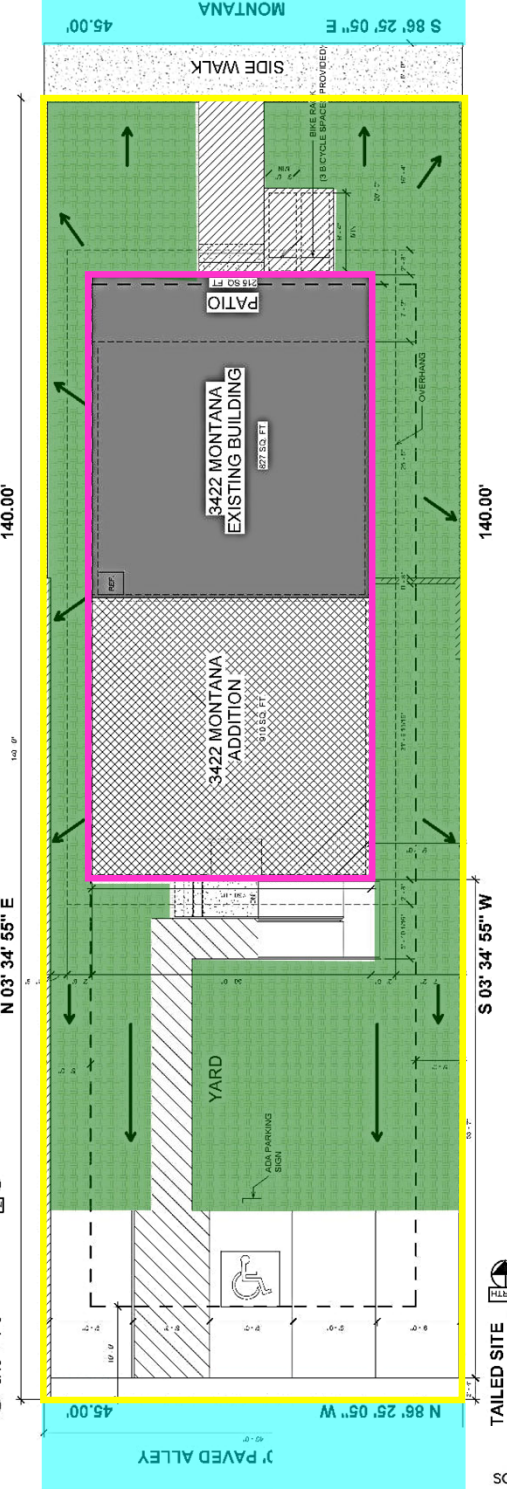
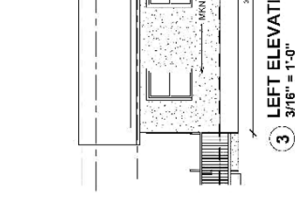
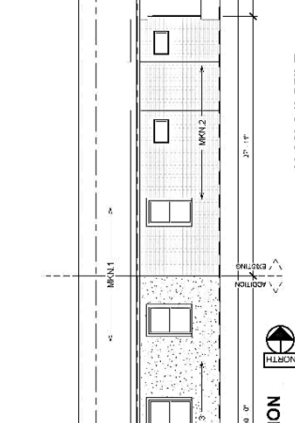
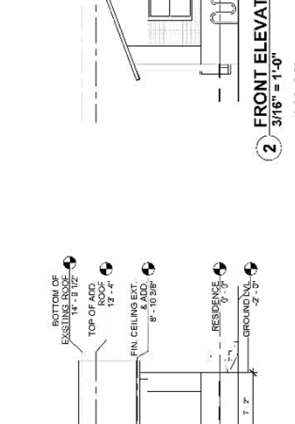
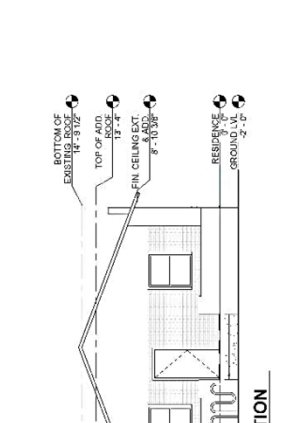
This map is designed for illustrative purposes only. The features depicted here are approximate and more specific features may map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



SITE GENERAL NOTES

1. THE CLIENT, LANDSCAPE ARCHITECT AND ARCHITECT HAVE AGREED TO THE GENERAL NOTES AND CONDITIONS OF CONTRACT.
2. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.
3. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.
4. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.
5. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.
6. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.
7. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.
8. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.
9. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.
10. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL AND VISUAL QUALITY ANALYSIS AND HAS PREPARED THIS PLAN TO REFLECT THE RESULTS OF SUCH ANALYSIS.

3422 MONTANA AVE.
 3422 MONTANA AVE
 EL PASO, TX 79903
 DATE: 2-2-2020
 PERIODS:
 SHEET TITLE:
DETAILED SITE DEVELOPMENT
 SHEET NUMBER:
A1.2



LEGEND

- EXISTING STRUCTURE
- ADDITION
- LANDSCAPE
- PATIO
- PARKING LOT
- ACCESS DRIVEWAYS

LANDSCAPE CALCULATIONS

EXISTING STRUCTURE	627 SF
ADDITION	916 SF
TOTAL	1543 SF
OFFICE PARKING REQUIREMENT IS (1 SPACE PER 575 SF)	2.68 SPACES
TOTAL	3.88 SPACES PROVIDED

SUBJECT SITE

ZONE: S-1
 DISTRICT: 1
 SUBDIVISION: 1
 LOT: 24 & THE EAST 20 FEET OF LOT 25
 SUPPLEMENTAL MAP NO. 1
 EL PASO, EL PASO COUNTY, TX
 AREA: 0.14 ACRES (6,130 SQ FT)
 SUBDIVISION: EAST EL PASO

LEGAL DESCRIPTION

3422 MONTANA AVE
 PID: 50148900070100
 LOT 24 & THE EAST 20 FEET OF LOT 25
 SUPPLEMENTAL MAP NO. 1
 EL PASO, EL PASO COUNTY, TX
 AREA: 0.14 ACRES (6,130 SQ FT)
 SUBDIVISION: EAST EL PASO

SPACE AREAS TABULATION

SPACE AREAS TABULATION	EXISTING	ADDITION	TOTAL
TOTAL PROPERTY AREA	100%		
LANDSCAPE AREA	800 SQ FT	916 SQ FT	1716 SQ FT
RESERVE AREA	177 SQ FT	275 SQ FT	452 SQ FT
PATIO AREA	275 SQ FT	275 SQ FT	550 SQ FT
PARKING LOT	46 SQ FT	46 SQ FT	92 SQ FT
ACCESS DRIVEWAYS	46 SQ FT	46 SQ FT	92 SQ FT

SPACE AREAS TABULATION

SPACE AREAS TABULATION	EXISTING	ADDITION	TOTAL
LANDSCAPE	2085 SF	1177 SF	3262 SF
RESERVE	1177 SF	275 SF	1452 SF
PATIO	275 SF	275 SF	550 SF
PARKING	15 SF	15 SF	30 SF
ACCESS DRIVEWAYS	15 SF	15 SF	30 SF

LANDSCAPE CALCULATIONS

TOTAL SITE	6300 SF - 1737 SF = 4563 SF
TOTAL BUILDING	6300 SF - 1737 SF = 4563 SF
REQUIRED LANDSCAPE AREA = 685 SF	
PROVIDED LANDSCAPE AREA = 2070 SF	

LEGEND

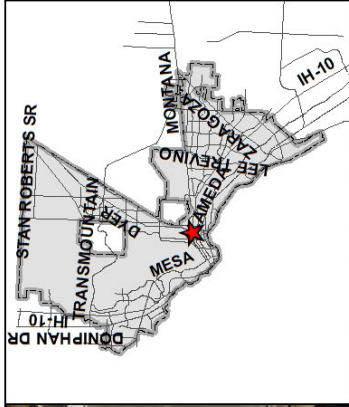
EXISTING STRUCTURE
 ADDITION
 LANDSCAPE
 PATIO
 PARKING LOT
 ACCESS DRIVEWAYS

SCALE: 1" = 30'

3/16" = 1'-0"

1/16" = 1'-0"

PZRZ19-00034



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. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

Subject Property





E



N



W



S



THANK YOU

