

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

**DEPARTMENT:** Planning and Inspections, Planning Division  
**AGENDA DATE:** **Introduction:** May 15, 2018  
**Public Hearing:** June 12, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915) 212-1550, Morrison vegavx@elpasotexas.gov  
Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** District 6

**SUBJECT:**

An Ordinance changing the zoning of the following real property known as:

PARCEL 1: Tract 11B (2.389 AC), Block 2, Ysleta Grant (538 Ivey), City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-3 (Commercial); and,

PARCEL 2: Tract 10D (2.0785 AC) and Tract 12B (3.935 AC) (6.0315 AC), Block 2, Ysleta Grant, 538 Ivey, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-3 (Commercial); and,

PARCEL 3: Tract 10A (0.3981 AC), Block 2, Ysleta Grant, 538 Ivey, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-3 (Commercial); and,

PARCEL 4: Tract 12A (3.292 AC), Block 2, YSLETA GRANT, 538 Ivey, City of El Paso, El Paso County, Texas, from R-F (Ranch and Farm) to C-3 (COMMERCIAL), and imposing a condition.

The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

Subject Property: 538 Ivey. Property Owner: Pierre and Norma Hernandez. PZRZ16-00035  
(District 6)

**BACKGROUND / DISCUSSION:**

On November 16, 2017, the CPC reviewed and recommended approval of the rezoning.

**PRIOR COUNCIL ACTION:**

There is no prior City Council action on this rezoning application.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (6-0)

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

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

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

DEPARTMENT HEAD:

Victor Morrison-Vega  
Planning and Inspections Department



**APPROVED FOR AGENDA:**

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

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

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

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:

**PARCEL 1: TRACT 11B (2.389 AC), BLOCK 2, YSLETA GRANT (538 IVEY), CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); AND,**

**PARCEL 2: TRACT 10D (2.0785 AC) AND TRACT 12B (3.935 AC) (6.0315 AC), BLOCK 2, YSLETA GRANT, 538 IVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); AND,**

**PARCEL 3: TRACT 10A (0.3981 AC), BLOCK 2, YSLETA GRANT, 538 IVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); AND,**

**PARCEL 4: TRACT 12A (3.292 AC), BLOCK 2, YSLETA GRANT, 538 IVEY CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL), AND IMPOSING A CONDITION.**

**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 11B (2.389 ac), Block 2, Ysleta Grant, 538 Ivey*, 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 10D (2.0785 ac) and Tract 12B (3.935 ac) (6.0315 ac), Block 2, Ysleta Grant, 538 Ivey*, 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 3: Tract 10A (0.3981 ac), Block 2, Ysleta Grant, 538 Ivey, City of El Paso, El Paso County*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and,

*Parcel 4: Tract 12A (3.292 ac), Block 2, Ysleta Grant*, 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:

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

18-1007-2134 | 762112  
538 Ivey Road.  
KMN

PZRZ16-00035

**PARCEL 1: FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL);**

**PARCEL 2: FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); and**

**PARCEL 3: R-F (RANCH AND FARM) TO C-3 (COMMERCIAL), and**

**PARCEL 4: R-F (RANCH AND FARM) TO C-3 (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 proximity of the proposed commercial equipment repair facility to adjacent residential and agricultural land uses generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

*1. That a 10' landscaped buffer be established and maintained along any property line zoned residential or special purpose, to include the R-F (Ranch and Farm) and RMH (Residential Mobile Home) Districts, and also along the eastern property line where it abuts the irrigation channel.*

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.

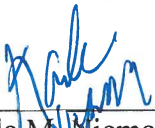
**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Victor Morrison-Vega  
Planning & Inspections Department



# DEVELOPMENT AGREEMENT

By execution hereof, **Pierre Hernandez and Norma Hernandez** ("Owner"), identified in the Ordinance to which this Development Agreement is attached and more particularly describe as Exhibit "B", and hereby covenant and agree, to develop the above described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the **C-3 (Commercial)** District located within the City of El Paso.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**Owner's Name(s)**

By: Pierre Hernandez

Norma Hernandez

## ACKNOWLEDGEMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
by \_\_\_\_\_, in his legal capacity on behalf of \_\_\_\_\_.

Notary Public, State of Texas

My Commission Expires:

**ORDINANCE NO.** \_\_\_\_\_  
18-1007-2134 | 762112  
538 Ivey Road.  
KMN

**PZRZ16-00035**

## EXHIBIT "A"

Being all of Tracts 10A, 10D,  
11B, 12A, and 12B, Block 2,  
Ysleta Grant,  
City of El Paso, El Paso County, Texas  
December 26, 2016

### METES AND BOUNDS DESCRIPTION

538 Ivey Road  
Exhibit "A"

**FIELD NOTE DESCRIPTION** of Tracts 10A, 10D, 11B, 12A, and 12B, Block 2, Ysleta Grant, 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 located at the common boundary line of Tracts 10A and 13A, same being the southerly right-of-way line of Americas Avenue (370' R.O.W.) and being the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said common boundary line and along said southerly right-of-way line of Americas Avenue, North 63°51'00" East, a distance of 182.80 feet to a found iron rod lying at the common boundary corner of Tracts 10B and 10D;

**THENCE**, leaving said southerly right-of-way line and along the common boundary line of Tracts 10B and 10D, South 39°24'00" East, a distance of 329.61 feet to a point;

**THENCE**, leaving said common boundary line of Tracts 10B and 10D, North 44°06'00" East, a distance of 431.33 feet to a found iron rod for corner at the common boundary line of Tracts 10B2A and 11B, same being the westerly right-of-way line of Juan De Herrera Lateral;

**THENCE**, leaving said common boundary corner and along said westerly right-of-way line of Juan De Herrera Lateral the following four courses:

- 1.) 63.26 feet along the arc of a curve to the right whose radius is 163.20 feet, whose interior angle is 22°12'34", whose chord bears South 11°43'05" East, a distance of 62.87 feet to a point;
- 2.) South 00°36'59" East, a distance of 1038.61 feet to a point;
- 3.) 146.19 feet along the arc of a curve to the left whose radius is 221.30 feet, whose interior angle is 37°51'01", whose chord bears South 19°32'29" East, a distance of 143.55 feet to a point;
- 4.) South 38°28'00" East, a distance of 76.19 feet to a point;

**THENCE**, leaving said westerly right-of-way line of Juan De Herrera Lateral, North 65°48'00" West, a distance of 355.23 feet to a point;

**THENCE**, North 35°14'00" West, a distance of 537.30 feet to a point;

**THENCE**, North 04°27'17" West, a distance of 76.75 feet to a point;

**THENCE**, North 20°02'00" West, a distance of 240.70 feet to a point;

**THENCE**, North 14°30'00" West, a distance of 281.25 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 526,162.96 square feet or 12.0790 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive, Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
L\M&B\2016\538 Ivey-Final.wpd



## DEVELOPMENT AGREEMENT

By execution hereof, **Pierre Hernandez and Norma Hernandez** ("Owner"), identified in the Ordinance to which this Development Agreement is attached and more particularly describe as Exhibit "B", and hereby covenant and agree, to develop the above described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the C-3 (Commercial) District located within the City of El Paso.

EXECUTED this 17 day of April, 2018.

Owner's Name(s)

By:

Pierre Hernandez

Norma Hernandez

## ACKNOWLEDGEMENT

THE STATE OF TEXAS )

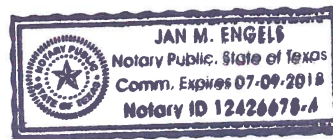
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 17 day of April, 2018, by Pierre Hernandez & Norma Hernandez in his legal capacity on behalf of H2 Ventures LLC.  
Pierre & Norma Hernandez 4/18/18

Jaron Engels  
Notary Public, State of Texas

My Commission Expires:

7/9/18



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

18-1007-2134 | 762112  
538 Ivey Road.  
KMN

PZRZ16-00035

## MEMORANDUM

**DATE:** November 20, 2017

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

**FROM:** Victor Morrison-Vega, Planning & Inspections  
Anne Antonini, Senior Planner

**SUBJECT:** PZRZ16-00035

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The City Plan Commission (CPC) on November 16, 2017, voted (6-0) to recommend **approval** (6-0) of the request to rezone the subject property from R-F (Ranch and Farm) to C-3 (Commercial).

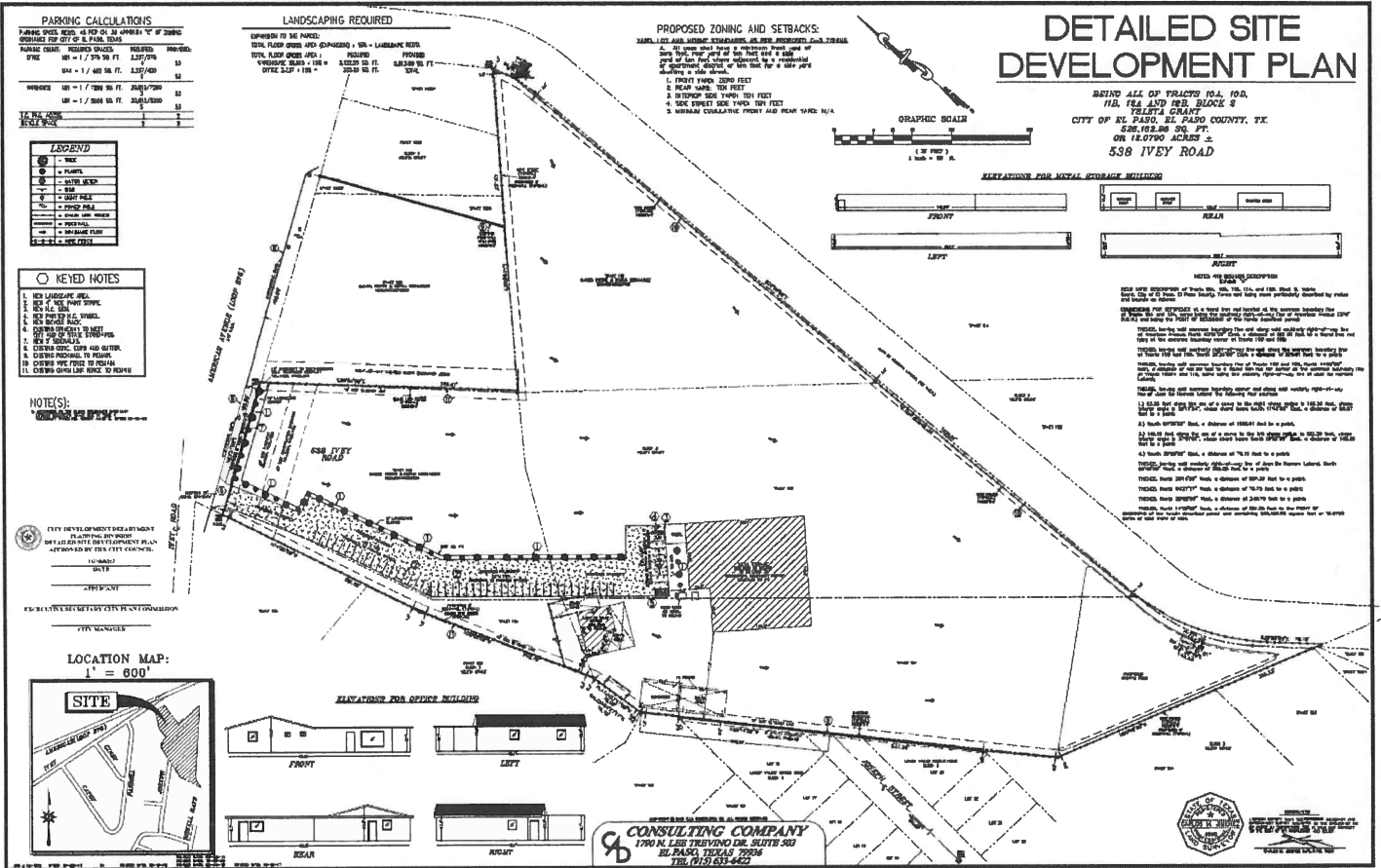
The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety, and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and, that the rezoning would have no negative effects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

The Planning Division has not received any communication in support of or opposition to the rezoning request.

**Property Owner:** Pierre and Norma Hernandez  
**Applicant:** Enrique Ayala, CAD Consulting

**Attachments:**  
Staff Report

## EXHIBIT "B"





## *City of El Paso – City Plan Commission Staff Report - **REVISED***

**Case No:** PZRZ16-00035 (Related to PLCP17-00001)  
**Application Type** Rezoning  
**CPC Hearing Date** November 16, 2017  
**Staff Planner** Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

**Location** 538 Ivey  
**Legal Description** Parcel 1: Tract 11B (2.389 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County  
Parcel 2: Tract 10D (2.0785 ac) and Tract 12B (3.935 ac) (6.0315 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County  
Parcel 3: Tract 10A (0.3981 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County  
Parcel 4: Tract 12A (3.292 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County  
**Acreage** 12.0926 acres  
**Rep District** 6  
**Existing Zoning:** R-F (Ranch and Farm)  
**Existing Use:** Vacant Metal Structure  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From R-F (Ranch and Farm) to C-3 (Commercial)  
**Proposed Use:** Commercial Equipment Repair

**Property Owner** Pierre and Norma Hernandez  
**Representative** Enrique Ayala, CAD Consulting

### **SURROUNDING ZONING AND LAND USE**

**North:** C-3/SC (Commercial/Special Contract) / Veterinary Clinic; C-2 (Commercial) / Bank  
**South:** RMH (Residential Mobile Home) / Residential; R-F (Ranch-Farm) / Agriculture  
**East:** R-F (Ranch and Farm) / Agriculture  
**West:** R-F (Ranch and Farm) / Warehouse

**THE PLAN FOR EL PASO DESIGNATION:** O3, Agriculture, and G3, Postwar (Mission Valley Planning Area)

**NEAREST PARK:** Feather Lake Wildlife Sanctuary (2,552 feet)

**NEAREST SCHOOL:** Del Valle High School (2,251 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Mission Valley Civic Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 18, 2017. Planning has received one phone call in support of the rezoning request, and two phone calls of inquiry.

### **APPLICATION HISTORY**

A previous rezoning request, from R-F to M-2 for a then-existing salvage and recycling use, was denied by the City Plan Commission in 2011.

## **APPLICATION DESCRIPTION**

The applicant is requesting a rezoning from R-F (Ranch and Farm) to C-3 (Commercial) to allow for commercial equipment repair. The current R-F (Ranch and Farm) zoning district does not permit that use. The property is 12.09 acres in size. The detailed site plan shows an existing 20,815 square foot storage structure, 2,237 square foot office building, and metal canopy accessory structures, proposed to remain. Access to the property is proposed from the frontage road for State Route 375. As the property is currently classified as O-3, Agriculture, a separate, but related, amendment to our comprehensive plan has been submitted for reclassification to G3, Post-War to more consistently align with the existing use of the subject property as well as its expected future land use.

## **Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to C-3 (Commercial) with one condition:

1. *That a 10' landscaped buffer be established and maintained along any property line zoned residential or special purpose, to include the R-F (Ranch and Farm) and RMH (Residential Mobile Home) Districts, and also along the eastern property line where it abuts the irrigation channel.*

The recommendation is based on compatibility with the adjacent properties zoned light industrial, regional commercial, and agricultural; existing heavy commercial uses within the area of the subject property; and, in compliance with the proposed Plan El Paso land use designation G3, Post-War in the Mission Valley Planning Area. Further, the established land use pattern of properties abutting Loop 375 is transitioning from agricultural to industrial, with many heavy commercial uses present, and zoning generally consisting of C-3, C-4, and M-1 for most properties directly abutting the highway. The subject property has access from the Loop 375 frontage road. The existing configuration present on the subject property is part of the established neighborhood and consistent with development in the area. The proposed G-3, Post War Future Land Use designation provides a buffer between the ranch farm and manufactured housing community uses to the west with the higher-intensity commercial surrounding the immediate vicinity of the subject property and its established neighborhood.

## **Plan El Paso-Future Land Use Map Designation**

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

*G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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 Planning Division recommendation is based on the compatibility with the proposed G3, Industrial land use designation.

Title 20, Chapter 20.06, Section 20.06.020.D.8 states,

*The purpose of the C-3 (Commercial) is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the district permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.*

The Planning Division recommendation is based on the compliance with the purpose of the C-3 (Commercial) District, which provides for the most appropriate use of the subject property while offering protection to nearby farming and residential uses.

## **Plan El Paso - Goals & Policies**

Plan El Paso Policy 1.11.3 states:

*Policy 1.11.3 Decisions on rezoning requests will be made in accordance with Plan El Paso and in accordance with all requirements of City and State law. When evaluating whether a proposed rezoning is in accordance with Plan El Paso, the City Council may also consider the following factors:*

- a. The proposed zoning district's effect on development or redevelopment of the property, particularly whether the rezoning will further or at least not conflict with specific policies listed under other goals of Plan El Paso.*
- c. The proposed zoning district's effect on the property and surrounding property, after evaluating the following factors:*
  - i. The physical context of the property and surrounding properties, including recent or anticipated changes to that context.*
  - vi. Whether the area is stable or in transition.*
  - vii. Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property*

Plan El Paso Policy 1.11.3 states that changes in context to the subject property shall be considered in evaluating rezoning requests. Though this property is zoned R-F and formerly was used exclusively for an Ranch and Farm purpose, the property was converted to a commercial or industrial use over ten years ago. Cessation of Ranch and Farm activity was evident on about one third of the subject property as early as 2002, and was complete by 2007. The proposed use is less intense than the previous use on the subject property, and the C-3 (Commercial Zoning District) allows greater protection for the remaining adjacent Ranch and Farm and residential uses, while allowing the subject property to operate consistently with other properties along the heavy commercial corridor present along Americas due to the proximity of the Port of Entry. Approving the rezoning request to C-3 (Commercial) would allow for a new heavy commercial use to operate that is consistent with other properties abutting Americas Ave, and would include sensible protections for the remaining Ranch and Farm and residential land uses adjacent to the subject property.

*The Planning Division recommendation is based on the compatibility of proposed development with the Zaragoza Port of Entry/Americas Corridor and the protections the proposed zone would offer the remaining Ranch and Farm and manufactured home uses adjacent to the subject property.*

## **COMMENTS:**

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

1. Show required setbacks
2. Dimension the covered concrete areas and show their distance to the nearest lot line.
3. Check the parking calculations. The table references 43 spaces and 51 are shown.
4. Verify that elevations show existing improvements as well as proposed improvements.
5. Clarify proposed use. Proposed district needs to be C-4 if the proposed use is warehouse, as warehouses are not permitted in C-3. Application will need to be revised if that is the case.

### **Texas Department of Transportation**

Requestor need to submit grading and drainage plans to TxDOT for review and approval, and if he is planning to have access to Loop 375 (Americas Ave.), he also need to submit an access request form and a site layout plan.

### **Planning and Inspections Department – Plan Review & Landscape Division**

1. Revisions
2. Due to change of zoning a 6' rock wall is required along all portions of the property that abut a Ranch and Farm district  
10' landscape buffer is required a the front of the property abutting Americas  
Recommend obtain platting determination to determine if due to the proposed improvements platting of the property will or will not be required  
parking calculations are incorrect for the warehouse, the correct factor for warehouse 1/7200 min and 1/5000 max  
this will impact the required canopy trees



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

We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. Label proposed pond as “private pond”.
2. 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 stormwater 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.

### **Fire Department**

*No comments received.*

### **Police Department**

No comment on this application.

### **Sun Metro**

Sun Metro does not oppose this request.

### **El Paso Water Utilities**

1. EPWater does not object to this request.

### **Water:**

2. There is an existing 8-inch diameter water main extending along Americas Avenue. This water main is available for service.
3. There is an existing 48-inch diameter water main that extends along a 30' Easement south of and parallel to Americas Avenue. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.
4. There is an existing 8-inch diameter water main extending along Joseph Street. This water main is available for service and main extensions.
5. EPWater records indicate there is one (1) active ¾" diameter service water meter on the property with 538 Ivey Road as the service address.
6. Previous water pressure from fire hydrant #5606 located at 444 Joseph Street and 630' N of Luis Mendivil Street, has yielded a static pressure of 106 psi, a residual pressure of 70 psi, and a discharge of 787 gallons per minute.
7. 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:**

8. There is an existing 8-inch diameter sanitary sewer main extending along Joseph Street. This main is available for service and main extensions.

### **General:**

9. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easements without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.
10. EPWater 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.

**Stormwater:**

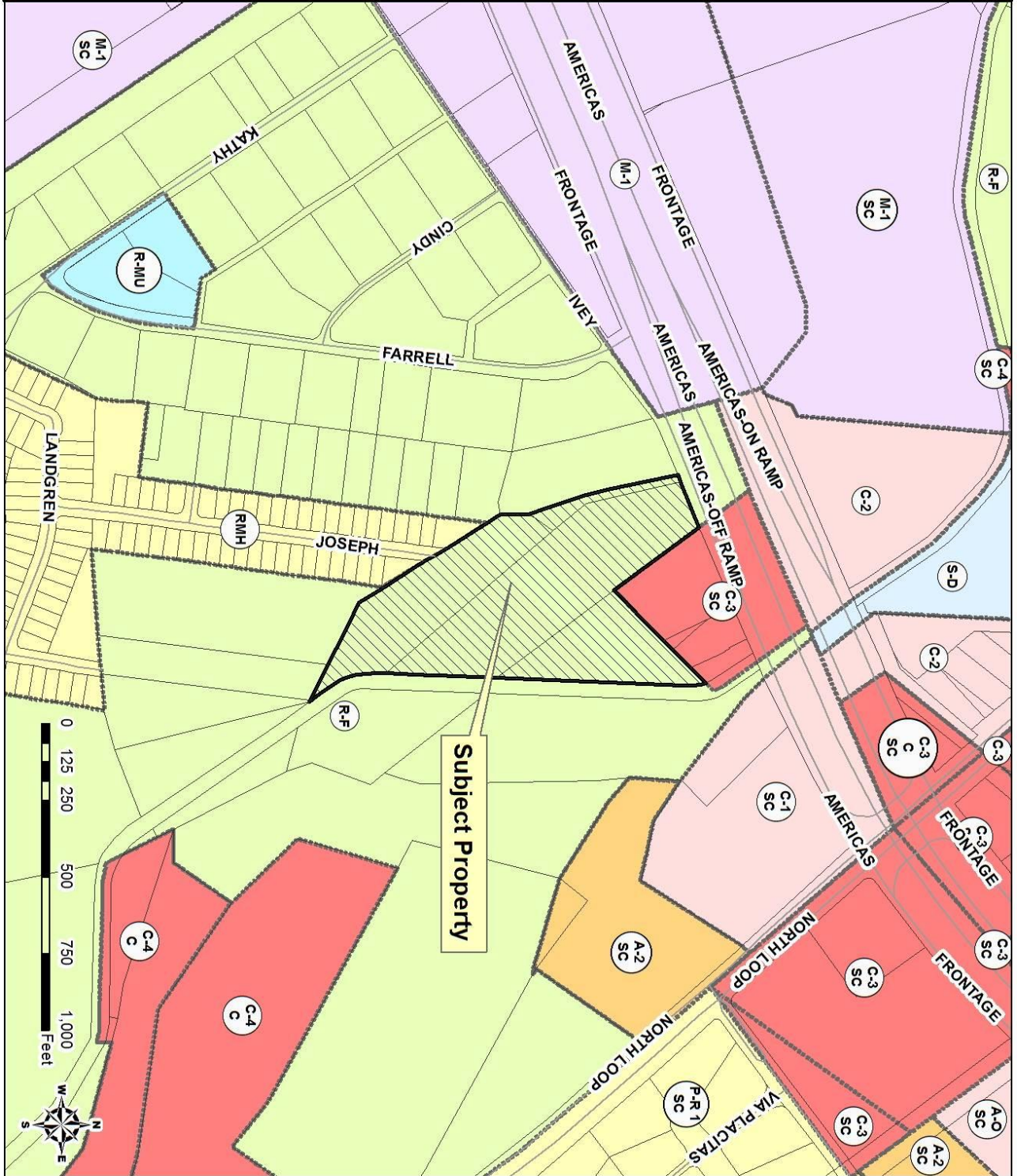
1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Provide an acceptable Drainage Plan in accordance with Section 19.01.050 of the current City Ordinance.
3. At the improvement plan stage, provide protection to the property from all offsite stormwater runoff that may have an adverse impact on any improvements.
4. The developer shall be responsible for the additional stormwater runoff generated by the proposed development, and must ensure that the historic runoff volume, peak and duration are maintained; Americas Ave., which is a state road, is not designed to take in any outside runoff.
5. 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.

PZRZ16-00035



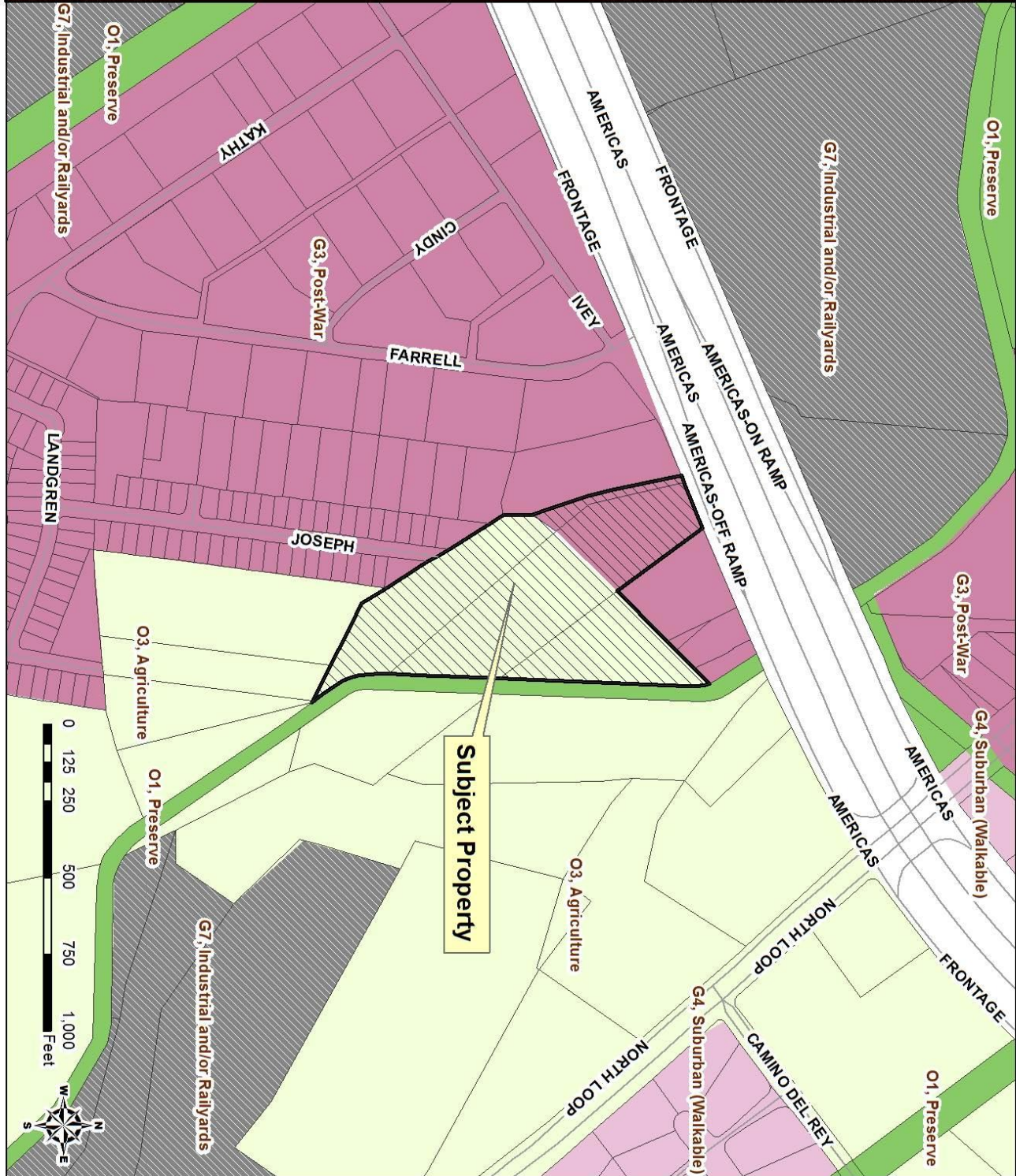


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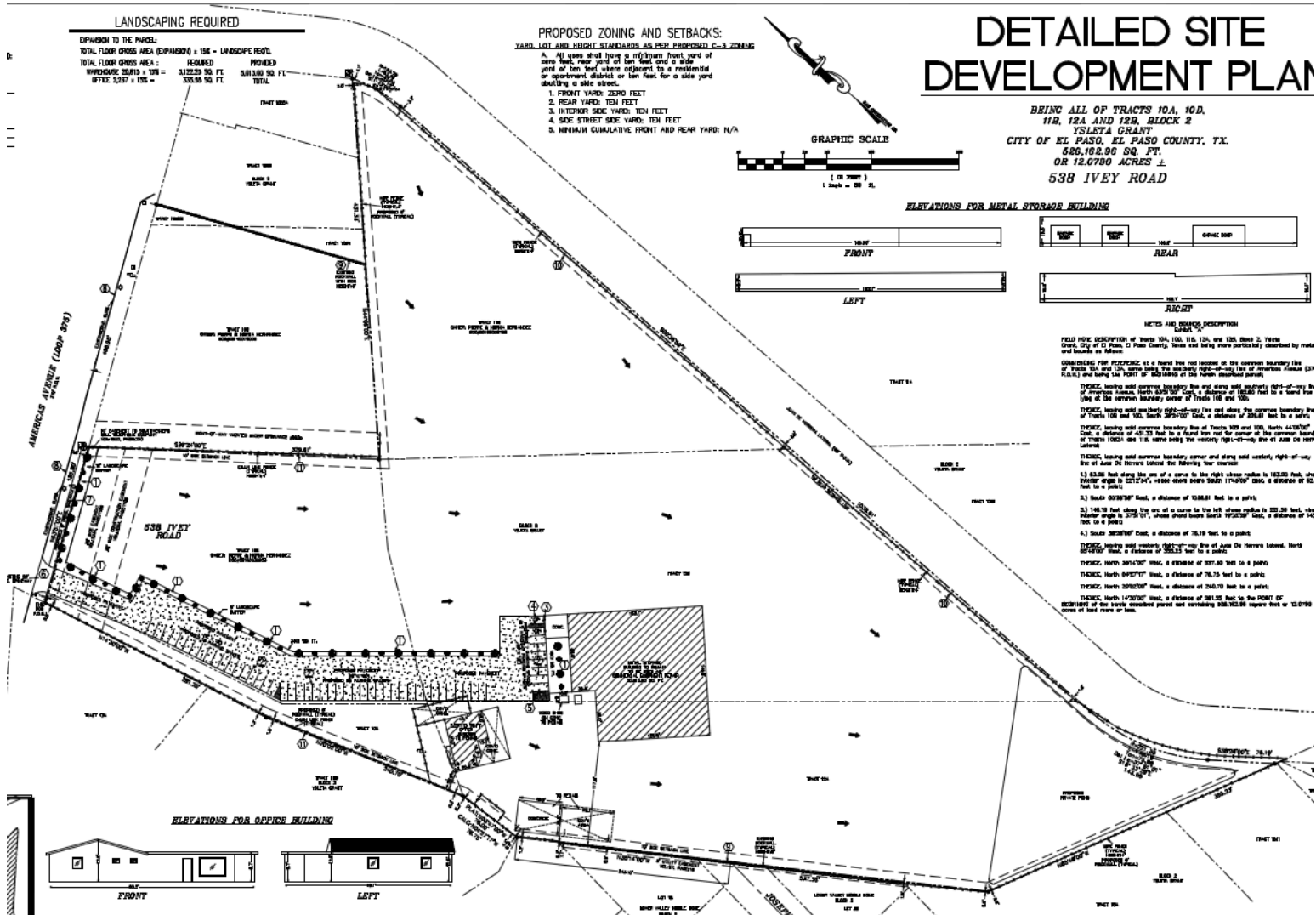




PZRZ16-00035



## ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN

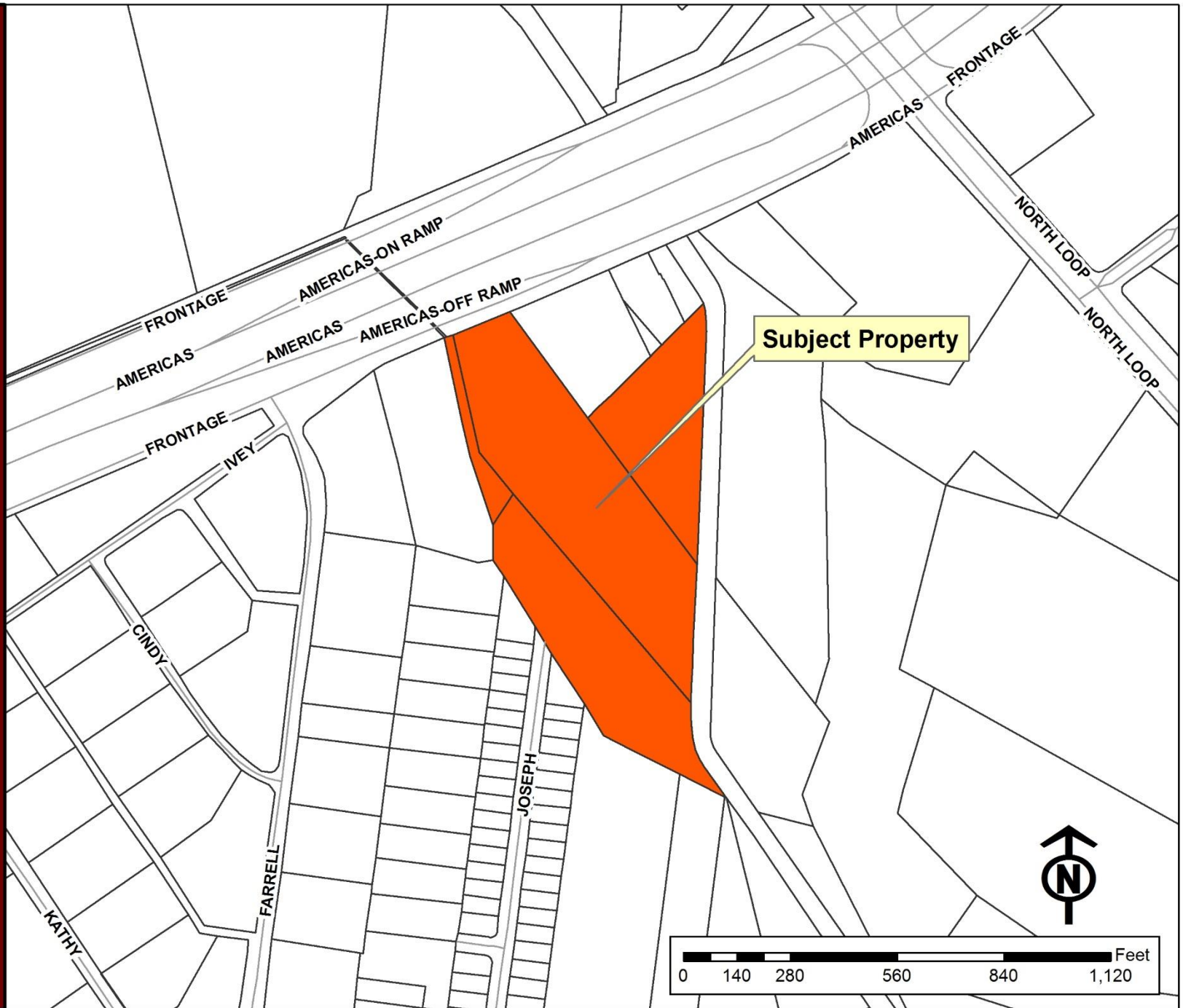




**PLCP17-00001**

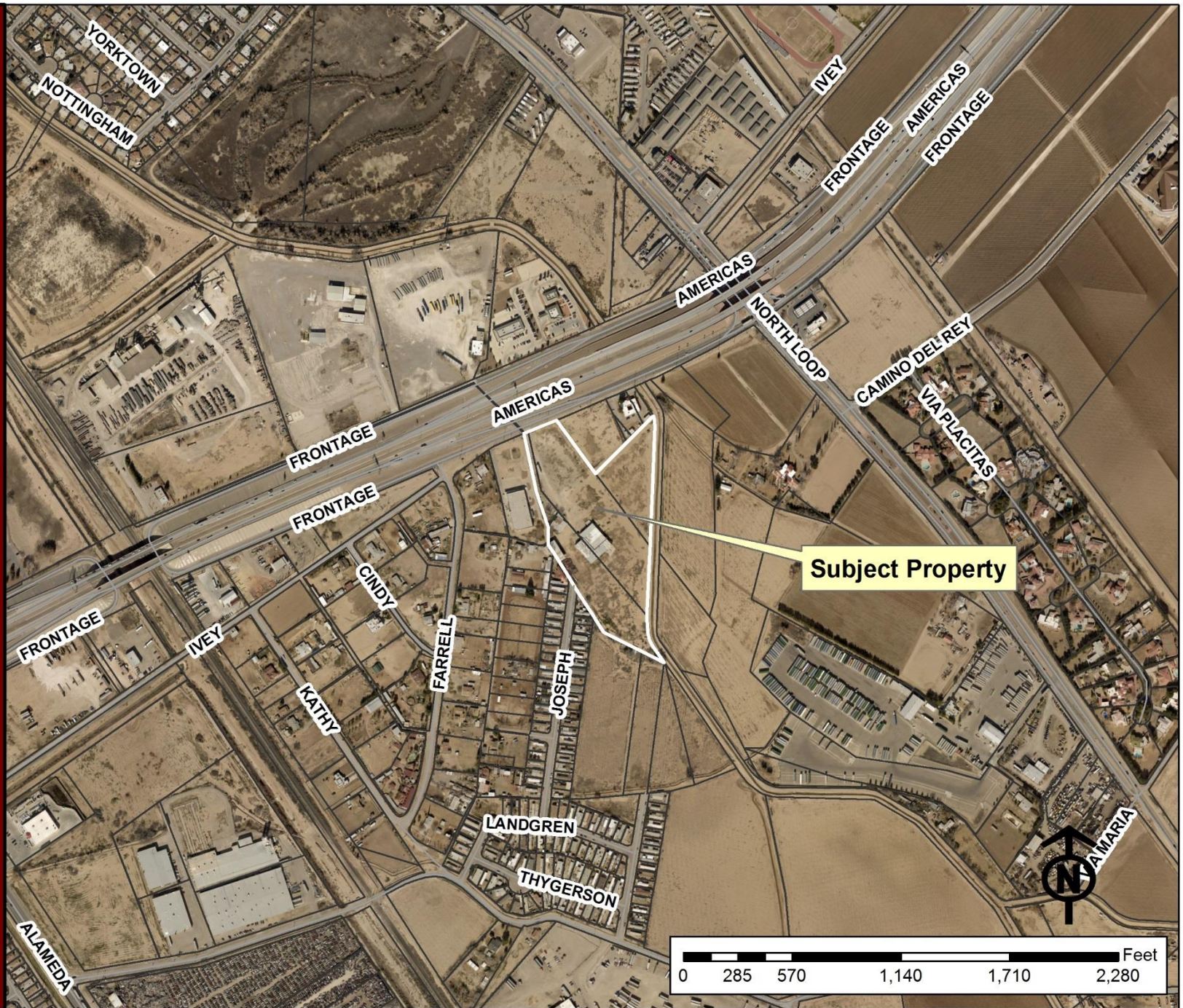
**Comprehensive Plan Amendment:  
Future Land Use Map Modification**

PLCP17-00001



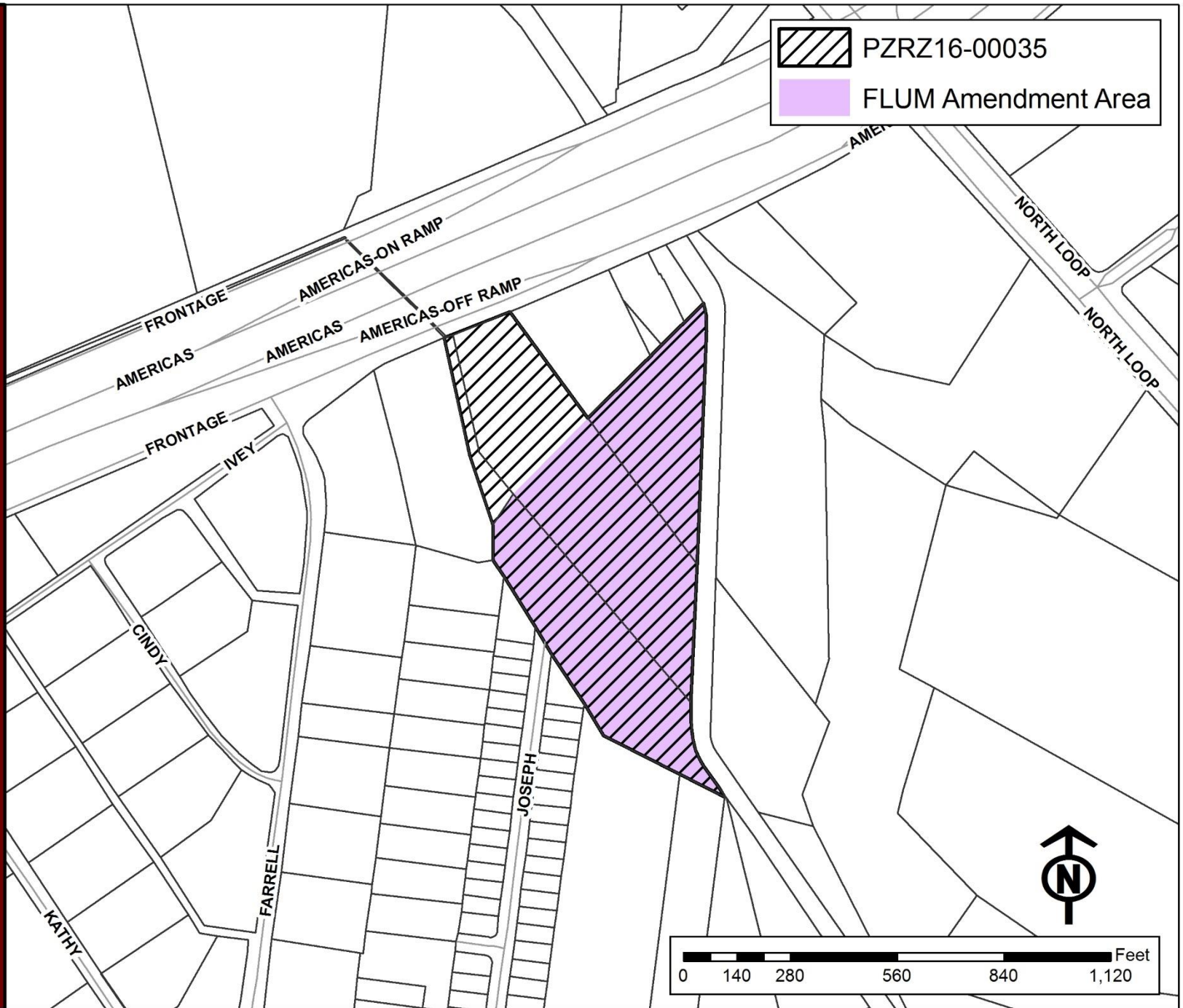


PLCP17-000001

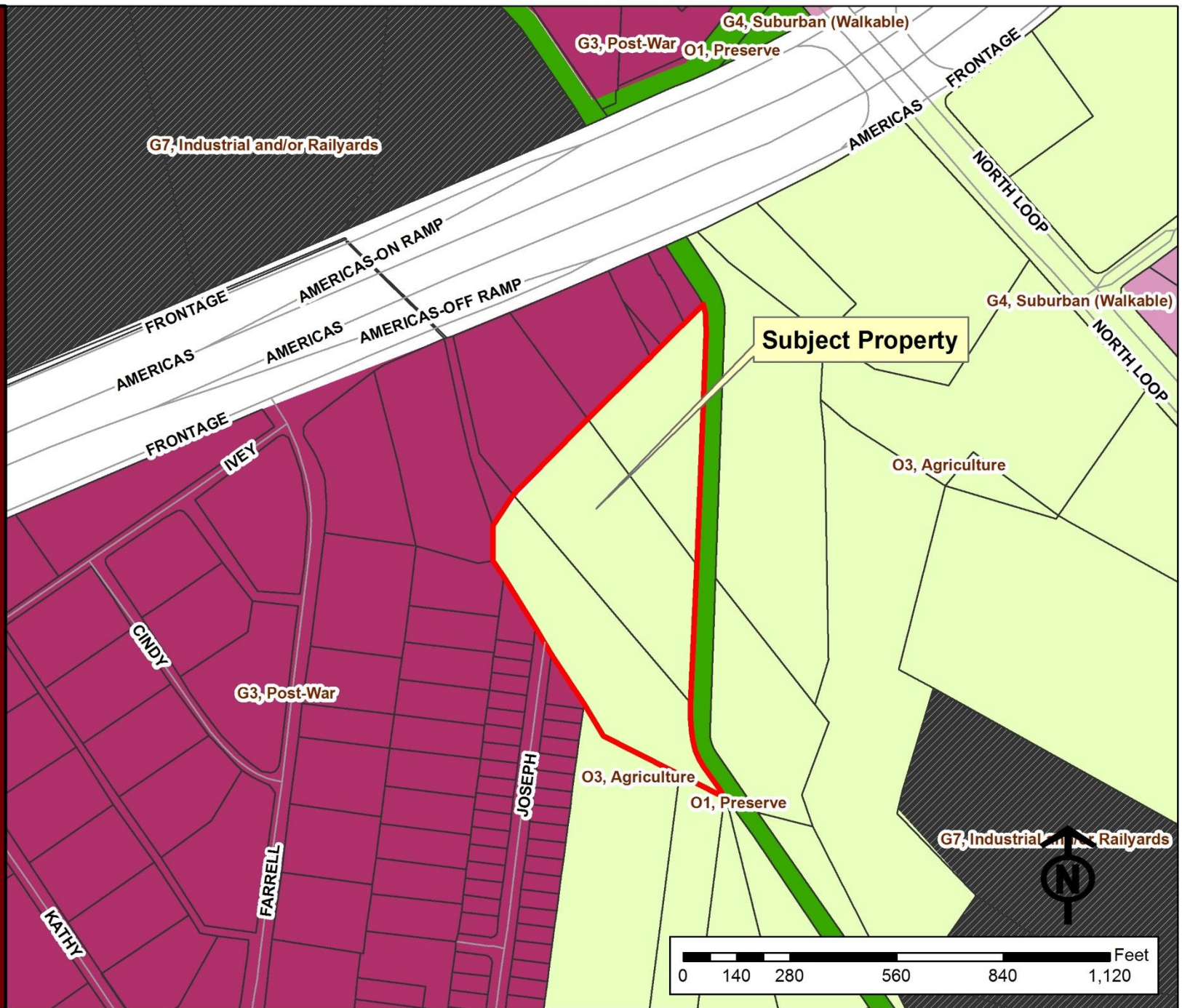




PLCP17-00001

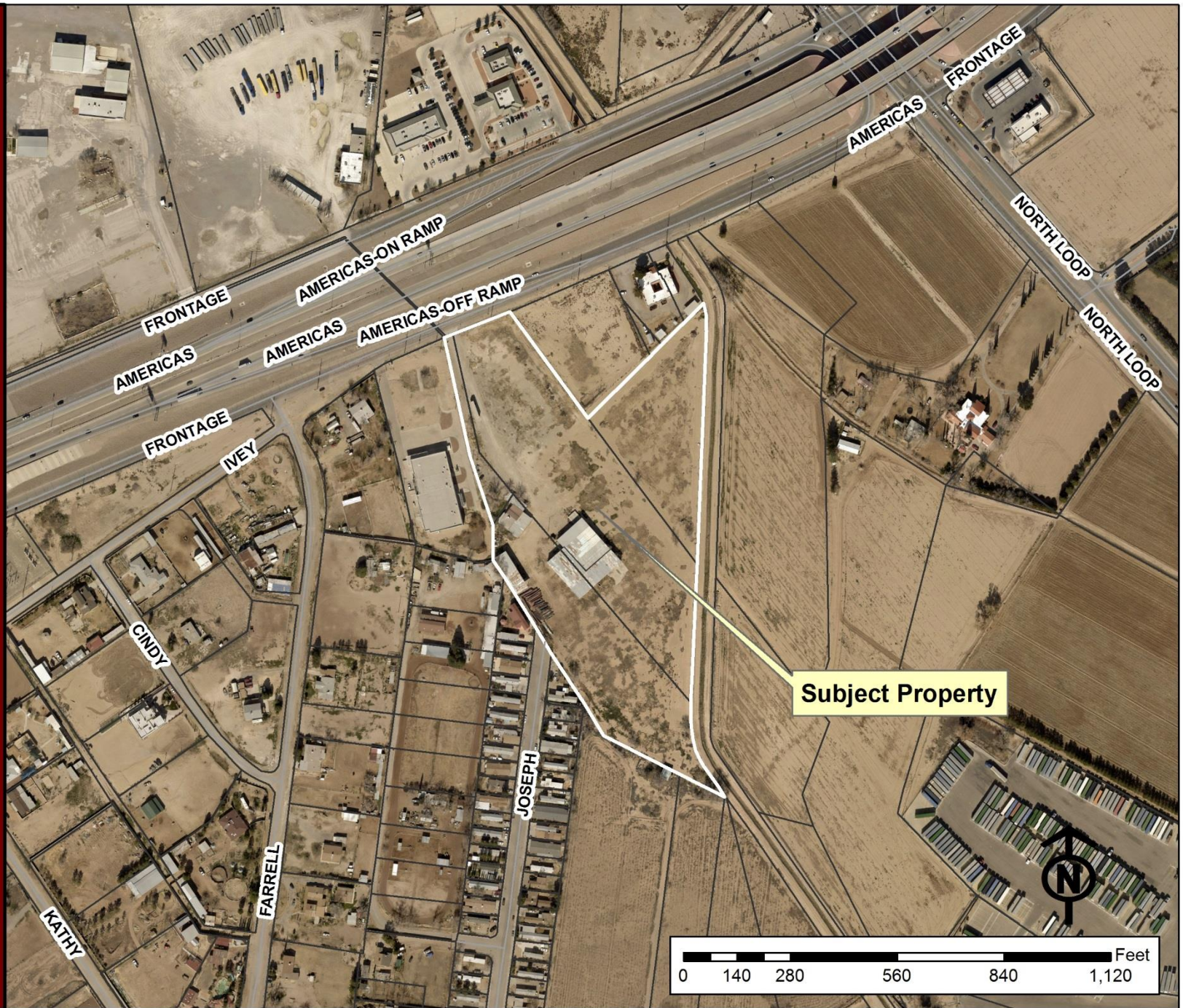


PLCP17-000001



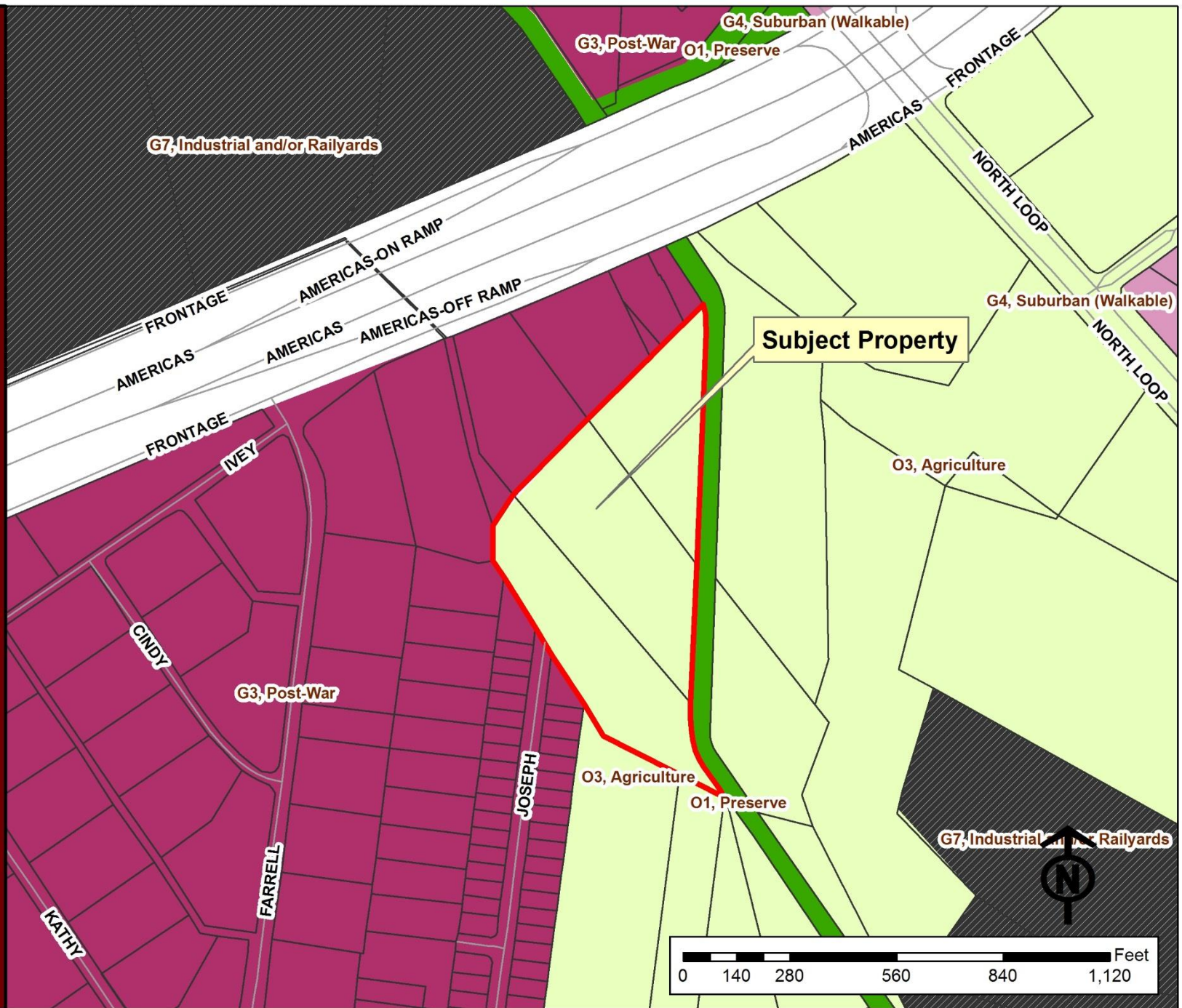


PLCP17-000001

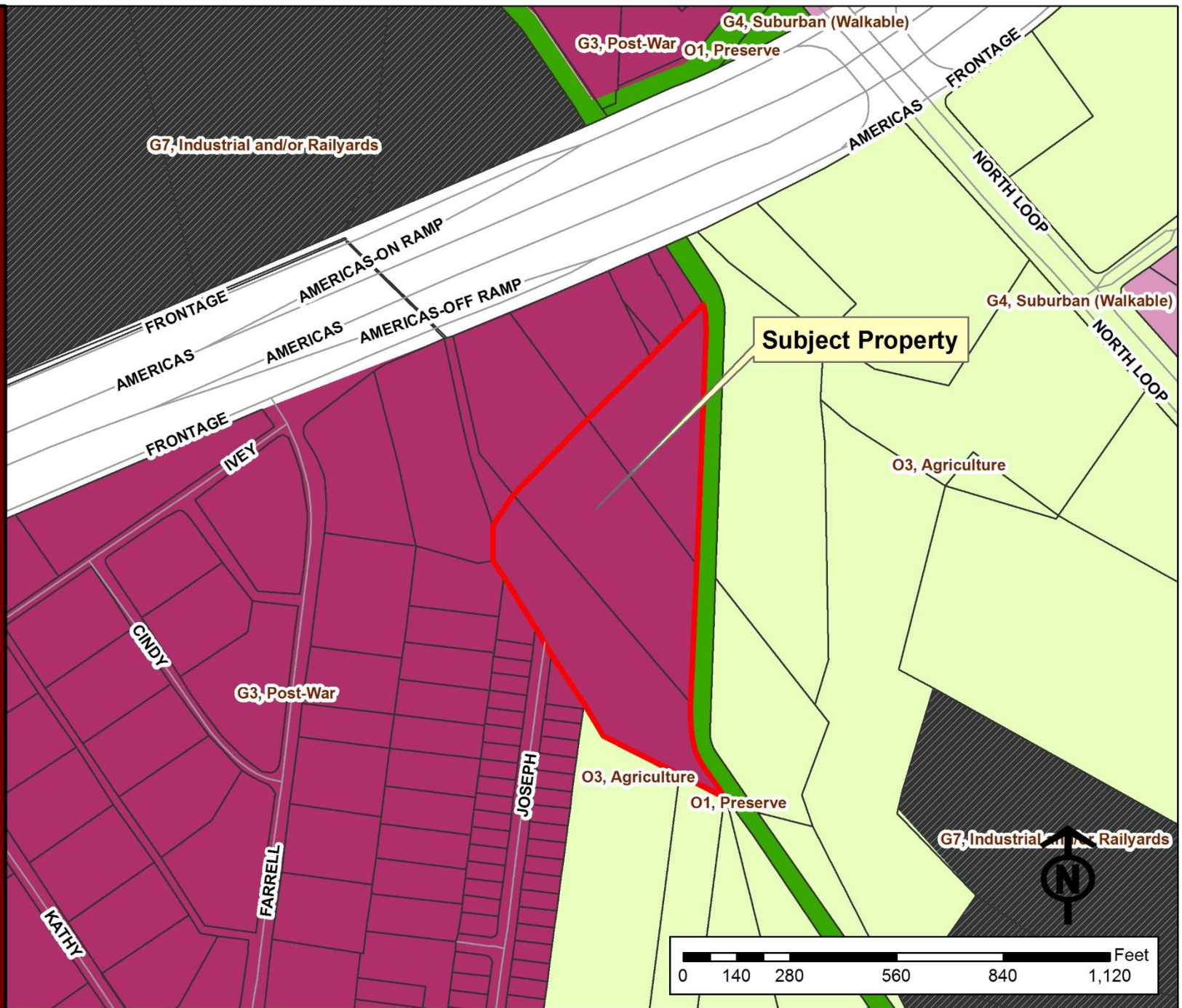




PLCP17-000001



PLCP17-000001





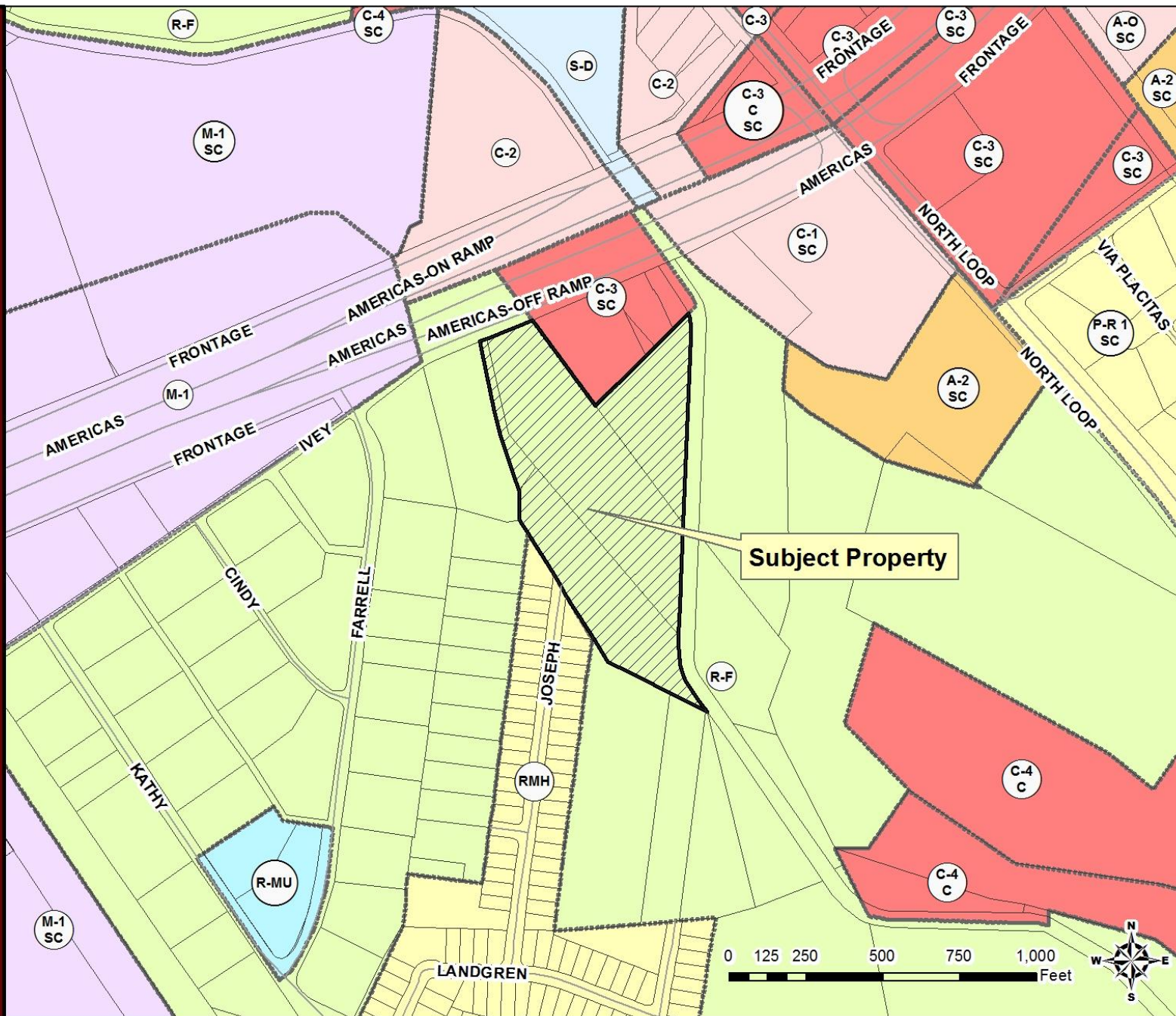


# Future Land Use Designation

**O-3 – Agriculture: Active farmland in the Rio Grande Valley.**

**G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s.**

PZRZ16-00035



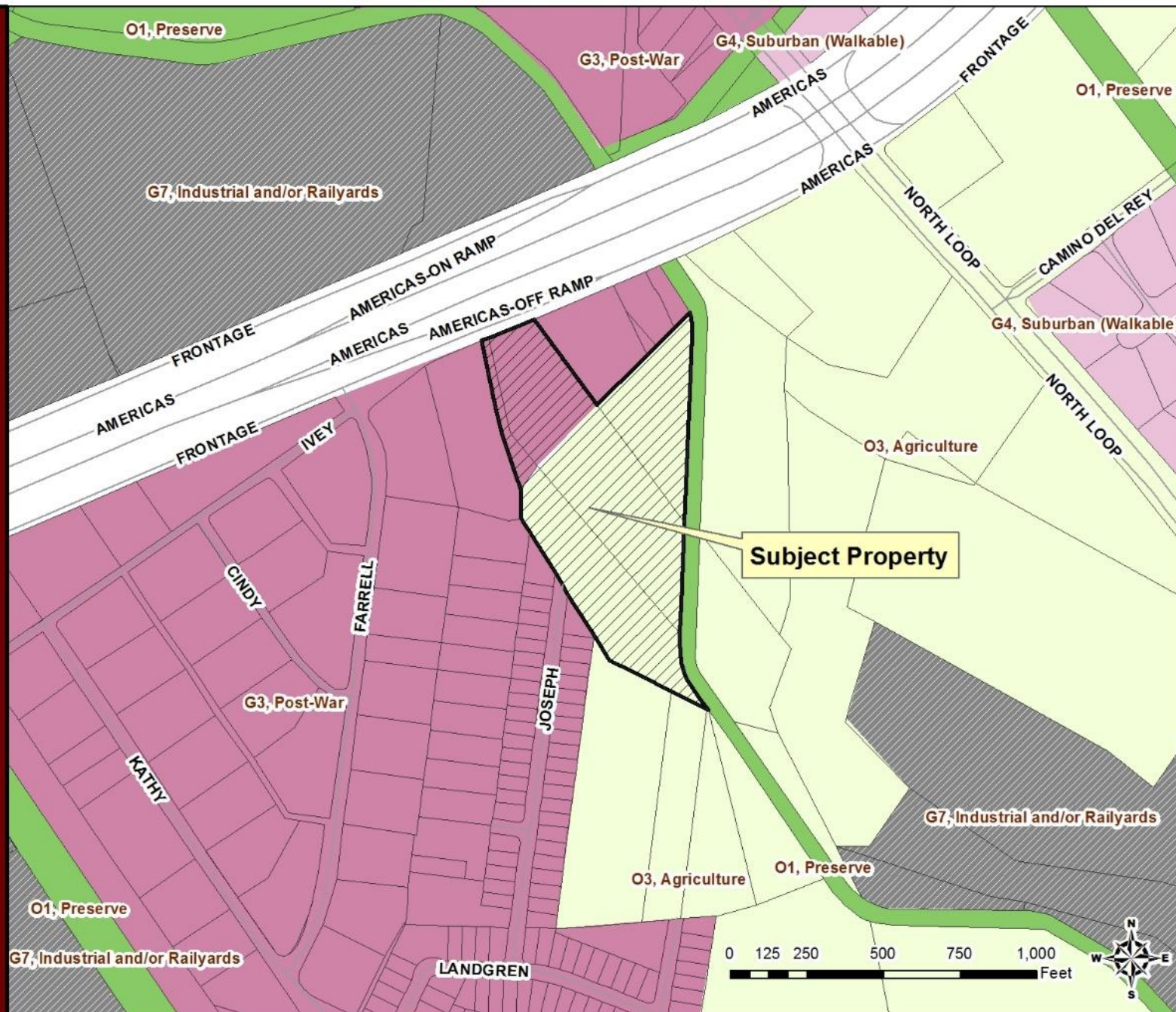


PZRZ16-00035





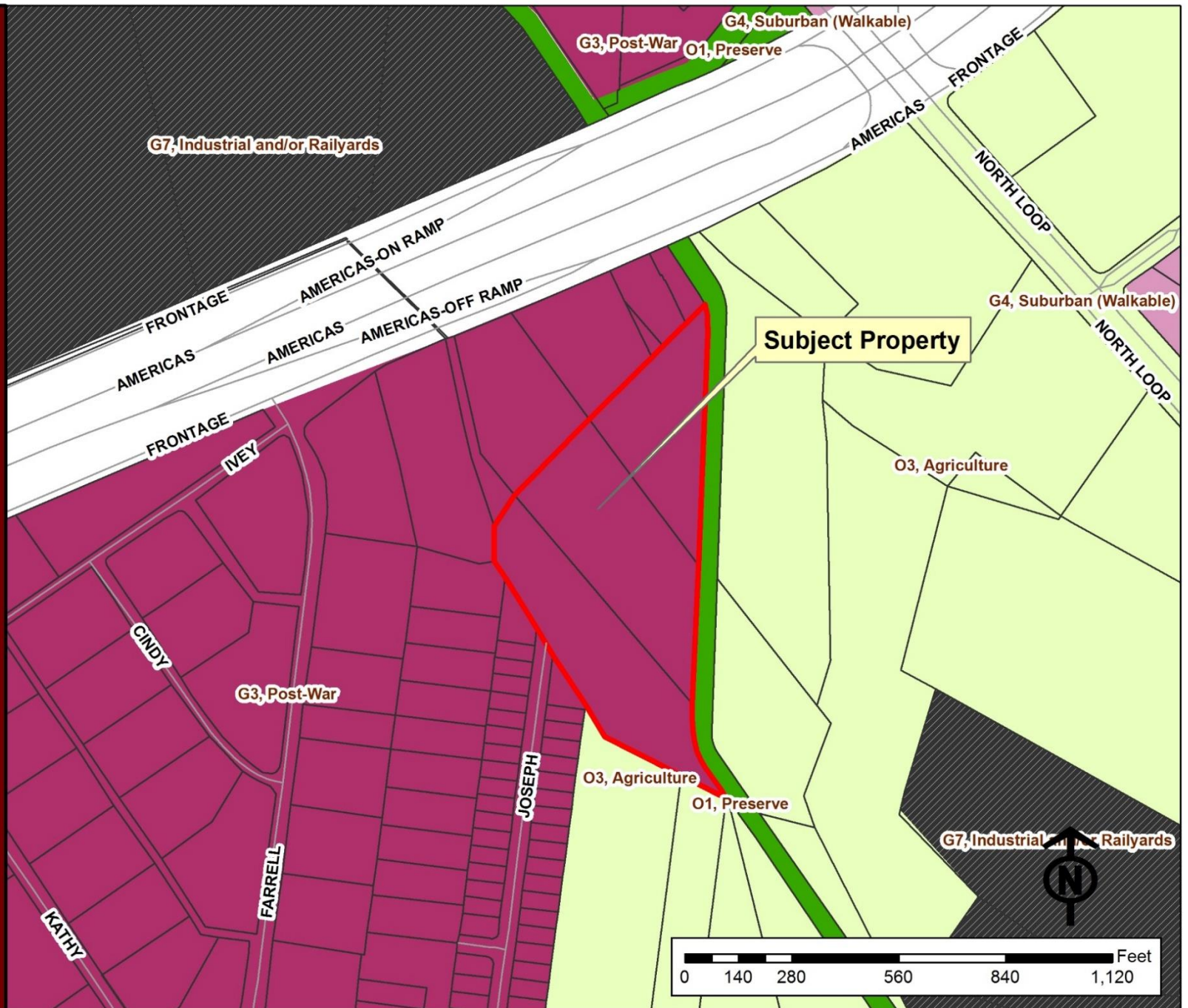
PZRZ16-00035



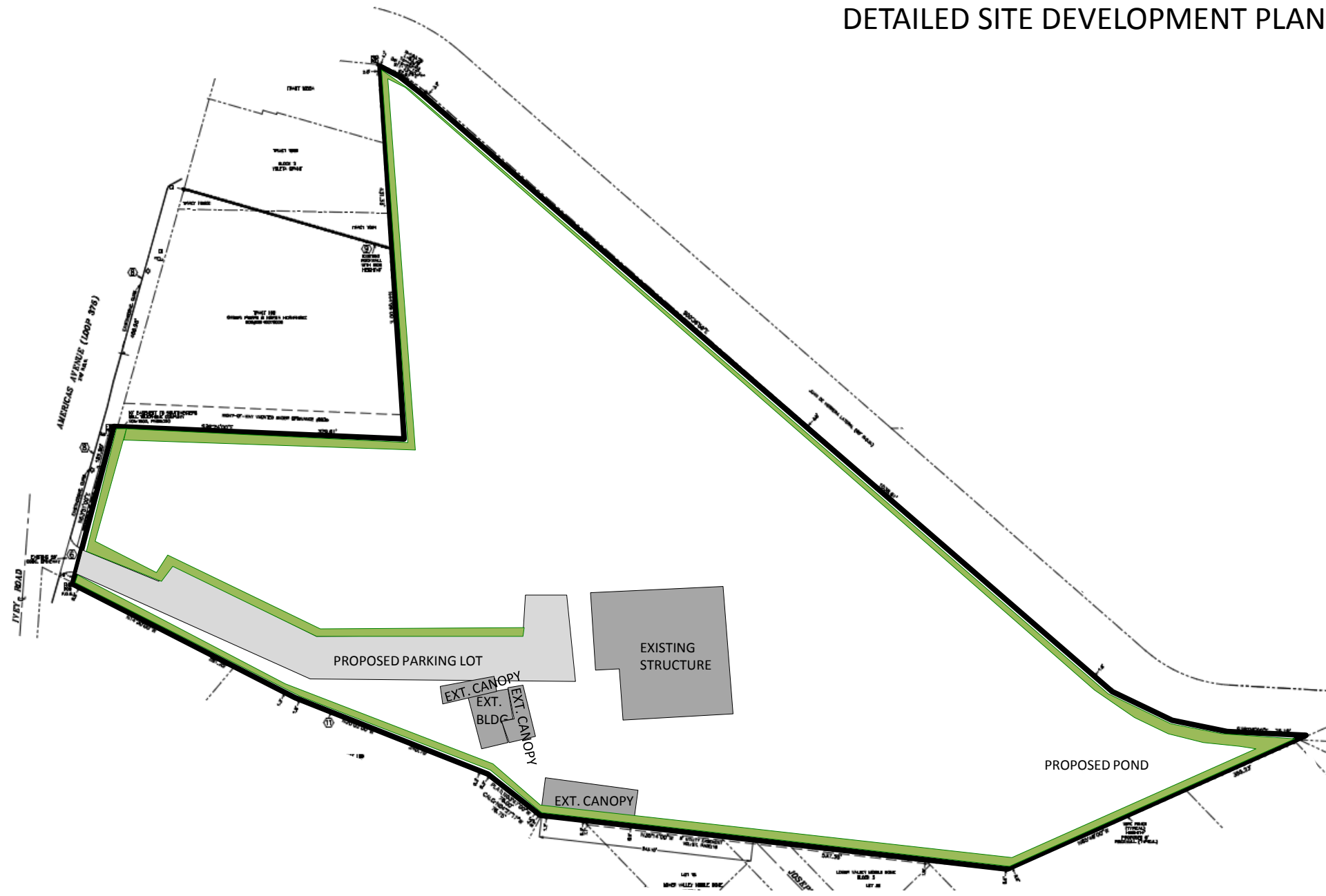


PLCP17-00001

7



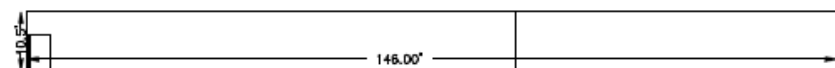
DETAILED SITE DEVELOPMENT PLAN



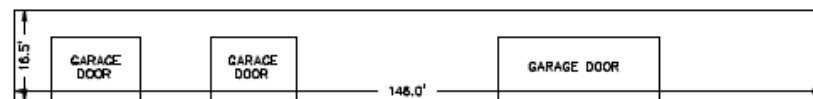


## ELEVATIONS

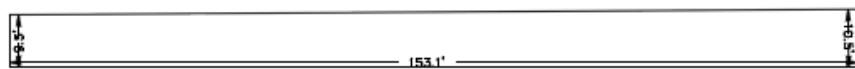
### ELEVATIONS FOR METAL STORAGE BUILDING



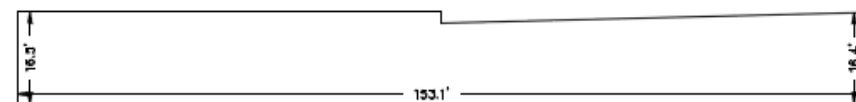
*FRONT*



*REAR*

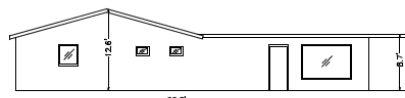


*LEFT*



*RIGHT*

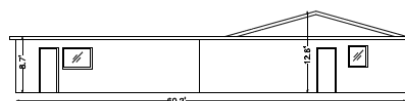
### ELEVATIONS FOR OFFICE BUILDING



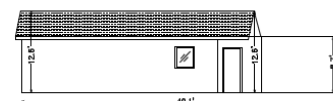
*FRONT*



*LEFT*



*REAR*

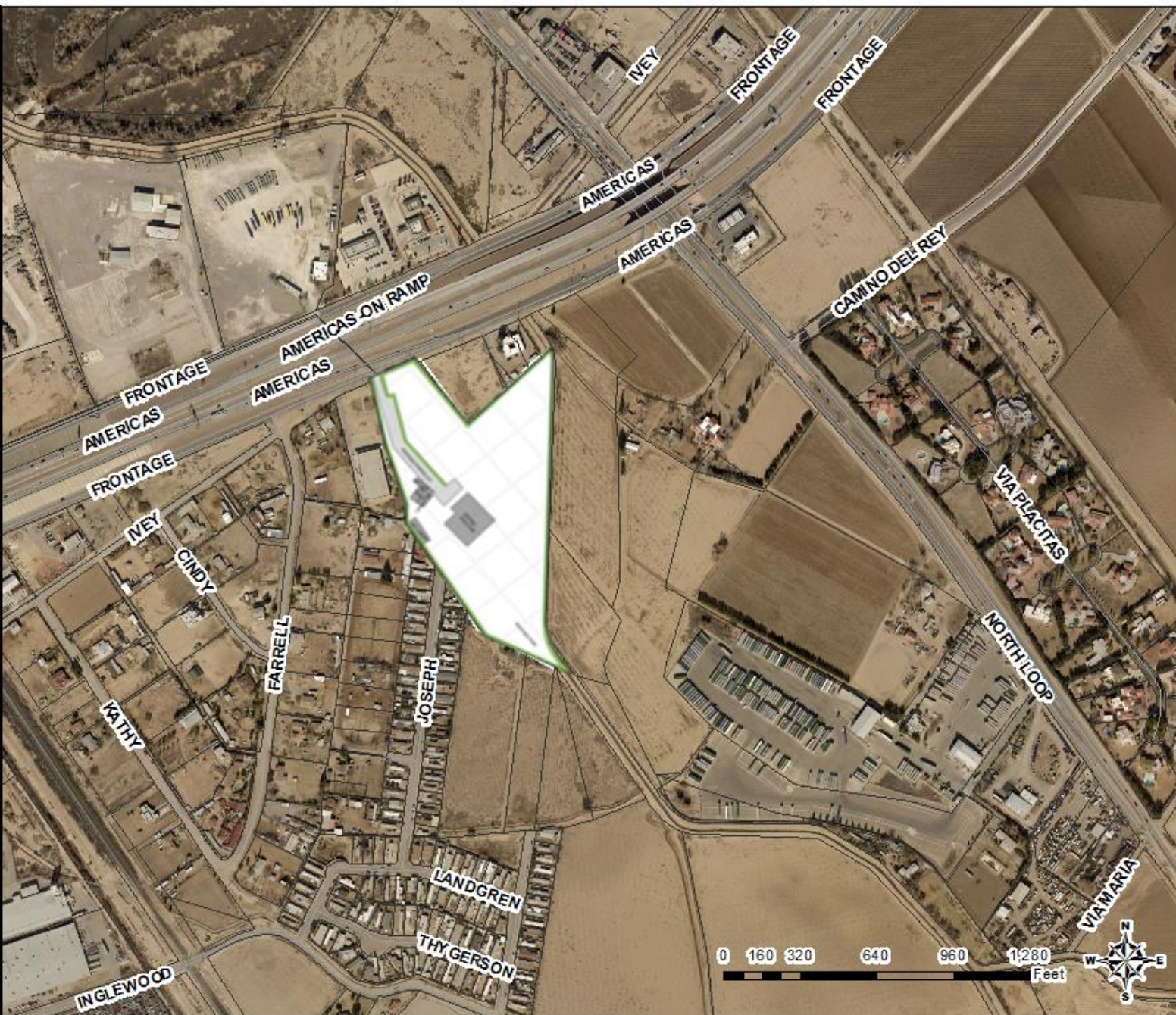


*RIGHT*

*"Delivering Outstanding Services"*



PZRZ16-00035







WARNING  
HARBORLANDS CANAL  
ENTERING AND EXITING  
THIS PROPERTY IS PROHIBITED



**538 IVEY RD.**

  
**AN**  
Auction  
**(915)**  
538 IVEY RD. EL PASO







The Planning Division recommends **approval** of rezoning the subject property R-F (Ranch Farm) to C-3 (Commercial) with the following condition:

*A 10' landscaped buffer shall be established and maintained along any property lines zoned special purpose or residential district, to include the R-F (Ranch and Farm) and RMH (Residential Mobile Home) Districts, and also along the eastern property line where it abuts the irrigation channel.*