

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: June 12, 2018
Public Hearing: July 10, 2018

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance changing the zoning of a portion of Tract 18, El Canutillo Acreage Lots Addition, 6606 Doniphan Drive, City of El Paso, El Paso County, Texas from R-4 (Residential) and M-2 (Heavy Manufacturing) to C-2 (Commercial) . The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6606 Doniphan Drive. Property Owner: MBM Del Paso LLC. PZRZ17-00015 (**District 1**)

BACKGROUND / DISCUSSION:

On April 5, 2018, 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 (5-0)

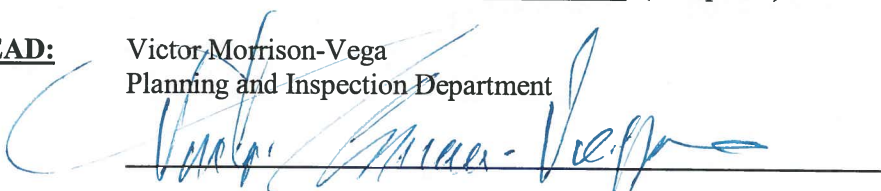
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 18, EL CANUTILLO ACREAGE LOTS ADDITION, 6606 DONIPHAN DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) AND M-2 (HEAVY MANUFACTURING) TO C-2 (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 a **portion of Tract 18, El Canutillo Acreage Lots Addition, 6606 Doniphan Drive**, located in the City of El Paso, El Paso County, Texas, and more particularly described in the attached **Exhibit "A"**, be changed from **R-4 (Residential) and M-2 (Heavy Manufacturing)** to **C-2 (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, City Clerk

APPROVED AS TO FORM:

Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Victor Morrison-Vega
Planning & Inspections Department

ORDINANCE NO. _____

18-1007-2186 | 786070
6606 Doniphan Drive, District 1
KMN

PZRZ17-00015

EXHIBIT "A"

BEING PORTION OF TRACT 18,
EL CANUTILLO ACREAGE, CONTAINING 3.77 ACRES
OF LAND MORE OR LESS, CITY OF EL PASO,
EL PASO COUNTY, TEXAS

6606 DONIPHAN DR. METES AND BOUNDS

Description of a 3.77 acres tract out of a 5.77 acres (Tract 18)(Volume 2126, page 1734), El Canutillo Acreage, filed in Volume 9, page 44, Real Property Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a found ½ inch iron pipe that marks the southeasterly corner of Tract 22, El Canutillo Acreage, El Paso County, Texas; **THENCE** North, along the easterly line of El Canutillo Acreage, a distance of 1,278.80 feet to a point marking the southeasterly corner for Tract 18, El Canutillo Acreage; **THENCE** West, along the southerly line of said Tract 18 and northerly right-of-way line of Oscar Raul Road (30 feet wide right-of-way), a distance of 407.88 feet to a point that marks the southeasterly corner of the hereby described parcel of land and also being the **POINT OF BEGINNING** of these metes and bounds;

THENCE, West, along the southerly line of Tract 18, a distance of 957.97 feet to a point on the easterly right-of-way line of Doniphan Dr.;

THENCE, along said Doniphan Dr. right-of-way line 82.55 feet along the arc of a curve to the right, whose radius is 2,814.93 feet, an interior angle of 01 degrees 40 minutes 49 seconds and a chord that bears N 11 degrees 54 minutes 59 seconds W, distance of 82.54 feet to a point;

THENCE, East, leaving said Doniphan Dr. right-of-way line, a distance of 568.52 feet to a point;

THENCE, North, a distance of 173.54 feet to a point;

THENCE, East, along the common line of Tracts 17 and 18, a distance of 535.29 feet to a point that lies on the northeasterly corner of the parcel herein being described;

THENCE, S 30 degrees 00 minutes 00 seconds W, a distance of 293.64 feet to the **point of beginning** of the herein described parcel of land and containing 3.77 acres of land more or less.


ENRIQUE A. REY

R.P.L.S.

TX. 3505

REY ENGINEERING INC.

9434 VISCOUNT STE. 148

EL PASO TEXAS, 79925

(915) 633-8070

Wednesday, May 30, 2018



ORDINANCE NO. _____

18-1007-2186 | 786070

6606 Doniphan Drive, District 1

KMN

PZRZ17-00015

MEMORANDUM

DATE: June 4, 2018

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

FROM: Andrew Salloum, Senior Planner

SUBJECT: PZRZ17-00015

The City Plan Commission (CPC) on April 5, 2018, voted 5-0 to recommend **approval** of rezoning the subject property from R-4 (Residential) and M-2 (Heavy Manufacturing) to C-2 (Commercial) to allow for general commercial development.

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 will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

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

Property Owner: MBM Del Paso LLC
Representative: Rey Engineering

Attachments:
Staff Report

6606 Doniphan Drive

City of El Paso — Plan Commission — 4/5/2018

PZRZ17-00015

Rezoning

REZONING



STAFF CONTACT: Andrew Salloum, 915-212-1603,
SalloumAM@elpasotexas.gov

OWNER: MBM Del Paso LLC

REPRESENTATIVE: Rey Engineering

LOCATION: 6606 Doniphan Drive, District 1

LEGAL DESCRIPTION: A portion of Tract 18, El Canutillo Acreage Lots Addition, City of El Paso, El Paso County, Texas

EXISTING ZONING: R-4 (Residential) and M-2 (Heavy Manufacturing)

REQUEST: To rezone from R-4 (Residential) and M-2 (Heavy Manufacturing) to C-2 (Commercial) to allow for general commercial development.

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 March 23, 2018.

STAFF RECOMMENDATION: Approval (see pages 1—3 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-4 (Residential) and M-2 (Heavy Manufacturing) to C-2 (Commercial) to allow for general commercial development. The conceptual site plan shows a new proposed office building. Access to the subject property is provided from Doniphan Drive.

SUMMARY OF RECOMMENDATION: The Planning Division recommends approval of rezoning the subject property from R-4 (Residential) and M-2 (Heavy Manufacturing) to C-2 (Commercial). The recommendation is based on compatibility with the surrounding properties zoned commercial and manufacturing districts and uses within the area of the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-War in the Northwest Planning Area.



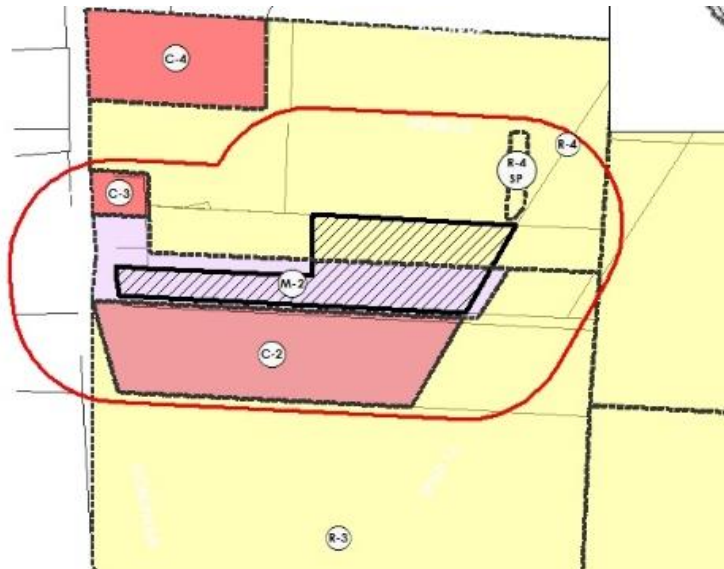
DESCRIPTION OF REQUEST

The applicant is requesting to rezone from R-4 (Residential) and M-2 (Heavy Manufacturing) to C-2 (Commercial) to allow for general commercial development. The subject property is 3.77 acres in size and is currently vacant. The conceptual site plan shows a new proposed office building. Access to the subject property is provided from Doniphan Drive.

REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> 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-2 & C-3.
<u>Plan El Paso</u> Are preferred locations for higher density development and redevelopment. (i.e. Property is designated G-3)	Yes, the property is designated G-3, Post-War and meets the intent by through the addition of missing commercial uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the El Canutillo Acreage, platted in 1912. The site is currently zoned R-4 and M-2 and is currently vacant. Properties adjacent to the subject property are zoned R-4 (Residential), C-2 (Commercial), and M-2 (Light Manufacturing). Surrounding land uses include vacant and automobile salvage. The nearest park is Westside Sports Complex (14,082 feet). The nearest school is Alderete Middle School (6,484 feet).



COMPLIANCE WITH PLAN ELPASO: The purpose of the application is to introduce a proposed general commercial development within the G-3, Post-War land use designation.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><u>G-3, Post-War</u></p> <p>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.</p>	<p>Yes, the lot is vacant. Proposed land use will add missing commercial uses to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p>C-2 (Commercial) district 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 districts will 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.</p>	<p>Yes, the proposed zoning allows for general commercial development.</p>

POLICY	DOES IT COMPLY?
<p>Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."</p> <p>Policy 2.2.5: The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.</p>	<p>Yes, the lot is vacant. The purpose of this project site is based on the addition of commercial uses, potential for multi-family, and employment opportunities provided to surrounding neighborhoods within the area which is zoned for residential and commercial uses, while also reducing travel and infrastructure needs through the mix of uses proposed.</p>

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The parcel is 3.77 acres in size however the proposed general commercial development is not allowed under the current R-4 (Residential) zoning district.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject property is 3.77 acres in size and allows the proposed use under the proposed C-2 (Commercial) zoning. The applicant's proposal meets all dimensional requirements of the C-2 (Commercial) district.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the C-2 (Commercial) district 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 districts will 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 proposed zoning and the proposed use meet the intent of the zoning ordinance.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There are existing water and sewer mains that extends along Doniphan Drive and a 25-foot PSB easement north of property parallel to Doniphan Drive. The applicant will need to coordinate with EPWater to continue providing services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

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 March 23, 2018. Planning Division did not receive 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. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

ATTACHMENT 1

Conceptual Site Plan

LEGAL DESCRIPTION:
A PORTION OF LOT 18

A PORTION OF LOT 18
B. CANUTILLO ADEQUATE LOTS
ADDITION TO CITY OF EL PASO,
EL PASO COUNTY, TX.
50 FT. 164.257 OR 3.7706 AC

FLOOD ZONE DESIGNATION

THIS SUBDIVISION IS WITHIN FLOOD ZONES A AND B DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480712 0025 B, DATED, 9-4-1991 D. PASO COUNTY, TEXAS.

LEGEND

- Q. POWER POLE
 ● EXISTING WATER METER
 → PROPOSED DRAINAGE FLOW
 WATER SHED AREA

ZONING

EXISTING M-2 & R-4
PROPOSED C-2

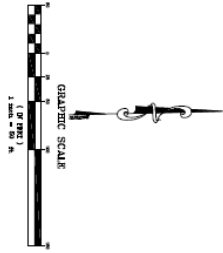
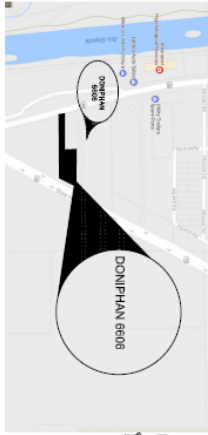
AREAS

R-4 = 49,271 SQFT
M-2 = 114,986 SQFT

SITE PLAN

Scale: 1" = 50.0'

LOCATION MAP: SCALE 1"=600'



Retention Basin Computations 100 Year Storm Frequency							q = 400 cfs
Required Impervious Area (ac)	Required Impervious Area (ft ²)	Average Runoff Coeff	Total Runoff (cfs)	Storm Depth (in)	Time to Peak (hr)	Time to Peak (min)	100-yr Rainfall (in/hr)
400.0	3,445,000	0.85	1,211	2.5488	30.126		1.23
Total Impervious Capacity (Ac=ft ²)							1.23

TRACT 22
ZONE A-2

KEY ENGINEERING
Consulting Engineering & Surveying
KING PING SUBSTATION E-3000
534 VICTORIA DRIVE SUITE 100, S. PARK, TX 75081
OFFICE (972) 632-6070 MOBILE (972) 369-1806

PROJECT NAME

ZONING CHANGE

EL PASO, TEXAS

OWNER

X
X
X

PROJECT NUMBER:

UNCLASSIFIED (U)
 401

1000

76

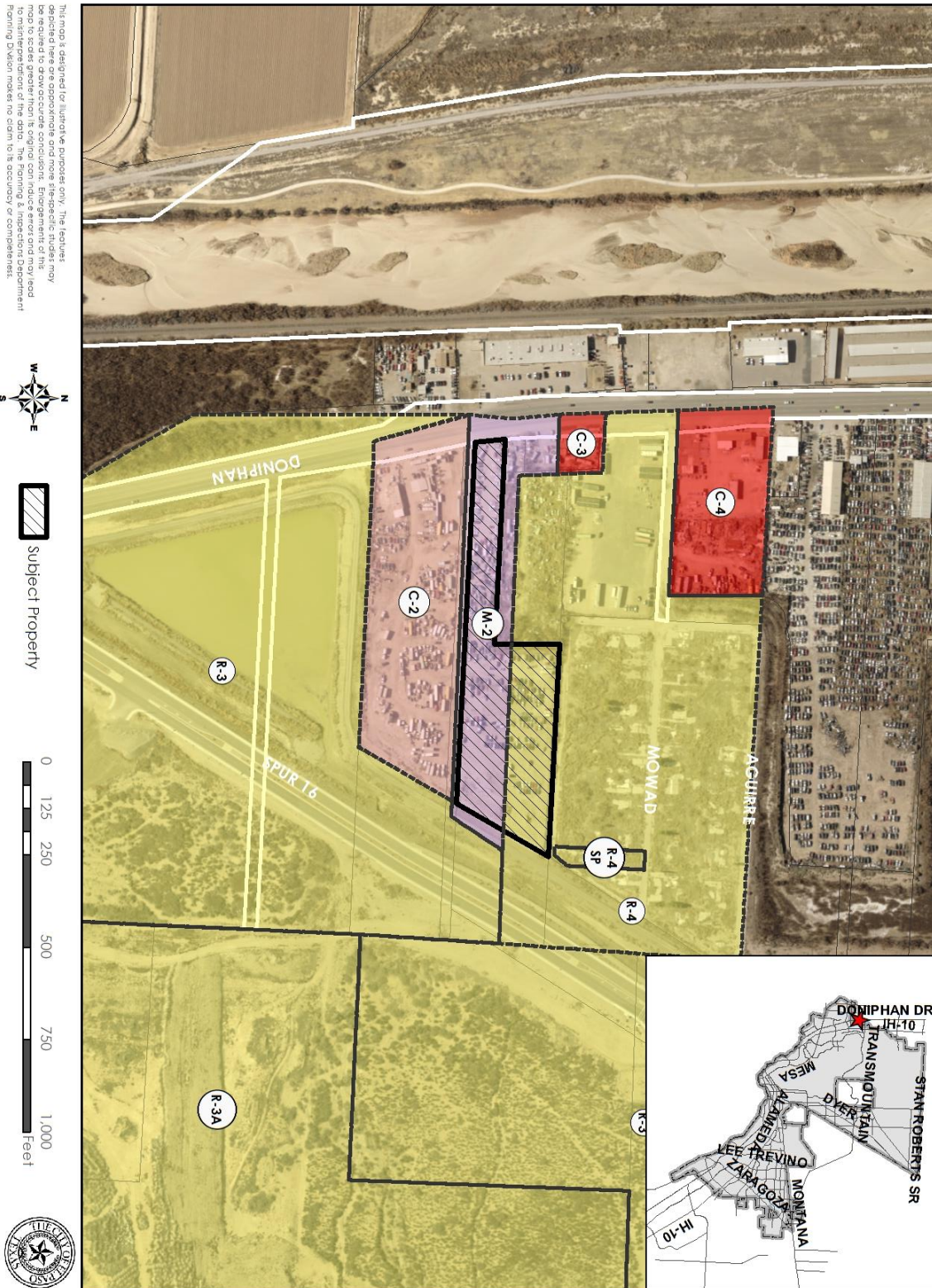
REVISION

5

ATTACHMENT 2

Zoning Map

PZR17-00015



ATTACHMENT 3

Future Land Use Map

PZR17-00015



ATTACHMENT 4

Department Comments

Planning and Inspections Department - Planning Division - Transportation

Per Street and Maintenance, the TIA will not be required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

No comments regarding the zoning changes.

Street and Maintenance – Transportation

Reviewed the TIA waiver request for 6606 Doniphan Drive.

At this time, the TIA will not be required because the proposed zoning change is anticipated to generate less than five hundred peak hour trips.

Planning and Inspections Department – Building and Development Permitting

No objections to rezoning.

Note:

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

Planning and Inspections Department - Land Development

1. No objections to proposed rezoning.
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 objections.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water

1. El Paso Water (EPWater) does not object this request.
2. The existing 25-foot PSB easement shall be shown on future site plans and plats.

Water:

3. There is an existing 16-inch diameter water main that extends along Doniphan Drive, located approximately 35' west of the property's western property line.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main that extends along a 25-foot PSB easement north of property parallel to Doniphan Drive. A sanitary sewer main extension is required to the south boundary line of the subject property. The developer is responsible for all sanitary sewer main extensions costs and off-site easement acquisition.

5. There is an existing 18-inch diameter sanitary sewer main that extends along a 25-foot permanent easement crossing the center of the property. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

6. There is an existing 12-inch diameter Force Main that extends along a 25-foot permanent easement crossing the center of the property. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules and Regulations.

General:

7. Doniphan Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Doniphan Drive right-of-way requires written permission from TxDOT.

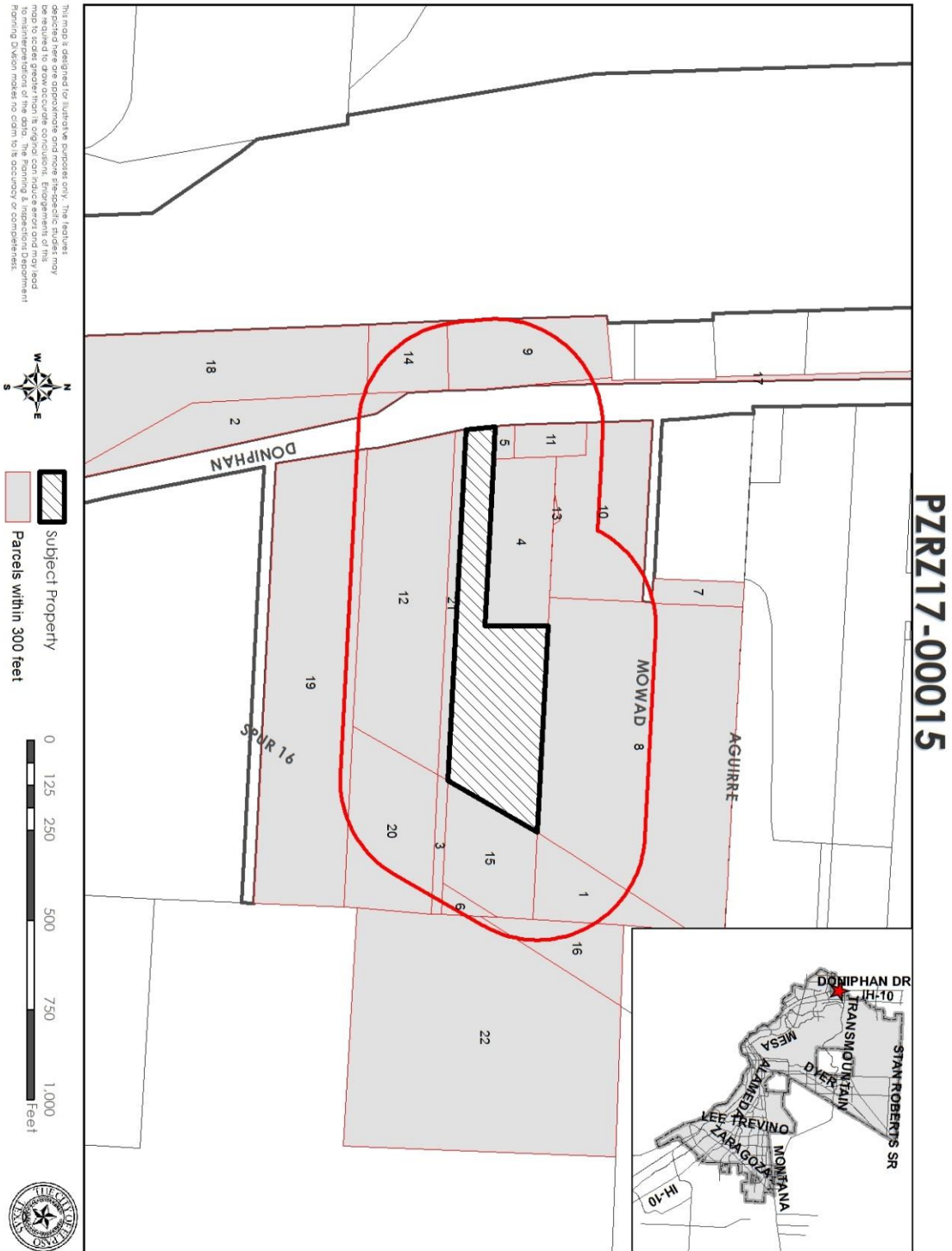
8. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week. No building, 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.

9. During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

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.

ATTACHMENT 5

Public Notification Boundary Map





Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

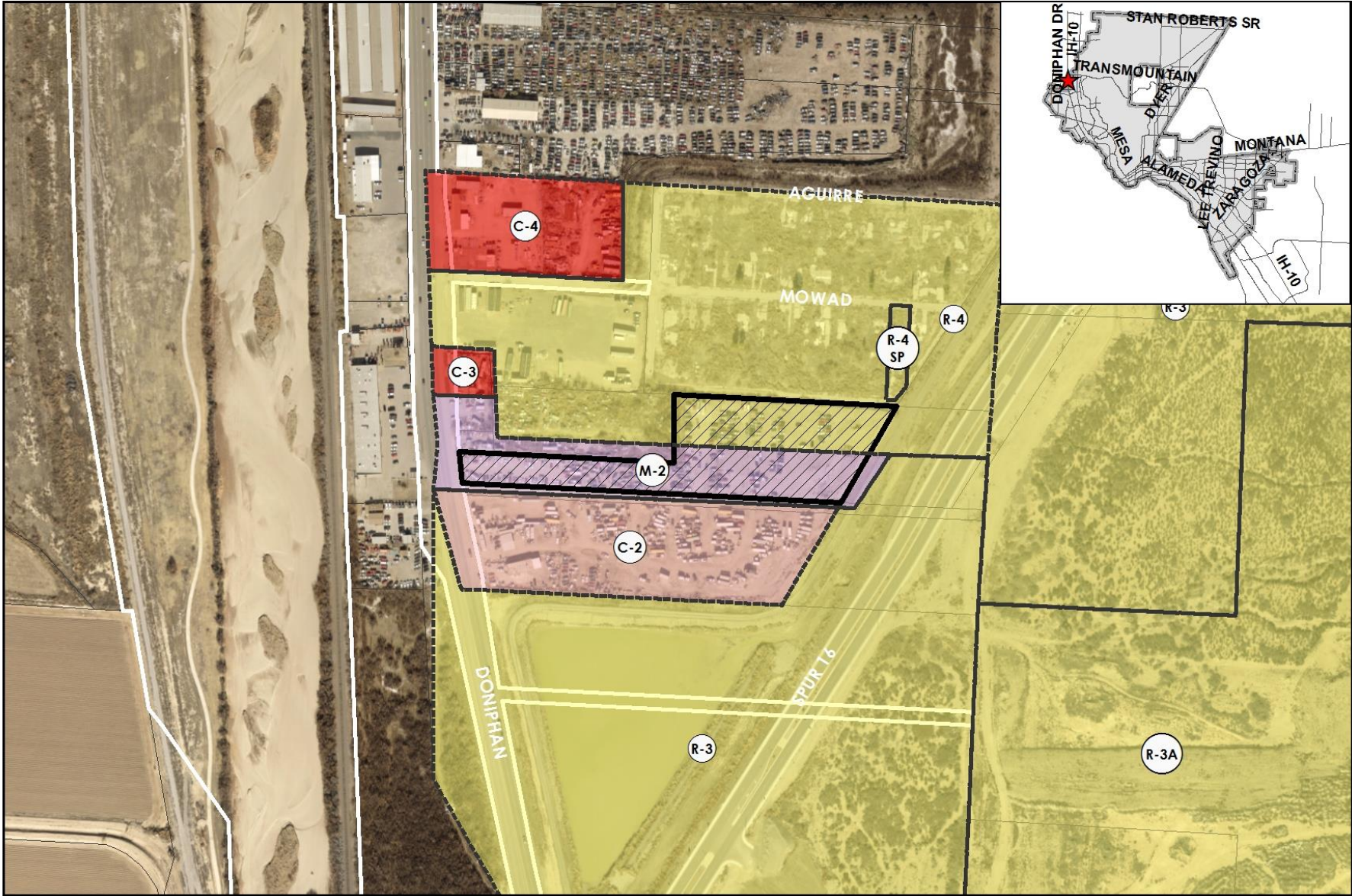
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



PZRZ17-00015



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 & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 125 250 500 750 1,000 Feet



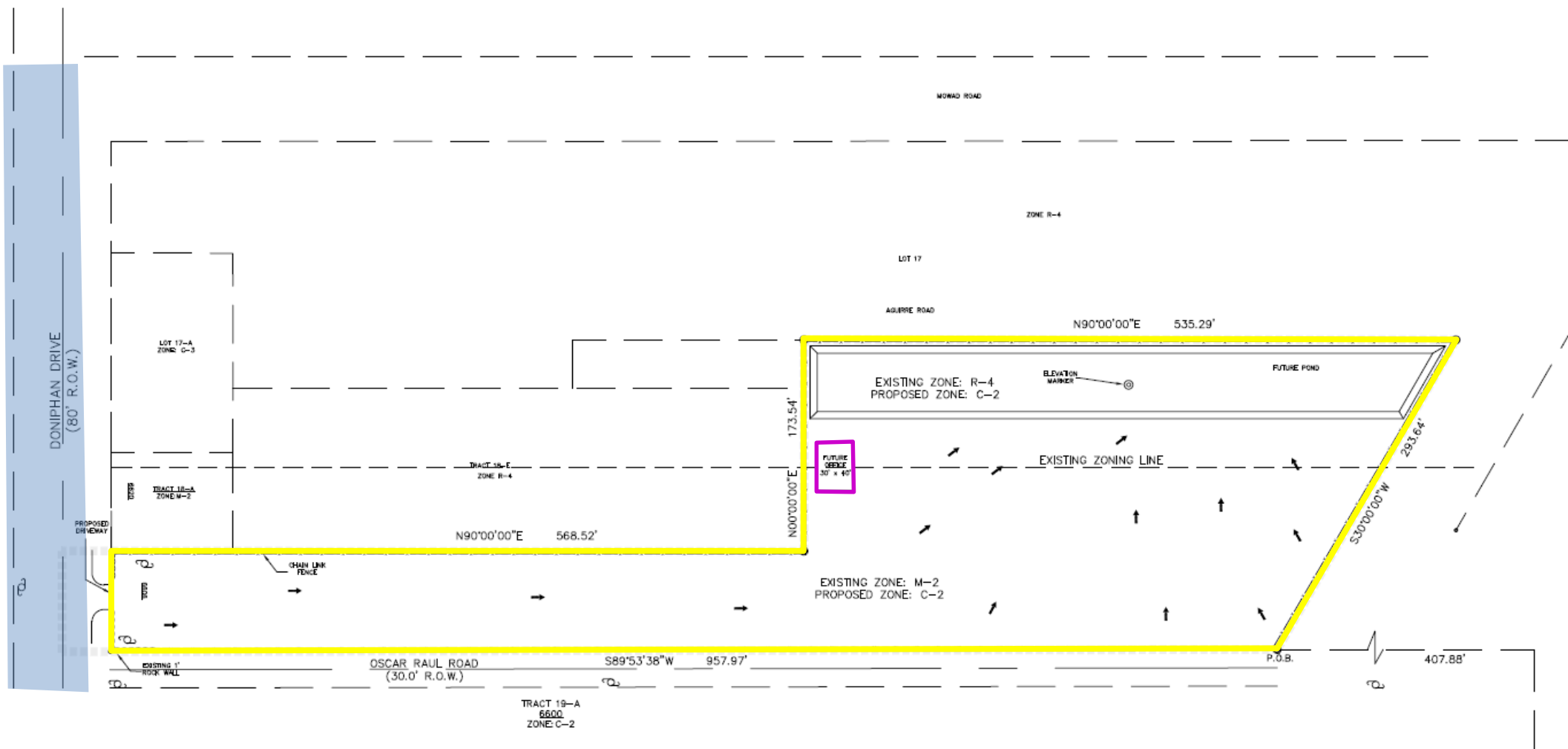


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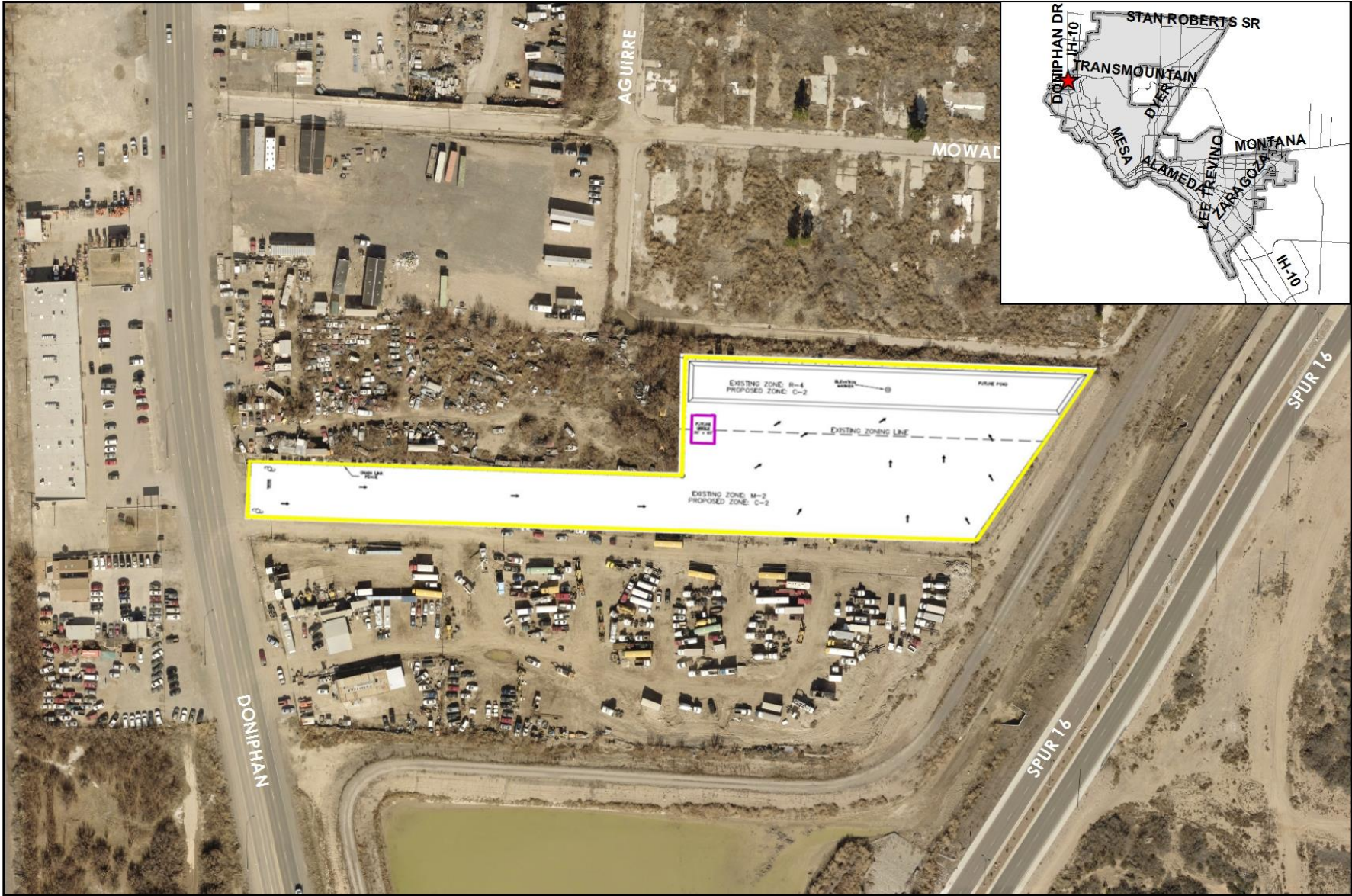
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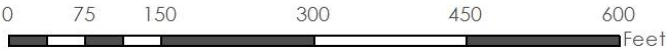




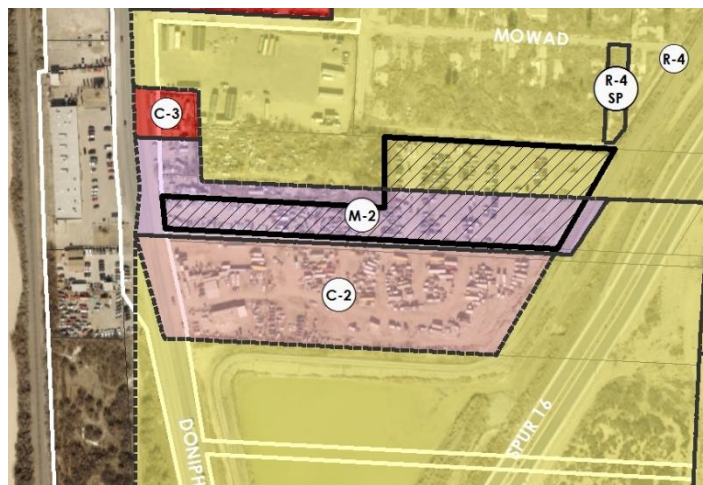
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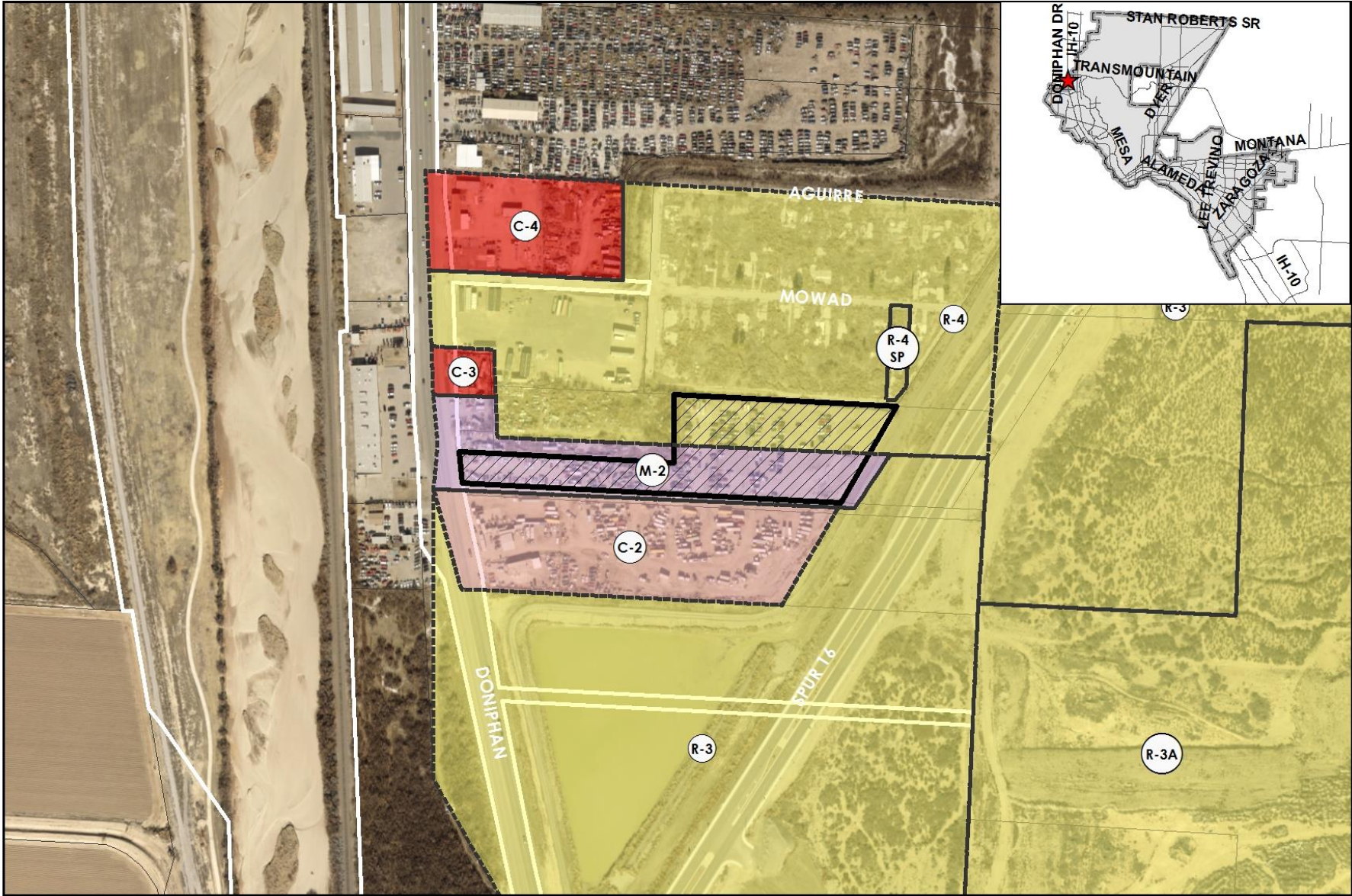




nding Services"



PZRZ17-00015



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 Subject Property

0 125 250 500 750 1,000 Feet

