

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: June 23, 2015
Public Hearing: July 14, 2015

CONTACT PERSON/PHONE: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

An Ordinance changing the zoning of the following parcels: Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a Portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, from M-1 (Manufacturing) to C-4 (Commercial); and, Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas, from M-1 (Manufacturing) to C-4 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: East and West of Global Reach and North of Montana. Property Owner: City of El Paso, Texas. PZRZ14-00005 (**District 2**)

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

N/A

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:

Larry Nichols
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING PARCELS: PARCEL 1: PORTION OF LOT 2, BLOCK 1, BUTTERFIELD TRAIL AVIATION PARK UNIT TWO, AND A PORTION OF SECTIONS 34 AND 35, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM M-1 (MANUFACTURING) TO C-4 (COMMERCIAL); AND, PARCEL 2: PORTION OF LOT 2, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARK UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM M-1 (MANUFACTURING) TO C-4 (COMMERCIAL), THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, and, *Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed as listed for **PARCEL 1: FROM M-1 (MANUFACTURING) TO C-4 (COMMERCIAL) AND PARCEL 2: FROM M-1 (MANUFACTURING) TO C-4 (COMMERCIAL)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

ADOPTED this _____ day of _____, 2015

THE CITY OF EL PASO

Oscar Leeser
Mayor

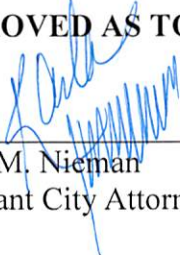
ORDINANCE NO. _____

Zoning Case No. PZRZ14-00005

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No. PZRZ14-00005

EXHIBIT "A"



BROCK & BUSTILLOS INC.
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
ISAAC CAMACHO, R.P.L.S.
Survey Manager

TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION *"PARCEL-1 REZONE FROM M-1 TO C-4"*

A 41.4376 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two as filed in Document No. 20030109980, Plat Records of the City of El Paso, El Paso County and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows.

COMMENCING at a city monument found at the monument line point of curvature of Global Reach Drive right-of-way (120 feet wide), said monument line is located 15 feet east of the centerline of said Global Reach Drive; *WHENCE*, city monument found along said monument line bears North 45°12'53" West, a distance of 8,323.82 feet; *THENCE*, leaving said monument line, South 30°41'50" East, a distance of 414.01 feet to the westerly right-of-way line of said Global Reach Drive for the *POINT OF BEGINNING* and the beginning of a non-tangent curve to the right of the parcel herein described;

THENCE, following the westerly right-of-way line of said Global Reach Drive along the arc of said non-tangent curve to the right having a radius of 2,805.00 feet, a central angle of 28°14'15", an arc length of 1,382.41 feet and whose long chord bears South 22°52'53" East, a distance of 1,368.46 feet to a point of tangency;

THENCE, continuing along the westerly right-of-way line of said Global Reach Drive, South 08°45'45" East, a distance of 244.30 feet to a point for the southeast corner of the parcel herein described;

THENCE, leaving the westerly right-of-way line of said Global Reach Drive, North 86°40'42" West, a distance of 1,524.00 feet to a point for the southwest corner of the parcel herein described;

THENCE, North 08°33'32" West, a distance of 174.78 feet to an angle point;

THENCE, North 81°26'28" East, a distance of 142.96 feet to an angle point;

THENCE, North 08°33'32" West, a distance of 1,081.70 feet to a point for the northwest corner of the parcel herein described;

THENCE, North 81°26'28" East, at a distance of 1,009.00 feet to the *POINT OF BEGINNING*.

Said Parcel contains 41.4376 acres (1,805,023.5 square feet), more or less, and being subject to any easements, restrictions or covenants of record.

Not a Ground Survey, Basis of Bearing is Butterfield Trail Aviation Park Unit Two as recorded in File No. 20030109980, Plat Records of El Paso County.

Aaron Alvarado, TX R.P.L.S., No. 6223

Date: January 20, 2015

05100-061-Parcel-1-REV2015.doc





BROCK & BUSTILLOS INC.
 CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
 President
 RANDY P. BROCK, P.E.
 Executive Vice President
 SERGIO J. ADAME, P.E.
 Vice President - Engineering
 AARON ALVARADO, R.P.L.S.
 Vice President - Surveying
 ISAAC CAMACHO, R.P.L.S.
 Survey Manager

TBPE Reg. No. F-737
 TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION
"PARCEL-2 REZONE FROM M-1 TO C-4"

A 21.9832 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two as filed in Document No. 20030109980, Plat Records of the City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows.

COMMENCING at a city monument found at the monument line point of curvature of Global Reach Drive right-of-way (120 feet wide), said monument line is located 15 feet east of the centerline of said Global Reach Drive; *WHENCE*, city monument found along said monument line bears North 45°12'53" West, a distance of 8,323.82 feet; *THENCE*, leaving said monument line, South 41°05'32" East, a distance of 758.49 feet to the easterly right-of-way line of said Global Reach Drive for the *POINT OF BEGINNING* of the parcel herein described;

THENCE, leaving the easterly right-of-way line of said Global Reach Drive, North 89°02'58" East, a distance of 1,292.46 feet to the easterly boundary line of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two for the northeast corner of the parcel herein described;

THENCE, following the easterly boundary of said Lot 2, South 00°57'02" East, a distance of 903.00 feet to a point for the southeasterly corner of the parcel herein described;

THENCE, leaving the easterly boundary of said Lot 2, North 86°29'00" West, a distance of 984.94 feet to the easterly right-of-way line of said Global Reach Drive for the beginning of a non-tangent curve to the left for the southwesterly corner of the parcel herein described;

THENCE, following the easterly right-of-way line of said Global Reach Drive along the arc of said non-tangent curve to the left having a radius of 2,925.00 feet, a central angle of 17°21'25", an arc length of 886.09 feet and whose long chord bears North 21°32'48" West, a distance of 882.70 feet to the *POINT OF BEGINNING*.

Said Parcel contains 21.9832 acres (957,589.8 square feet), more or less, and being subject to any easements, restrictions or covenants of record.

Not a Ground Survey, Basis of Bearing is Butterfield Trail Aviation Park Unit Two as recorded in File No. 20030109980, Plat Records of El Paso County.

Aaron Alvarado, TX R.P.L.S., No. 6223
 Date: January 20, 2015
 05100-061-Parcel-2-REV2015.doc



MEMORANDUM

DATE: June 8, 2015

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

FROM: Michael McElroy, Planner

SUBJECT: PZRZ14-00005

The City Plan Commission (CPC), on March 12, 2015, voted 6-0 to recommend **approval** of rezoning the subject property from M-1 (Manufacturing) to C-4 (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 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.

There were no communications received in support or opposition to the rezoning request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00005
Application Type: Rezoning
CPC Hearing Date: May 21, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: East and West of Global Reach and North of Montana
Legal Description: Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 41.4376 acres
Parcel 2: 21.9832 acres
Rep District: 2
Existing Zoning: M-1 (Manufacturing)
C/SC/SP/ZBA/LNC: N/A
Existing Use: Vacant
Request: M-1 (Manufacturing) to C-4 (Commercial) (Related to PLRG15-00003)
Proposed Use: Commercial
Property Owner: City of El Paso, Texas
Representative: Brock & Bustillos Inc.

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing) / Vacant
South: C-4 (Commercial) / Vacant
East: M-1 (Manufacturing) & C-4 (Commercial) / Vacant
West: M-1 (Manufacturing) / Vacant

PLAN EL PASO DESIGNATION: O-7, Urban Expansion (Central Planning Area)
NEAREST PARK: Pebble Hills Park (5,464 feet)
NEAREST SCHOOL: R.E.L. Washington Elementary School (1,838 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on April 8, 2015.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from M-1 (Manufacturing) to C-4 (Commercial) to allow future commercial use of the property. Access to both parcels is proposed from Global Reach. As the property is currently classified as O-7 Urban Expansion, a separate, but related, amendment to our comprehensive plan has been submitted, for reclassification to G-4 Suburban (Walkable) to more align the proposed development with expected future land use.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from M-1 (Manufacturing) to C-4 (Commercial). The proposed zoning district is consistent with the adjacent C-4 (Commercial)

property along Montana. Furthermore, the C-4 (Commercial) district is an appropriate zoning district for frontage on Global Reach, a major arterial. Coupled with a reclassification to G-4 Suburban (Walkable) to align it with the existing Montana commercial corridor, the rezoning will serve to provide the desired clustered commercial activity along Montana, and supports the recently implemented Bus Rapid Transit system.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

O-7 – Urban Expansion: Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.

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

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

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections. A TIA is required.

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

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

No objection. At the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

El Paso Department of Transportation

The TIA shows that the addition of a traffic signal is required at the access point to West and East Parcel by 2018.

The TIA shows that two additional points of access off of Montana and construction of outer loop access road are required to provide connectivity to the proposed development by 2023.

Per the TIA, the developer is responsible for the proportionate share of optimization of traffic signals (15%) at the following intersections: 1). Wedgewood/Montana, 2). Lorne/Montana

Per the TIA, the developer is responsible for the proportionate share (15%) of construction of 2 dual left turns (Westbound) to mitigate the traffic from the proposed development at the following intersection by 2018: 1). McRae/Montana

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

EPWU does not object to this request.

Water:

1. There is an existing 24-inch diameter water collector main that extends along an existing 24-foot easement east of Global Reach Drive. The water main is approximately 18 feet east of the right of way eastern boundary line. No direct service connections are allowed to the 24-inch diameter water main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
2. There is an existing 24-inch diameter water main that extends along Global Reach Dr. approximately 10 feet east of the right-of-way centerline. There are 12-inch diameter water main stub-outs, one to each parcel, from this 24-inch diameter water main. These 12-inch diameter stub-outs are available for service.
3. There is an existing 24-inch diameter water main that extends parallel and approximately 46 feet east of the parcel 2 eastern boundary line. No direct service Connections are allowed to the 24 inch diameter water mains as per El Paso Water Utilities – Public Service Board Rules and Regulations.

Sewer:

4. There is an existing 15-inch diameter sanitary sewer main that extends along Global Reach Drive. The main is located approximately 10 feet west of the right-of-way centerline. This sewer main varies from 15 to 18 feet in depth. An 8-inch diameter sanitary sewer main extension will be required for service. There is an existing 12-inch diameter sanitary sewer main stub-outs, one to each parcel from this 15-inch sanitary sewer main. Verification of the stub-outs invert by the developer to confirm carrying capacity and service limitations is recommended by EPWU.

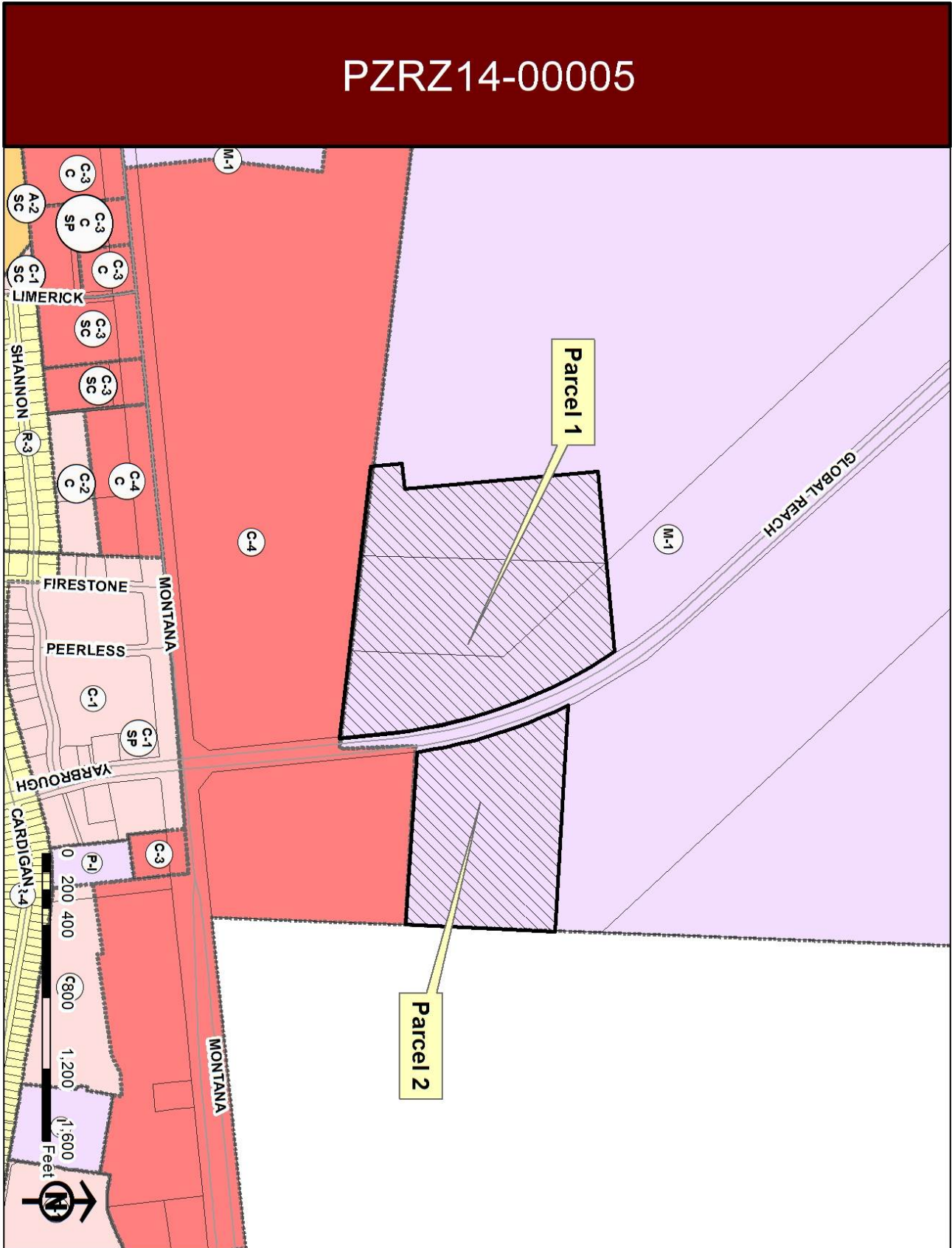
General

5. The EPWU operates and maintains a well (#509) within the boundary of Parcel 2 on the areal map that accompanied the request. Said well is located 2,000 feet North of Montana northern right-of-way line. Said well discharges raw well water into a 24-inch diameter main that conveys the water to the Montana Tank.
6. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.
7. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB. Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.
8. EPWU-PSB requires a service application to provide new services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan

ATTACHMENT 1: LOCATION MAP



PZRZ14-00005



ATTACHMENT 3: CONCEPTUAL SITE PLAN

