

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: November 13, 2018
Public Hearing: December 11, 2018

CONTACT PERSON/PHONE: Philip F. Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov
Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

SUBJECT:

An Ordinance changing the zoning of All of Tracts 14A and 14C, Block 52, Ysleta Grant, 1136 Southside Rd., City of El Paso, El Paso County, Texas from R-F (Ranch-farm) to M-1 (Light Manufacturing). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1136 Southside Rd. Owner: Silt Real Estate Inc. **PZRZ18-00031** (District 6)

BACKGROUND / DISCUSSION:

On September 20, 2018. The City Plan Commission recommended Approval.

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) – Recommended Approval on a 5-0 vote.

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Philip F. Etiwe
Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACTS 14A AND 14C, BLOCK 52, YSLETA GRANT, 1136 SOUTHSIDE RD., CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) TO M-1 (LIGHT MANUFACTURING). 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 All of Tracts 14A and 14C, Block 52, Ysleta Grant, 1136 Southside Rd., located in the City of El Paso, El Paso County, Texas, and more particularly described in the attached **Exhibit "A"**, be changed from **R-F (Ranch-farm)** to **M-1 (Light Manufacturing)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso attached herein as **Exhibit "B"**, 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:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

18-1007-2293 | 827372
1136 Southside Rd.
RTA

PZRZ18-00031

EXHIBIT "A"

Being all of Tracts 14A and 14C, Block 52,
Ysleta Grant,
City of El Paso, El Paso County, Texas

June 25, 2018

METES AND BOUNDS DESCRIPTION Exhibit "A"

FIELD NOTE DESCRIPTION of all of Tracts 14A and 14C, Block 52, 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 corner of Tracts 14B and 14C, same being the easterly right-of-way line of Southside Feeder (35' R.O.W.) and the **POINT OF BEGINNING** of the herein described parcel;;

THENCE, leaving said common boundary corner and along the easterly right-of-way line of Southside Feeder, North 14° 20' 00" West, a distance of 455.88 feet to a point;

THENCE, leaving said easterly right-of-way line of Southside Feeder, South 69° 15' 00" East, a distance of 606.95 feet to a point;

THENCE, South 14° 53' 00" West, a distance of 206.43 feet to a point;

THENCE, South 86° 08' 00" West, a distance of 402.62 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 152,562.88 square feet or 3.5023 Acres of land more or less.


Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950



CAD CONSULTING COMPANY
1790 Lee Trevino Suite #503
El Paso, Texas 79936
(915) 633-6422
JAM&B\2017Southside_Plaza.wpd

(Exhibit "B" on the following page)

CONCEPTUAL SITE PLAN

BEING ALL OF TRACTS 14A AND 14C,
BLOCK 52, YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING:
152,562.88 SQ. FT.
OR 3.5023 ACRES ±

DATE	REVISION	BY	DATE	REVISION	BY
01/15/00	1	WJ	01/15/00	1	WJ

PROPOSED ZONING AND SETBACKS:

TRAIL, LOT AND HEIGHT STANDARDS AS PER PROVISIONS M-1, L-1, L-2

1. FRONT YARD: FIFTEEN FEET
2. REAR YARD: TEN FEET
3. INTERIOR SIDE YARD: TEN FEET WHEN ADJUTING A RESIDENTIAL OR APARTMENT DISTRICT
4. SIDE STREET SIDE YARD: TEN FEET
5. MINIMUM CUMULATIVE FRONT AND REAR YARD: 1/4

NOTE(S):

1. ALL SETBACKS TO BE MAINTAINED PER CITY OF EL PASO ORDINANCE 10-15-1000
2. IF ANY SETBACKS ARE REQUIRED FOR ANY LOT, THE SETBACKS SHALL BE MAINTAINED PER CITY OF EL PASO ORDINANCE 10-15-1000
3. IF ANY SETBACKS ARE REQUIRED FOR ANY LOT, THE SETBACKS SHALL BE MAINTAINED PER CITY OF EL PASO ORDINANCE 10-15-1000

NOTES:

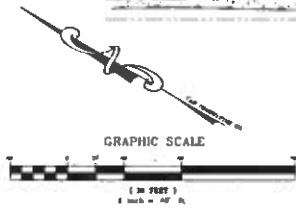
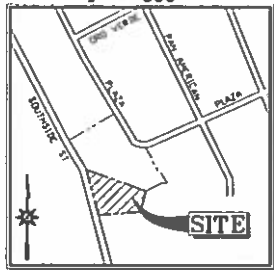
1. PROVIDE CITY OF EL PASO CERTIFICATE OF COMPLIANCE
2. PROVIDE CITY OF EL PASO CERTIFICATE OF COMPLIANCE
3. PROVIDE CITY OF EL PASO CERTIFICATE OF COMPLIANCE
4. PROVIDE CITY OF EL PASO CERTIFICATE OF COMPLIANCE
5. PROVIDE CITY OF EL PASO CERTIFICATE OF COMPLIANCE
6. PROVIDE CITY OF EL PASO CERTIFICATE OF COMPLIANCE
7. PROVIDE CITY OF EL PASO CERTIFICATE OF COMPLIANCE
8. PROVIDE CITY OF EL PASO CERTIFICATE OF COMPLIANCE

KEYED NOTES

1. NEW LANDSCAPE AREA
2. NEW 4" WIDE PAINT STRIPE
3. NEW 4" WIDE PAINT STRIPE
4. NEW 4" WIDE PAINT STRIPE
5. NEW 4" WIDE PAINT STRIPE
6. NEW 4" WIDE PAINT STRIPE
7. NEW 4" WIDE PAINT STRIPE
8. NEW 4" WIDE PAINT STRIPE

LOCATION MAP:

1" = 600'



CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422



18-1007-2293 | 827372
1136 Southside Rd.
RTA

MEMORANDUM

DATE: October 18, 2018
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Adriana Martinez, Planner
SUBJECT: PZRZ18-00031

The City Plan Commission (CPC), on September 20, 2018 voted 5-0 to recommend **Approval** to the rezoning of the property described as All of Tracts 14A and 14C, Block 52, Ysleta Grant, 1136 Southside Rd., City of El Paso, El Paso County, Texas from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental).

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 has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on September 6, 2018.

Property Owner: Silt Real Estate Inc.
Applicant: Silt Real Estate Inc.
Representative: CAD Consulting Co.

Attachments:
Staff Report

1136 Southside Rd.

City of El Paso — Plan Commission — 09/20/2018

PZRZ18-00031

Rezoning



STAFF CONTACT: Adriana Martinez, 915-212-1611, Marinezad@elpasotexas.gov

OWNER: Silt Real Estate Inc.

REPRESENTATIVE: CAD Consulting Co.

LOCATION: 1136 Southside Rd., District 6

LEGAL DESCRIPTION: All of Tracts 14A and 14C, Block 52, Ysleta Grant, City of El Paso, El Paso County, Texas

EXISTING ZONING: R-F (Ranch-farm)

REQUEST: To rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental)

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 September 6, 2018.

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental) for the property located at 1136 Southside Rd. The property is 3.50 acres in size and is currently vacant.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of rezoning the property from rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing). The proposed zoning district is consistent with other manufacturing & commercial districts in the immediate area along Southside Ave., and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-7, (Industrial and/or railyards) land use designation of Plan El Paso, in the Mission Valley Planning area.



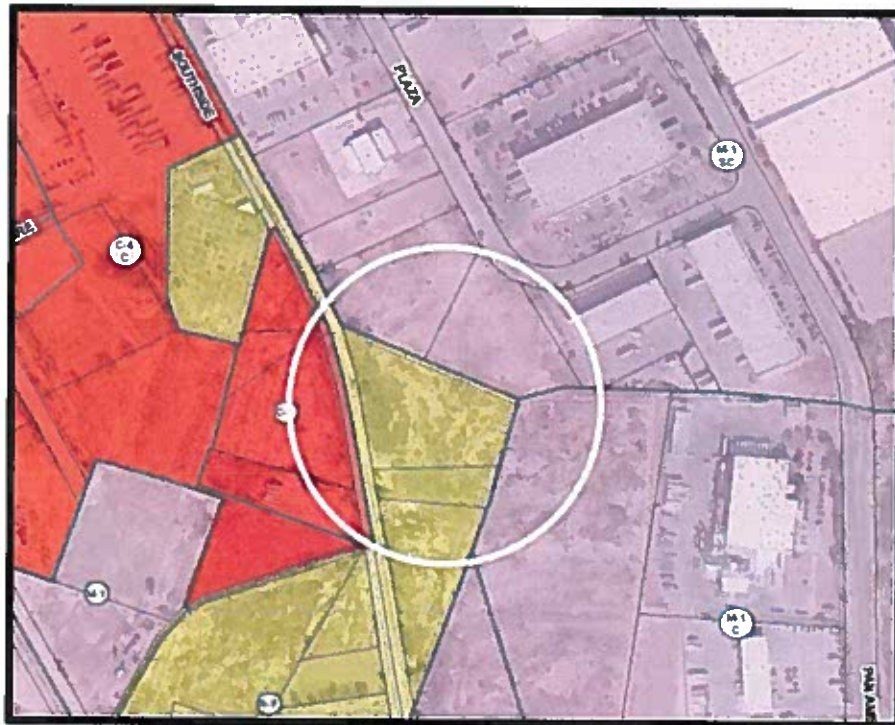
DESCRIPTION OF REQUEST

The property owner is requesting a rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental for the property located at 1136 Southside Rd. The property is 3.50 acres in size and is currently vacant. An application for a replat has been submitted to combine three parcels. The conceptual site plan proposes two buildings to be used as offices and a trailer company. Two out of the three parcels are currently zoned M-1/sc (Light Manufacturing/ special contract). This application is to rezone the third parcel from R-F (Ranch-farm) to M-1 (Manufacturing).

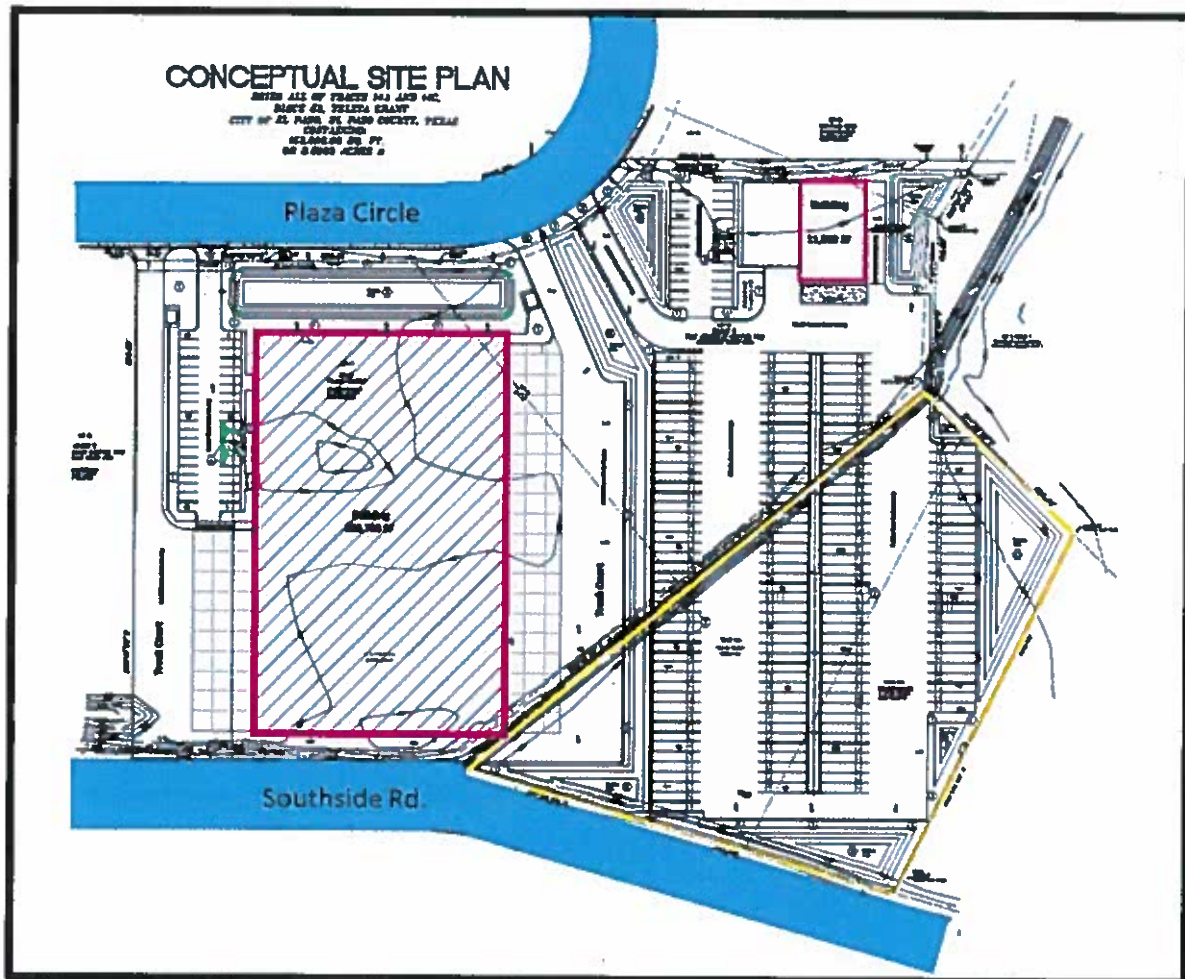
REZONING POLICY

POLICY	DOES IT COMPLY?
Compatibility Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, the property is designated G-7, (Industrial and/or railyards) and meets the intent of similar zoning districts. The rezone is to have a uniformed zone district once all three parcels are replatted for a single intended use.
Plan El Paso Properties located within 300 feet of the subject property have the same or similar zoning. The zoning district opens the opportunity for new commercial uses.	Yes, properties adjacent to the subject property are zoned C-4 (Commercial), M-1 (Light Manufacturing/ special condition), and R-F (Ranch-farm).

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The site is currently zoned R-F (Ranch-farm) and is currently vacant. Surrounding parcels within a 300ft. radius are also vacant. The nearest park is SPC Adrian Garcia Park (8,669 feet) and the nearest school is Southloop Elementary (8,145 feet).



COMPLIANCE WITH PLAN ELPASO: The property owner is requesting a rezone from R-F (Ranch-farm) to M-1 (Light Manufacturing) to allow for heavy equipment (sales, storage, repair and rental. The property is 3.50 acres in size and is currently vacant. An application for a replat has been submitted to combine three adjacent parcels. The conceptual site plan proposes two buildings to be used as offices and a trailer company. Two out of the three parcels are currently zoned M-1/sc (Light Manufacturing/ special contract). This application is to rezone the third parcel from R-F (Ranch-farm) to M-1 (Light Manufacturing). Rezoning these 3.50 acres will increase the potential use of the subject property.



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

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-7, (Industrial and/or railyards) G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however,	Yes, the purpose of this project is to maximize the potential of the subject property, which is currently adjacent to existing manufacturing zone districts.

when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.	
ZONING DISTRICT	DOES IT COMPLY?
M-1 (Light Manufacturing): Light-intensity industries involving manufacturing, assembling, distribution and warehousing while supporting commercial uses and to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.	Yes, heavy equipment (sales, storage, repair and rental) is a permissible use within the M-1 (Light Manufacturing) zone district.
POLICY	DOES IT COMPLY?
Policy 1.9.2: Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas.	Yes, the applicant is proposing to rezone the parcel a M-1 (Light Manufacturing) zone district which is well-suited for light industrial facilities. The -1 (Manufacturing) zone district has the potential to introduce new uses and new employment to vacant underused lots.

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The proposed development site proposes to combine three lots to allow for heavy equipment (sales, storage, repair and rental). Upon the development of the site, all dimensional standards are to be met as required under the M-1 (Light Manufacturing) zone district and prior to any building permits being issued.

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 3.50 acres in size and allows the proposed uses under the M-1 (Light Manufacturing) zone 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 M-1 (Light Manufacturing) zone district is intended for light-intensity industries involving manufacturing, assembling, distribution and warehousing while supporting commercial uses and to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

The City of El Paso will designate ample land that is well-suited for industrial facilities that are best located north of the border and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. These policies apply to land in the G-7 "Industrial" growth sector on the Future Land Use Map.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: There is an existing 12-inch diameter water main approximately 240-feet north from the intersection of the Playa Drain and Southside Road. An off-site water main extension is required from the end of the existing 12-inch water main to the northern property corner of Tracts 14A and 14C (1136 Southside Road). The owner is responsible for all water extension costs, including acquisition of easements, easements surveys. Water service is contingent on approval from El Paso County Water Improvement District No. 1 for crossing of the Southside Feeder.

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 Mission Valley Civic Association which has been 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 September 6, 2018. Planning has not received any communication in support or opposition to the rezoning request.

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

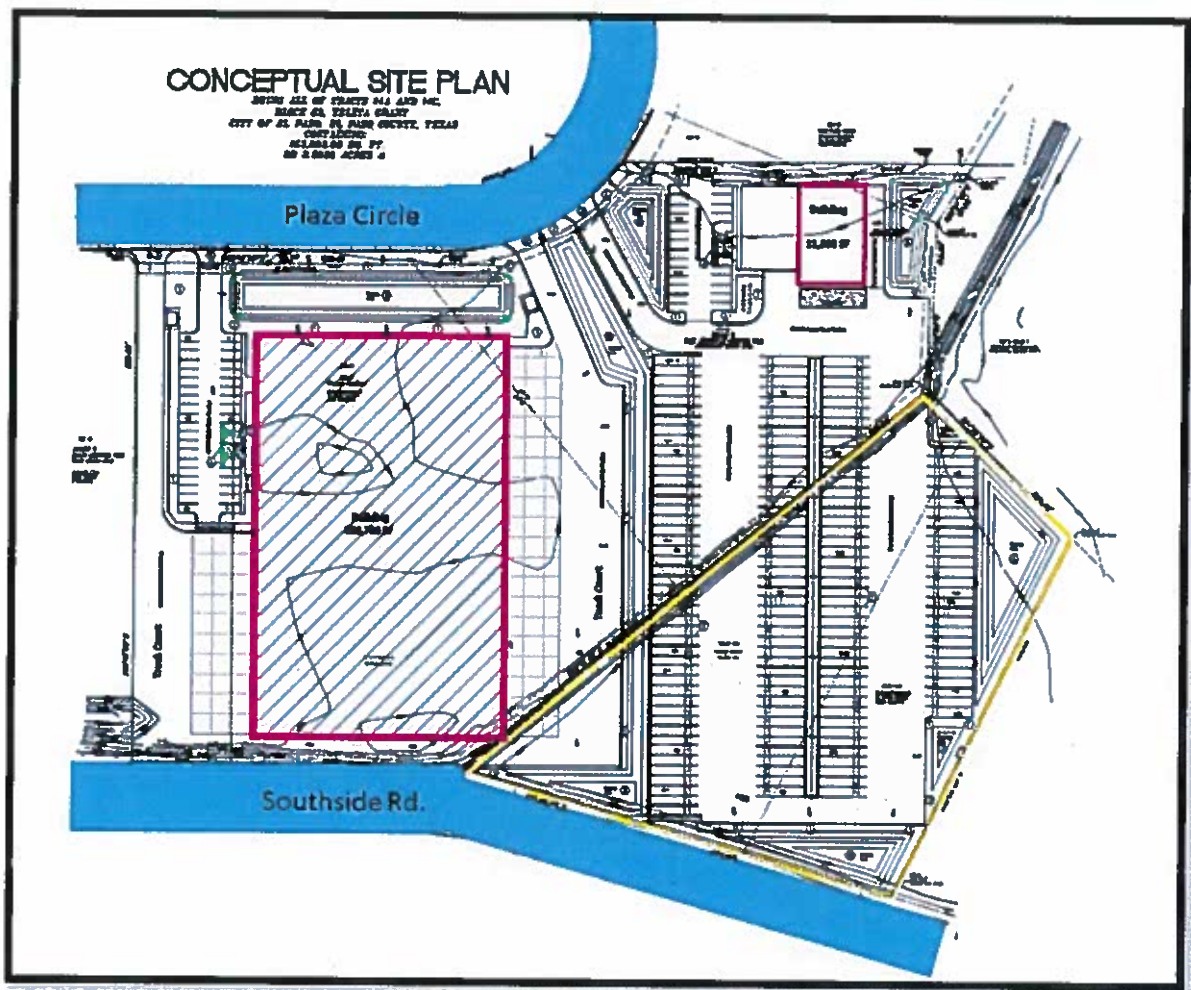
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Public Notification Boundary Map

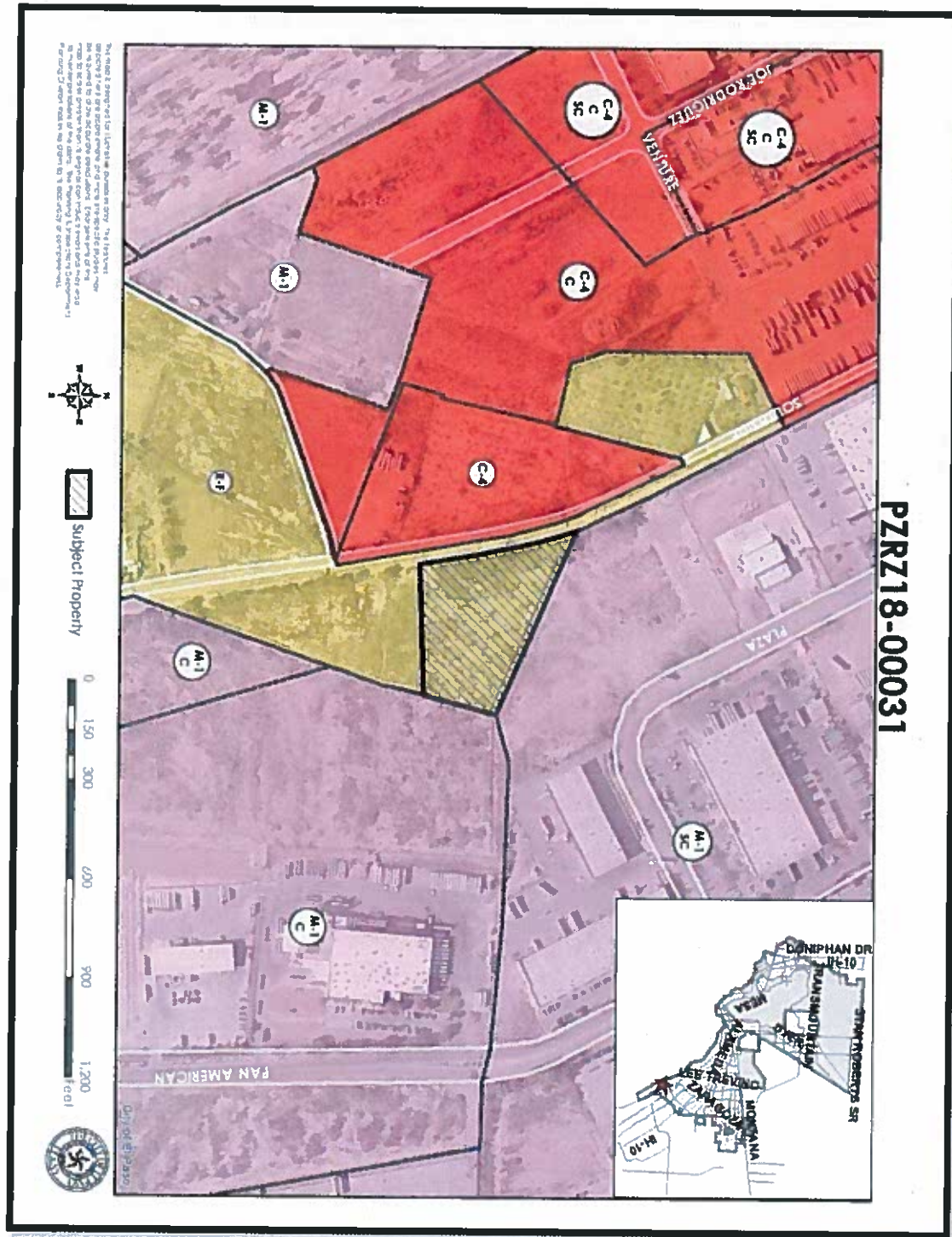
ATTACHMENT 1

Conceptual Site Plan



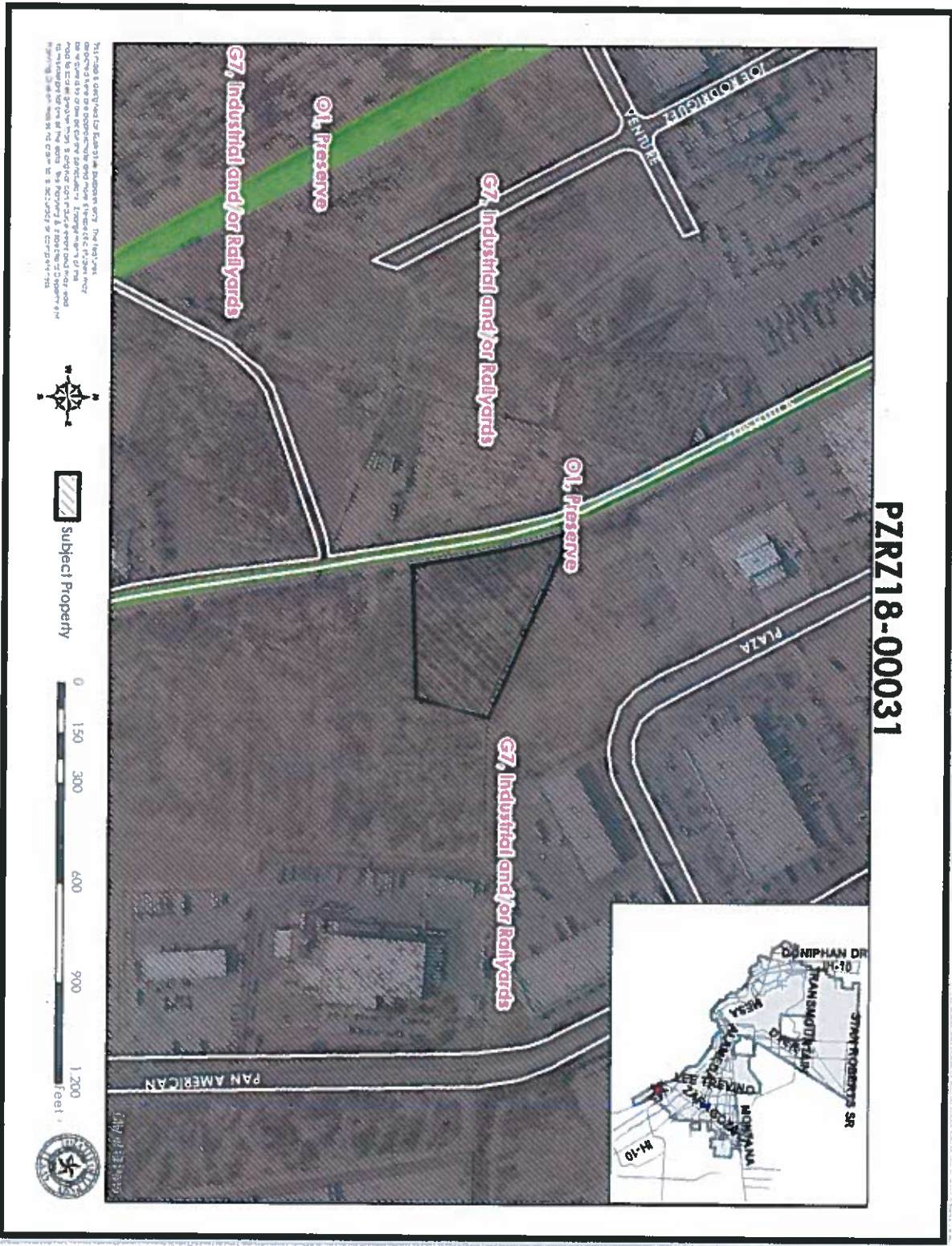
ATTACHMENT 2

Zoning Map



ATTACHMENT 3

Future Land Use Map



ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

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

Planning and Inspections Department - City Development & Permitting- Landscape

No objections to rezoning.

Note: Add note to site plans: "The difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within this lot's limits (as per approved Hueco Commercial Unit 6) (DSC, 19.19.010A and DDM, 11.1.)"

Planning and Inspections Department - Land Development

Recommend approval.

Note:

1. Coordinate and obtain approval from Water Improvement District #1 for proposed development containing and abutting irrigation ditches.
2. No other objections regarding rezoning.

Sun Metro:

Recommended approval.

Fire Department

Recommends approval

Police Department

Recommended approval.

TxDot

Development is not abutting TxDOT Right of Way.

Streets & Maintenance

Recommended approval.

Note:

Rezoning this 3.5 acre property from a R-F to a M-1 will not generate enough trips to require a TIA.

El Paso Water Utilities

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

1. EPWater does not object to this request

Water

2. There is an existing 12-inch diameter water main approximately 240-feet north from the

intersection of the Playa Drain and Southside Road. An off-site water main extension is required from the end of the existing 12-inch water main to the northern property corner of Tracts 14A and 14C (1136 Southside Road). The owner is responsible for all water extension costs, including acquisition of easements, easements surveys. Water service is contingent on approval from El Paso County Water Improvement District No. 1 for crossing of the Southside Feeder.

Sanitary Sewer:

3. No sanitary sewer service is available to the site. A license of approval for an on-site sewage disposal system, issued by the OSSF (On-Site Sewage Facility) Program of El Paso County, is required at the time of application for any water service.

General:

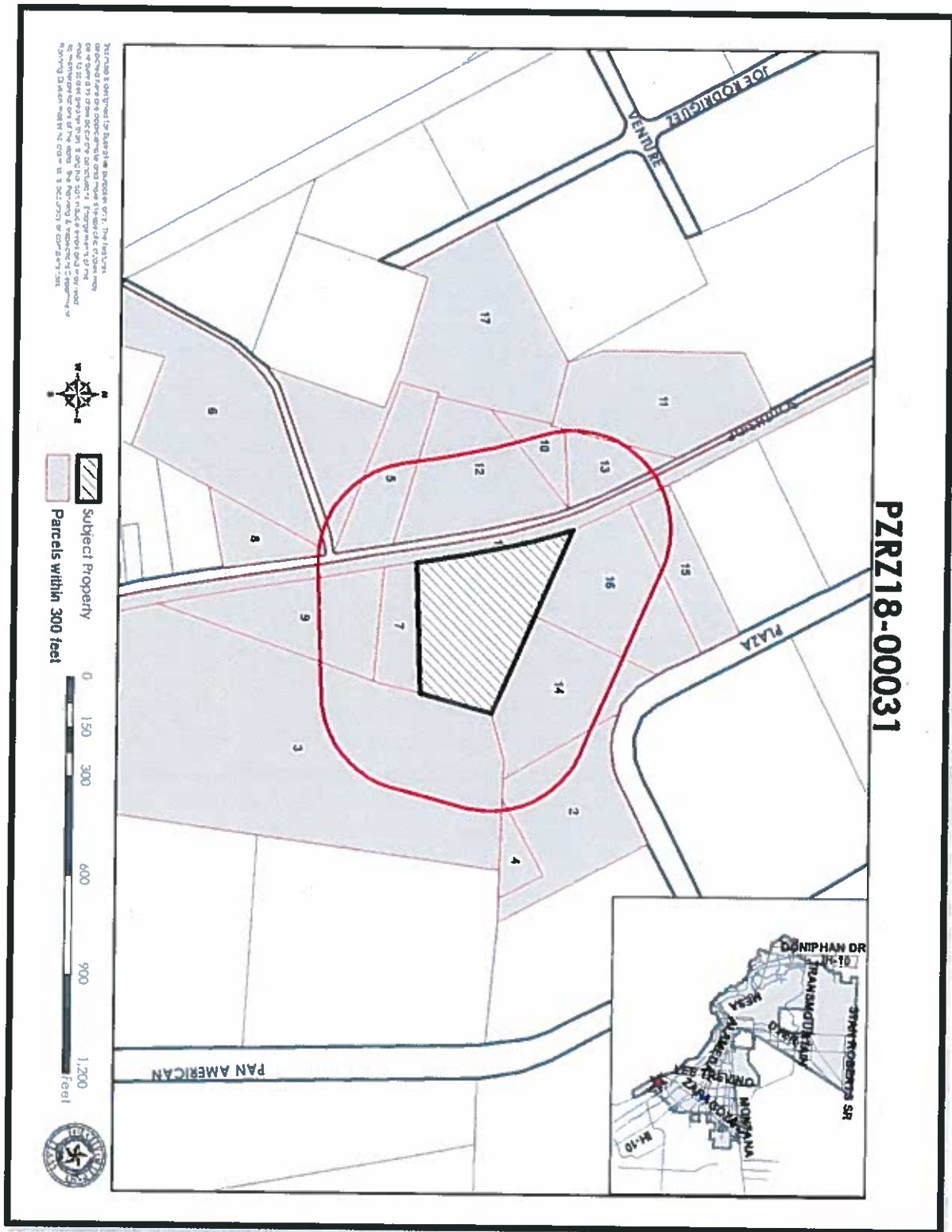
4. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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:

As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater 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.

ATTACHMENT 6

Notification Map





Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation on a 5-0 vote
- **Public Input:** The Planning Division did not receive any calls in support or opposition to the rezoning request.

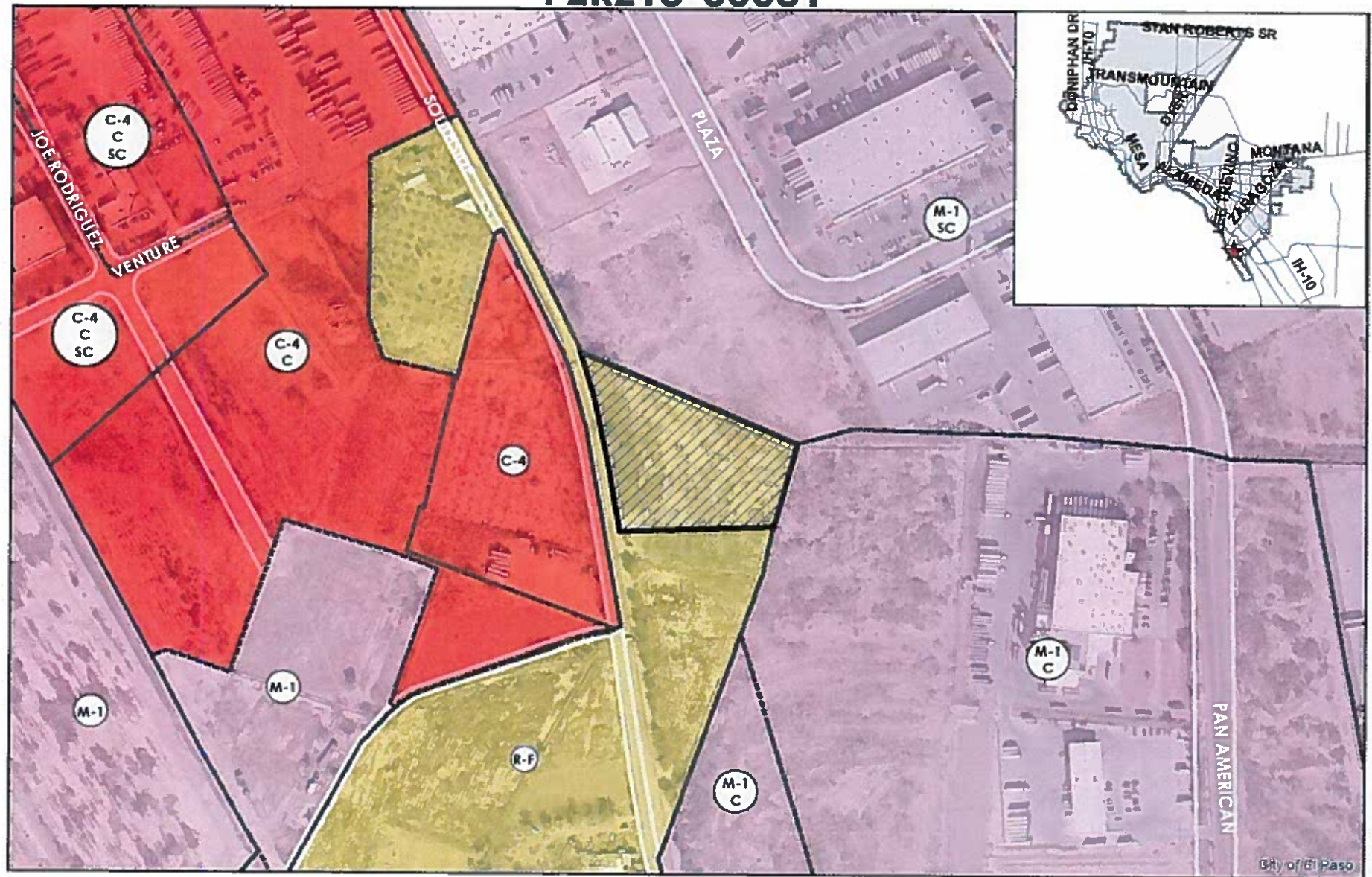
Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

"Delivering Outstanding Services"

PZRZ18-00031



This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed 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.

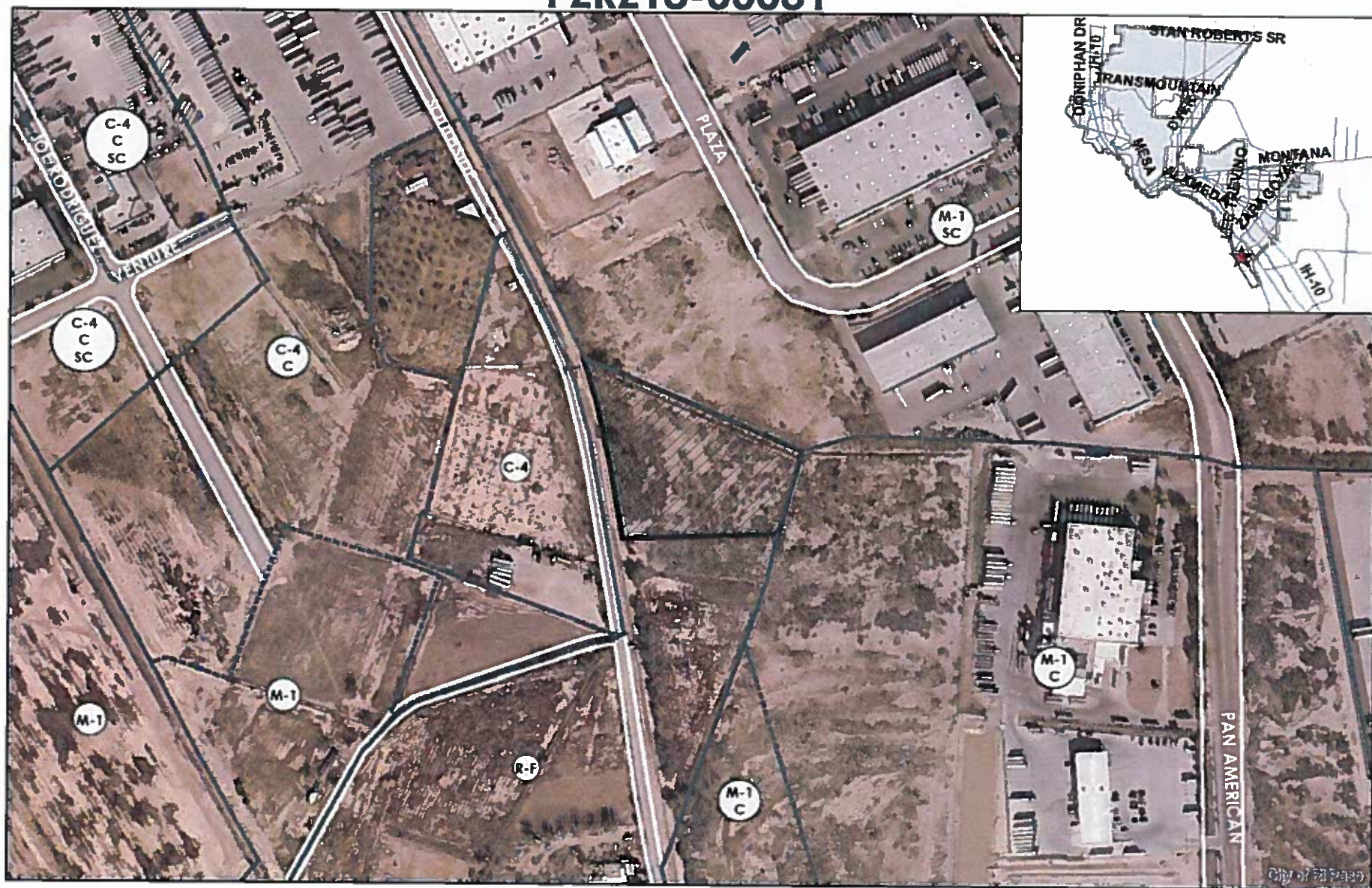


 Subject Property

0 150 300 600 900 1,200 Feet



PZRZ18-00031



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 1:10,000 may induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Parking Division makes no claim to its accuracy or completeness.



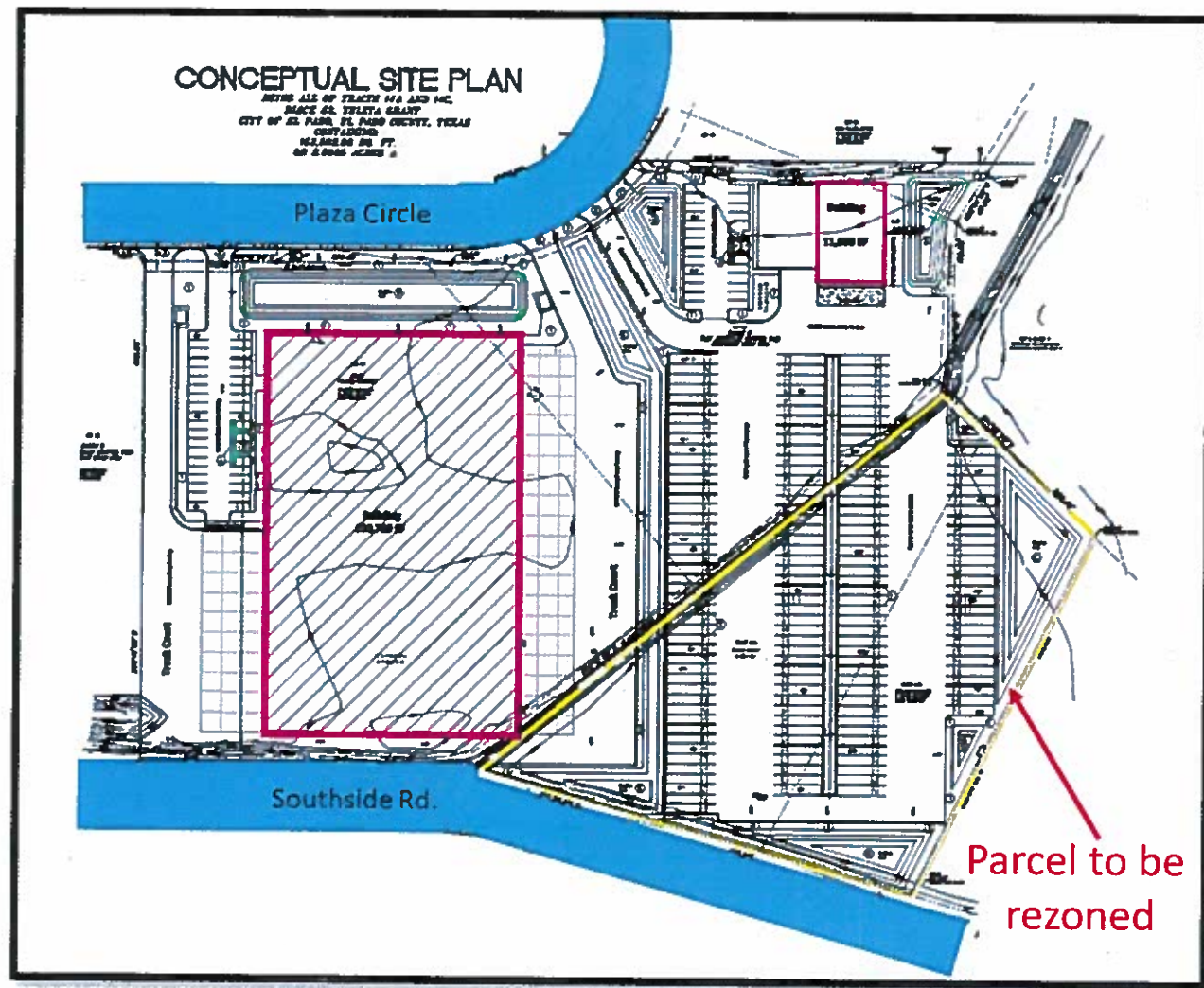
Subject Property

0 150 300 600 900 1,200 Feet





Conceptual Site Plan



"Delivering Outstanding Services"



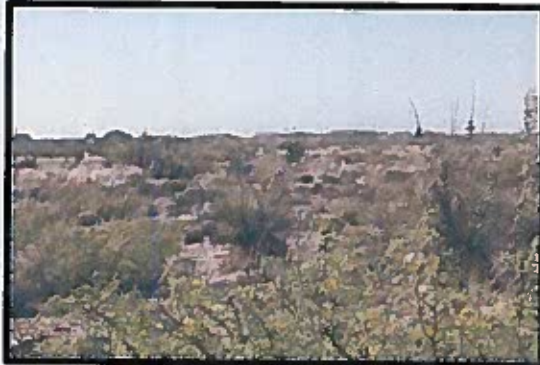
Subject Property



"Delivering Outstanding Services"

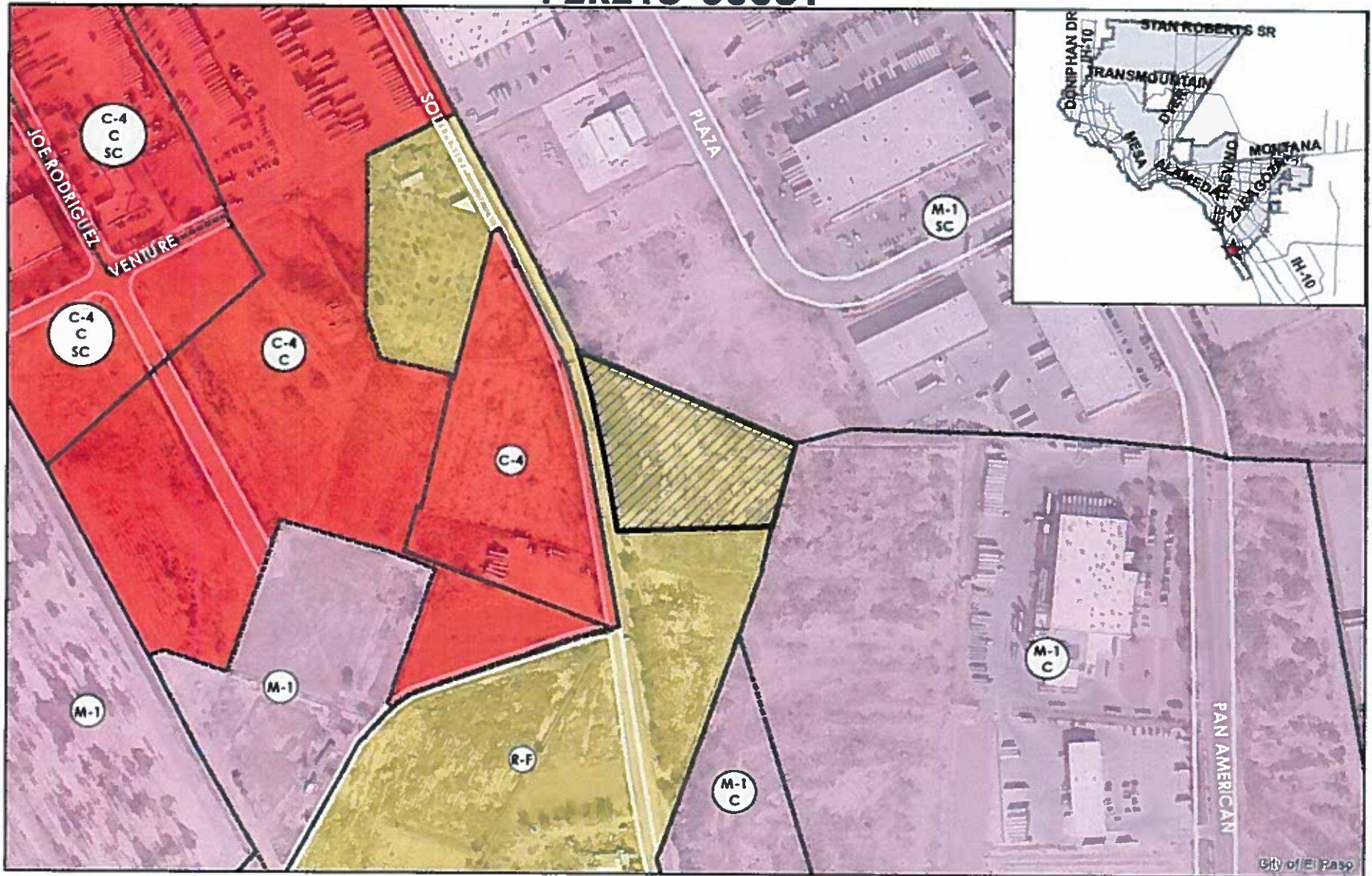


Surrounding Areas



"Delivering Outstanding Services"

PZRZ18-00031



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to determine accurate dimensions. Enlargement of this map to scales greater than 1:10,000 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

0 150 300 600 900 1,200 Feet

