

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

DEPARTMENT: Planning and Inspections, Planning Division
AGENDA DATE: Introduction: December 12, 2017
Public Hearing: January 9, 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 8

SUBJECT:
An Ordinance changing the zoning of Lots 17 to 28, Block 14, Franklin Heights Addition, 1101 Texas Avenue, City of El Paso, El Paso County, Texas, and Lots 29 to 32, Block 14, Franklin Heights Addition, 1125 Texas Avenue, City of El Paso, El Paso County, Texas from M-1 (Light Industrial) to C-4 (Commercial). The penalty is as provided in Chapter 20.24 of the El Paso City Code. Subject Property: 1101 Texas Avenue and 1125 Texas Avenue. Property Owner: Great River Commercial, LLC. PZRZ17-00018 (District 8)

BACKGROUND / DISCUSSION:
On October 5, 2017 the CPC reviewed and recommended approval of the proposed rezoning.

PRIOR COUNCIL ACTION:
There is no prior City Council action on this proposed amendment.

AMOUNT AND SOURCE OF FUNDING:
N/A

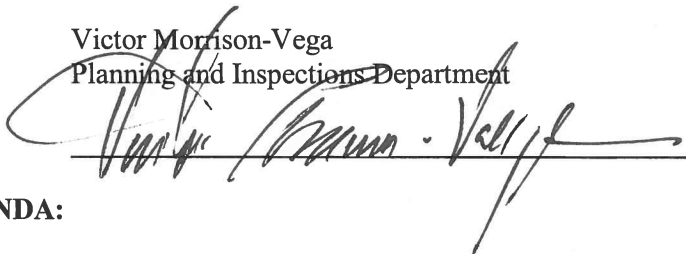
BOARD / COMMISSION ACTION:
City Plan Commission (CPC) – Approval Recommendation (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Morrison-Vega
Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 17 TO 28, BLOCK 14, FRANKLIN HEIGHTS ADDITION, 1101 TEXAS AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND LOTS 29 TO 32, BLOCK 14, FRANKLIN HEIGHTS ADDITION, 1125 TEXAS AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT INDUSTRIAL) 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, the zoning of Lots 17 to 28, Block 14, Franklin Heights Addition, 1101 Texas Ave, and Lots 29 to 32, Block 14, Franklin Heights Addition, 1125 Texas Avenue, located in the City of El Paso, El Paso County, Texas, be changed from **M-1 (Light Industrial)** 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 _____, 2017.

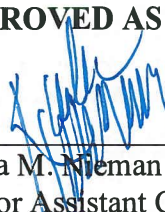
THE CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

Laura D. Prine, Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega, Interim Director
Planning & Inspections Department

ORDINANCE NO. _____
17-1007-2088 | 736254
1101 & 1125 Texas Ave.
KMN

PZRZ17-00018 (Related to PZST17-00029)

MEMORANDUM

DATE: November 27, 2017

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

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

SUBJECT: PZRZ17-00018

The City Plan Commission unanimously recommended **approval** (5-0) of the proposed rezoning at its October 5, 2017 meeting.

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.

As of November 27, 2017, Planning staff has not received any opposition to the rezoning.

Property Owner: Great River Commercial, LLC.
Applicant: Liev Arch Architecture Studio

Attachments: Staff Report



City of El Paso—City Plan Commission Staff Report

Case No: PZRZ17-00018 (Related to PZST17-00029)
Application Type: Rezoning
CPC Hearing Date: October 5, 2017
Staff Planner: Anne Antonini, 915-212-1814 (antoniniam@elpasotexas.gov)

Location: Parcel 1: 1101 Texas Avenue
Parcel 2: 1125 Texas Avenue

Legal Description: Parcel 1: Lots 17 to 28, Block 14, Franklin Heights, City of El Paso, El Paso County, Texas
Parcel 2: Lots 29 to 32, Block 14, Franklin Heights, City of El Paso, El Paso County, Texas

Acreage: 1.1 Acres:
Parcel 1 – 0.83 Acres
Parcel 2 – 0.28 Acres

Rep District: 8
Current Zoning: M-1 (Light Industrial)
Existing Use: Vacant Buildings
C/SC/SP/ZBA/LNC: N/A
Request: C-4 (Commercial)
Proposed Use: Outdoor event space and food truck park

Property Owner(s): Great River Commercial, LLC.
Representative(s): Liev Arch Architecture Studio

SURROUNDING ZONING AND LAND USE

North: M-1 (Light Industrial) / Industrial and railyards
South: C-4 (Commercial) / Heavy commercial, light industrial
East: C-4/sp (Commercial/special permit) / Church
West: M-1 (Light Industrial) / Heavy commercial, light industrial

PLAN EL PASO DESIGNATION: G-7 (Industrial and/or Railyards) Central Planning Area

NEAREST PARK: Magoffin (470 ft.)

NEAREST SCHOOL: Douglass Elementary (5,863 ft.)

NEIGHBORHOOD ASSOCIATION

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300' of the subject property on September 21, 2017. Planning has not received any communication in support of or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a rezoning from M-1 (Manufacturing) to C-4 (Commercial) in order to permit outdoor event space, food truck park, and apartment complex. The property is 1.11 acres in size and currently contains two vacant structures, one of which is 4 stories and 48,000 square feet, located 0' from the front, street side, and rear property lines on 1125 Texas Ave. The other is a one story, 2,900 square foot building located 3' from the front property line and 0' from the street side property line along Octavia Street at 1101 Texas Ave. The proposed site plan shows those buildings to remain, three additional buildings to be constructed, and the center of the site landscaped and improved to be used as an outdoor event space. Loading access is proposed via Octavia Street and Noble Street with no parking spaces to be provided onsite. A related Special Permit application (PZST17-00029) has been submitted for a 100% parking reduction, a reduction in rear yard setback along the alley for two proposed buildings, and a reduction in the required street side yard setback from 10' to 0' for the existing buildings. There are no zoning conditions currently imposed on this property.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of this request for rezoning from M-1 (Manufacturing) to C-4 (Commercial). The recommendation is based on the compatibility of the proposed uses with the surrounding heavy commercial and light industrial neighborhood and uses within the area of the subject property and the compliance with the Plan El Paso Land Use designation, G-7, Industrial/Railyard in the Central Planning Area.

El Paso Future Land Use Map Designation

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

G-7 Industrial/Railyard: 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, when an industrial use with the G-7 Industrial/Railyard designation becomes obsolete, there can be potential for mixed use redevelopment of the site.

The Planning Division recommendation is based on the compatibility with the G-7 Industrial/Railyard land use designation. The proposed intensity and mix of uses proposed for the subject property makes use of an obsolete heavy commercial site as described above. The uses proposed will be compatible with the heavy commercial and light industrial neighbors of the subject property. Additionally, the site is immediately adjacent to the Mixed Use Residential District of the Downtown Plan Area, which ends on the centerline of Octavia Street bordering the subject property. The proposed use will serve as a compatible transition between the heavy commercial and light industrial uses of its neighborhood, and the downtown area.

The purpose of the C-4 (Commercial) District is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the district are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

The Planning Division recommendation is based on compliance with the purpose of the C-4 (Commercial) District and compatibility with surrounding properties. The proposed uses are all permitted or substantially similar to uses that are permitted within the C-4 (Commercial) Zoning District. Temporary use permits will be required for outdoor events, and the food truck court will be required to meet the standards of El Paso City Code. Properties to the immediate east and south of the subject property are currently zoned C-4 (Commercial), which is the district requested by the applicant. The subject property directly abuts the Downtown Plan Area to the west.

Plan El Paso Goals and Policies

Policy 1.9.5: Obsolete industrial sites and railyards pose technical challenges to redevelopment but are often ideally located within the City to offer new choices and opportunities for El Paso residents. The City should take affirmative steps to maximize this potential. These sites are generally in the G-7 “Industrial” growth sector on the Future Land Use Map (See Goal 4.11).

The rezoning request, if approved, would allow for the redevelopment of an obsolete industrial site into a use that would potentially draw El Paso residents, businesses, and visitors. This is in keeping with this policy.

COMMENTS

Planning and Inspections Department - Planning Division

No objections to the proposed rezoning.

Texas Department of Transportation

Have requestor submit plans to TxDOT for review and approval.

Planning and Inspections Department – Plan Review & Landscaping Division

1. Provide dimensions of proposed ramp along Noble, the installation of the ramp should still allow for proper ADA access along the sidewalk.
2. Show locations of proposed bike spaces.

Planning and Inspections Department – Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide directional ramps with truncated domes at street corners in compliance with ADA & TAS standards.
2. Bulb-outs shown obstruct Texas Street runoff from entering storm-water inlets. Provide curb openings & steel plates etc. to allow runoff to flow into inlets. No birdbath undrained street low points are allowed. – Bulbouts removed from final detailed site plan.
3. Off street diagonal parking requires Streets & Maintenance approval. 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 storm-water 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

Recommend approval.

Police Department

No comments received.

Sun Metro

1. Alameda Brio will be providing outbound service along Texas. A Brio station is currently being constructed at the intersection of Texas and Ange approximately 250 feet SW of the subject property. Sun Metro will have intermittent lane closures along Texas between Ange and Octavia for the duration of the Alameda Brio construction project.
2. Sun Metro routes 61 and 66 provide service along Texas, with stops approximately 66 feet south of the subject property, and an additional stop abutting the subject property at the corner of Texas and Noble.

3. Recommend close coordination with Sun Metro with regards to traffic control/lane closers along Texas and the possibility of a temporary bus stop relocation during the construction phase.

El Paso Water Utilities

We have reviewed the zoning change request described above and provide the following comments:

EPWU does not object to this request.

EPWU-PSB Comments

1. There is an existing 8-inch diameter water main that extends along Octavia Street. This main is available for service.
2. There is an existing 4-inch diameter water main that extends along Noble Street. This main is available for service.
3. EPWater records indicate two (2) ¾-inch water meters serving the subject properties. The services addresses for these meters are 1101 Texas Avenue and 1125 Texas Avenue.
4. Previous water pressure from fire hydrant #2406 located at Octavia Street and southeast corner of Texas Avenue, has yielded a static pressure of 98 psi, a residual pressure of 90 psi, and a discharge of 750 gallons per minute.
5. 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

1. There is an existing 6-inch diameter sanitary sewer main that extends along the alley north of Texas Avenue between Noble Street and Octavia Street. This main is available for service.
2. There is an existing 10-inch diameter sanitary sewer main that extends along Noble Street. This main is available for service.

General

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:

EPW-Stormwater Engineering reviewed the property described above and has no objections to the rezoning request. However, we recommend using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Streets and Maintenance

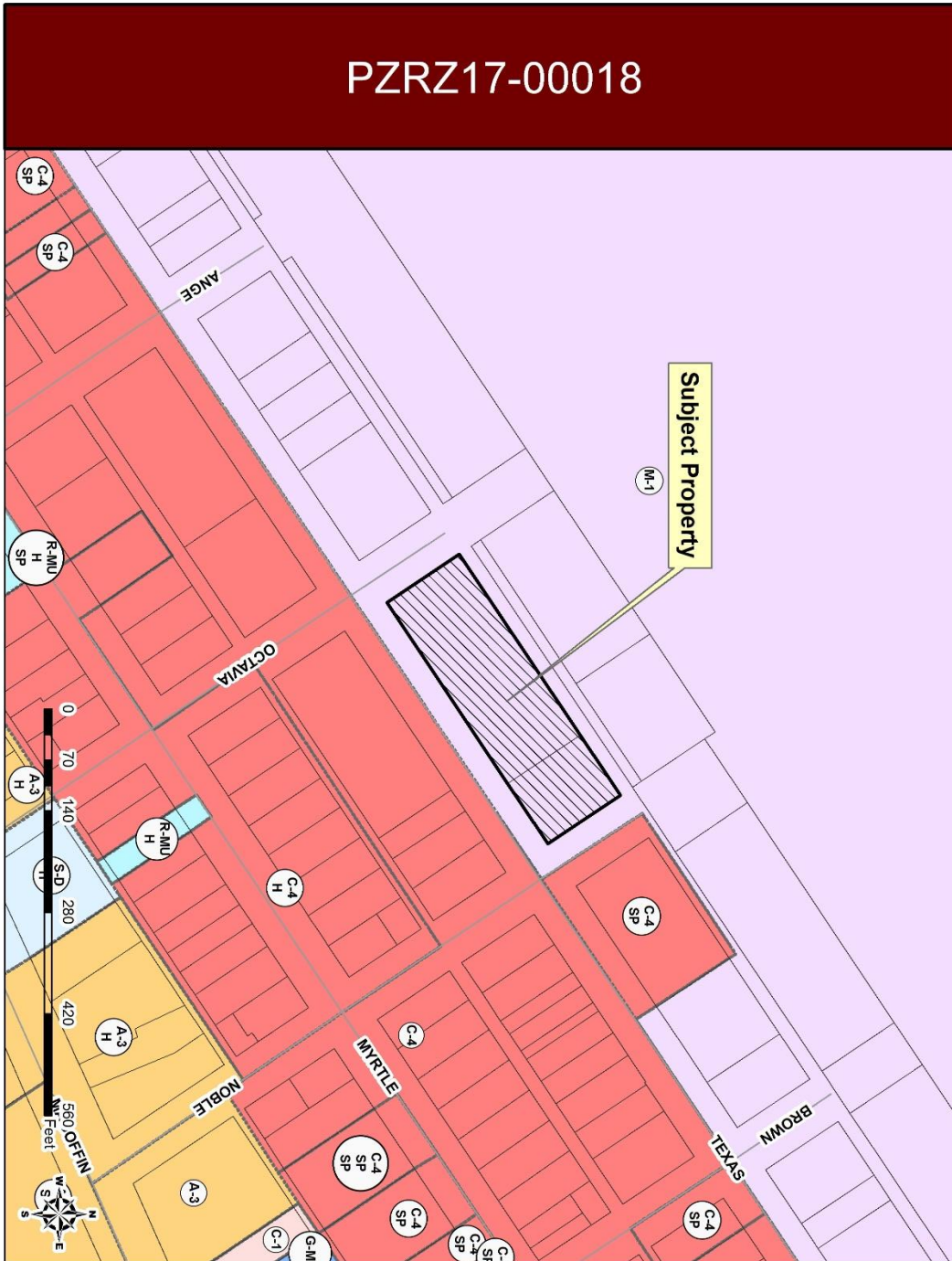
There is no mitigation required and we have no objections to the TIA's conclusions.

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Plan

ATTACHMENT 1: ZONING MAP

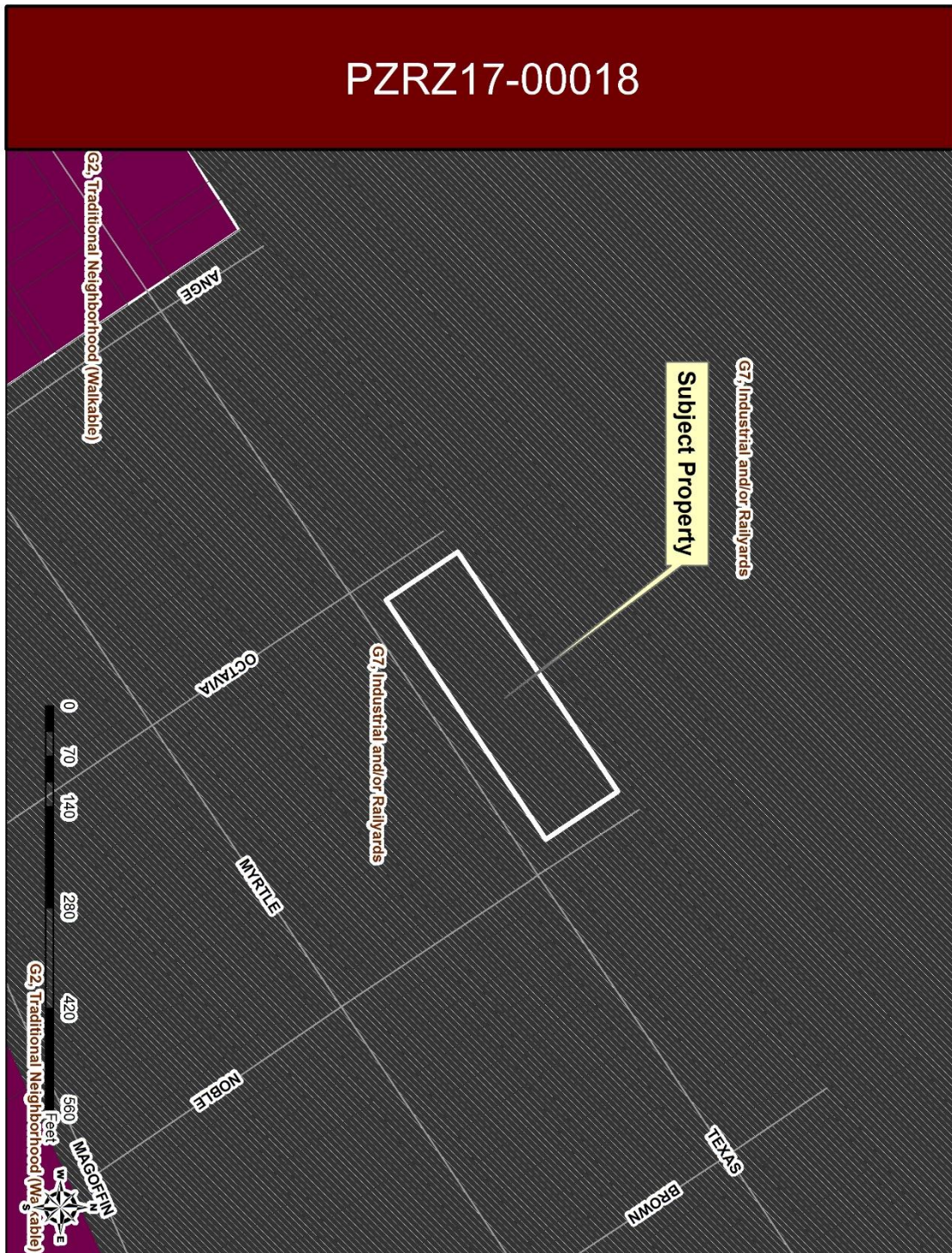
PZRZ17-00018



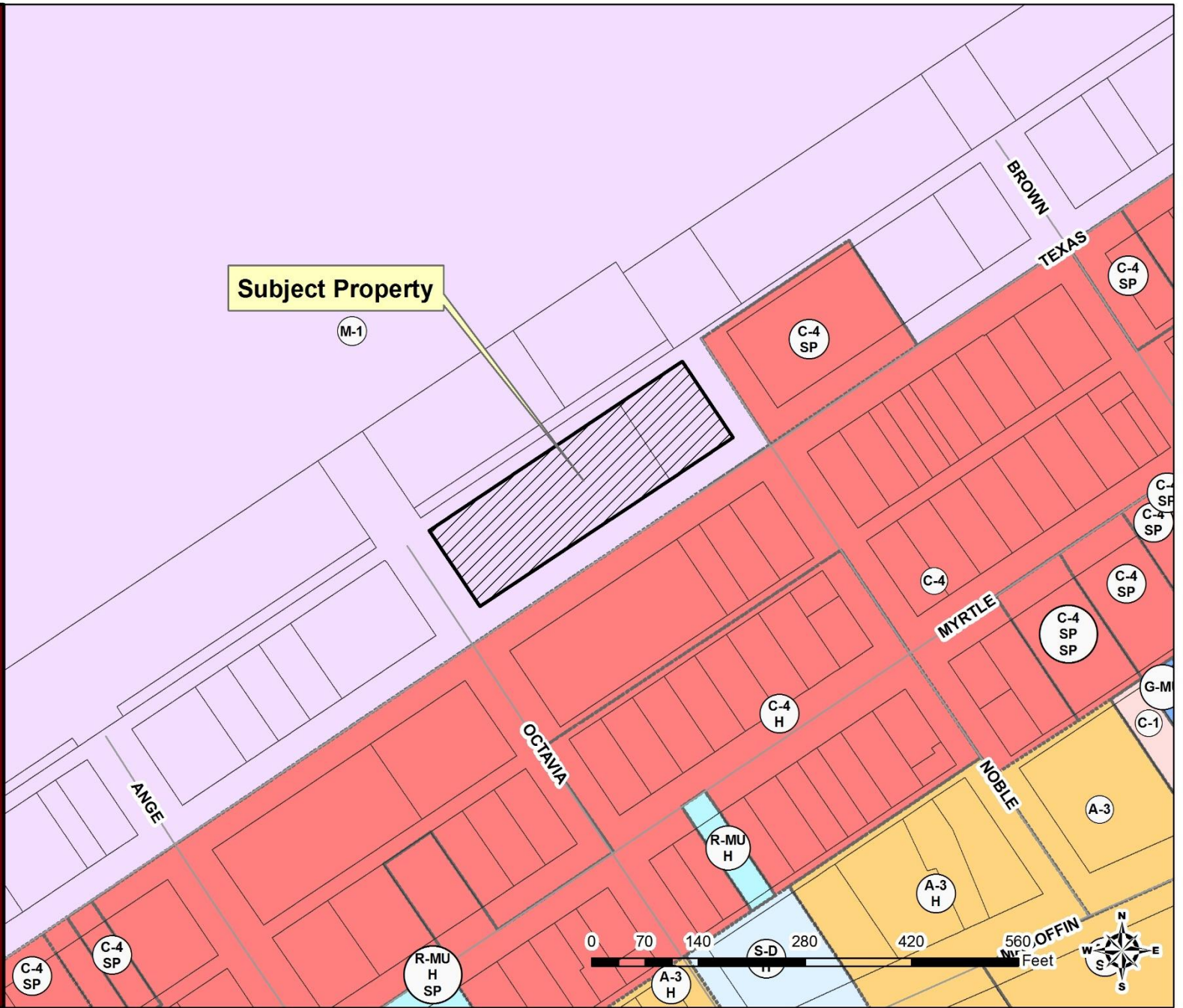
ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: FUTURE LAND USE MAP



PZRZ17-00018



PZRZ17-00018



Subject Property

ANGE

OCTAVIA

MYRTLE

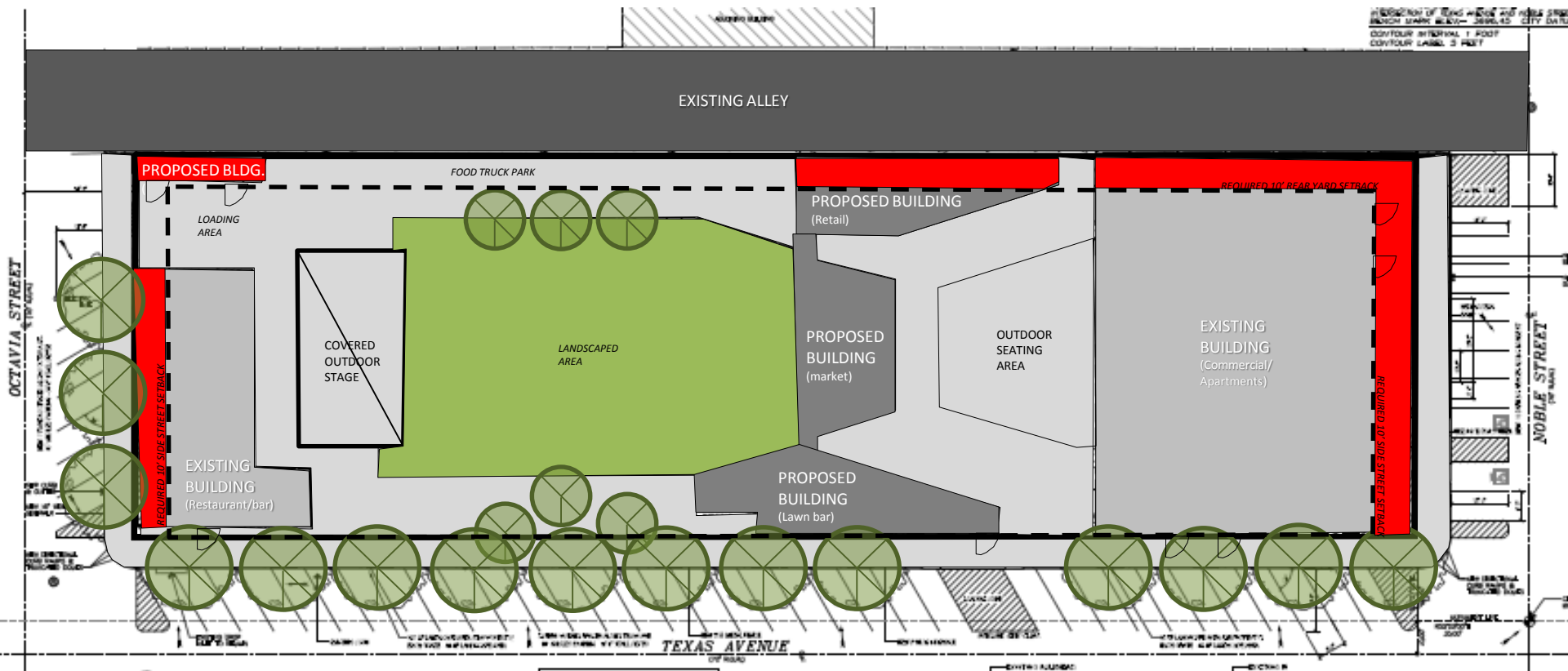
NOBLE

TEXAS

BROWN

0 70 140 280 420 560 OFFIN Feet





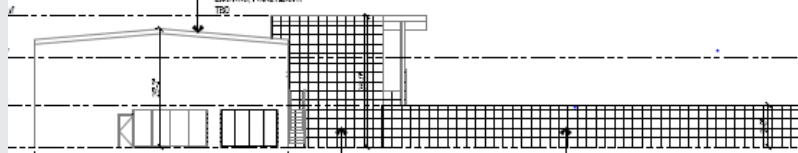
“Delivering Outstanding Services”



1 SITE PLAN
1/16" = 1'-0"

TRUE NORTH

NEW ROOF = 17'-2" ABOVE
EXISTING FINAL HEIGHT
TPO



1. CITY COORDINATION & APPROVAL WILL BE REQUIRED FOR THE PROPOSED STREET MODIFICATIONS AT THE TIME OF LOT DEVELOPMENT.
2. CITY STREET & MAINTENANCE DEPARTMENT COORDINATION & APPROVAL WILL BE REQUIRED FOR THE PROPOSED STREET MODIFICATIONS AT THE TIME OF LOT DEVELOPMENT.

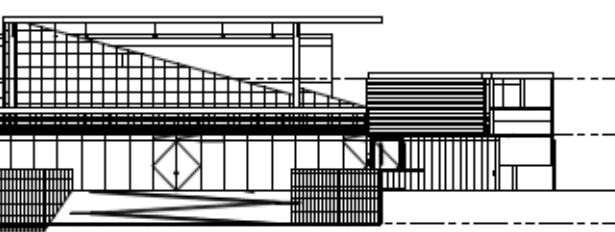
- Existing Elevation 53'-1"
- Top of Existing Building 48'-8"

ROOFTOP LIMITS TPO

40' MEER BEYOND

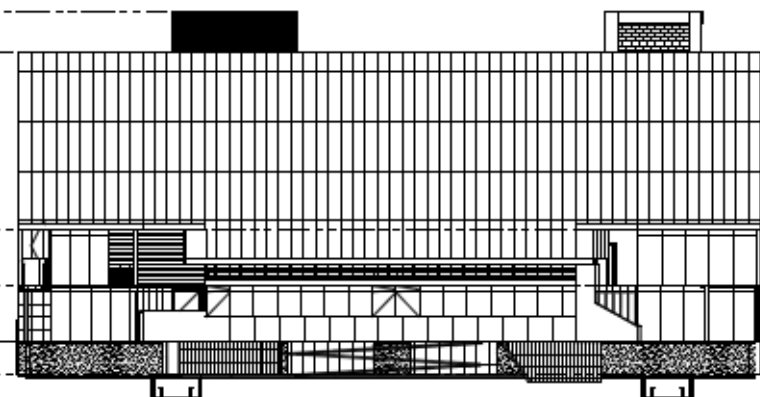


2 SOUTH ELEVATION
1/16" = 1'-0"



- Existing Elevation 53'-1"
- Top of Existing Building 48'-8"

- Roof Deck 15'-0"
- Mezzanine 9'-0"
- Ground 0'-0"
- Subgrade Plaza -6'-3"

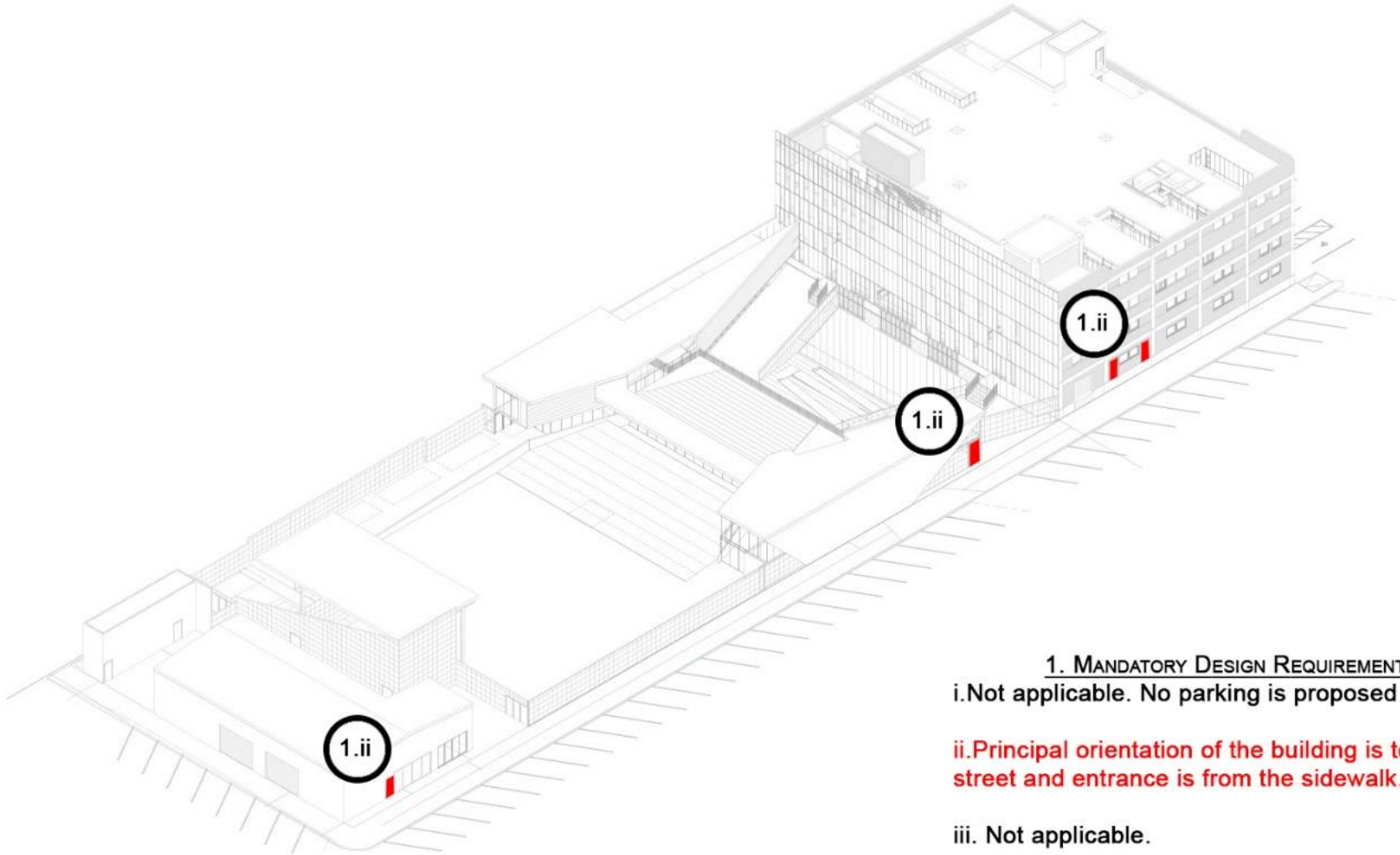


"Delivering Outstanding Services"

El Paso MUNICODE	
1101 New Building Uses	
Occasional Uses - Outdoor Event Space	
	1111 Texas
11.06	Outdoor Concert Venue (Paved Area)
	Outdoor Concert Venue (Lawn Area)
()	Food Trucks (2 person per truck)**
()	Food Truck Park
	Subtotal - Outdoor Event A-2 Occupancy
	Subtotal - Outdoor Event A-5 Occupancy
	Subtotal Outdoor Event Occupancy-Ground Level
Occasional Uses-Roof Deck	
	1111 Texas
	Outdoor Concert Venue (Roof Deck Area)
	Subtotal - Outdoor Event A-5 Occupancy
Daily Uses - Retail	
	1111 Texas
	Restaurant (tea house/water distillery)
14.35	Restaurant (market with bar counters to eat)
11.28	Nightclub, bar, cocktail lounge (Lawn Bar)
	Outdoor Seating (Sunken Plaza + Market Overhang)
	Subtotal - 1111 Texas Retail

Daily Uses - Lowbrow	
	1101 Texas
11.28	Nightclub, bar, cocktail lounge (Low Brow Palace-L1)
	Nightclub, bar, cocktail lounge (Mezzanine)
11.28	Restaurant Bar (Low Brow Green Room)
	Outdoor Seating (Low Brow)
	Subtotal- Lowbrow Outdoor Occupancy
	Subtotal - 1101Indoor and Outdoor Occupancy
1125 Existing Warehouse Uses	
Daily Uses	
	L1 Loose Seating / Tables and Chairs
	Art Gallery (Mezzanine)
	L1 Micro Vendors
	2.07 Food Storage (Cold + Dry)
	2.08 General Warehouse
	5.05 B1 Retail Vendors
	5.15 (Commercial Kitchen) (L1)
	Subtotal-Warehouse Market Occupancy
	13.02 Apartment (5 or more units)
	SUBTOTAL-Warehouse
	TOTAL

“Delivering Outstanding Services”



1. MANDATORY DESIGN REQUIREMENTS

i. Not applicable. No parking is proposed on site.

ii. Principal orientation of the building is to the street and entrance is from the sidewalk.

iii. Not applicable.



2. SELECTIVE DESIGN REQUIREMENTS

ii. Percentage of gross floor area divided by the site shall be no less than 80%.

Lot Area = 48,000 s.f.

Buildings = 55,680 s.f (1.16 F.A.R)

iii. Mix of uses, including residential and commercial (8 are proposed)

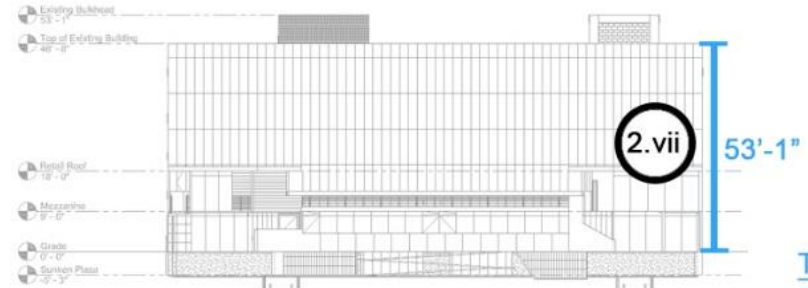
vii. The height of any proposed infill development shall be equal to at least 1/2 of the street width.

Building height = 53'-1"

Street width = 72' ROW

1101 New Building Uses	
Occasional Uses - Outdoor Event Space	
	1111 Texas
11.06	Outdoor Concert Venue (Paved Area)
	Outdoor Concert Venue (Lawn Area)
(1)	Food Trucks (2 person per truck)**
(1)	Food Truck Park
	Subtotal - Outdoor Event A-2 Occupancy
	Subtotal - Outdoor Event A-5 Occupancy
	Subtotal Outdoor Event Occupancy-Ground Level
Occasional Uses-Roof Deck	
	1111 Texas
	Outdoor Concert Venue (Roof Deck Area)
	Subtotal - Outdoor Event A-5 Occupancy
Daily Uses - Retail	
	1111 Texas
	Restaurant (sea house/water distillery)
14.35	Restaurant (market with bar counters to eat)
11.28	Nightclub, bar, cocktail lounge (Lawn Bar)
	Outdoor Seating (Sunken Plaza + Market Overhang)
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	Nightclub, bar, cocktail lounge (Mezzanine)
11.28	Restaurant Bar (Low Brow Green Room)
	Outdoor Seating (Low Brow)
	Subtotal- Lowbrow Outdoor Occupancy
	Subtotal - 1101 Indoor and Outdoor Occupancy
1125 Existing Warehouse Uses	
Daily Uses	
	L1 Loose Seating / Tables and Chairs
	Art Gallery (Mezzanine)
	L1 Micro Vendors
	2.07 Food Storage (Cold + Dry)
	2.08 General Warehouse
	5.05 B1 Retail Vendors
	5.15 (Commercial Kitchen) (L1)
	Subtotal-Warehouse Market Occupancy
	13.02 Apartment (5 or more units)
	SUBTOTAL-Warehouse

2.iii



4 WEST ELEVATION
1/16" = 1'-0"

Texas Ave.
72' ROW



PROPOSED TEXAS
OUTDOOR EVENT SPACE
PROJECT BOUNDARY

DATE STUDY WAS CONDUCTED: AUGUST 16,

TIME	OVERALL STREET PARKING SPACES	OVERALL OCCUPIED PARKING SPACES	OVERALL AVAIL. PARKING SPACES
8:30 AM	95	17	78
7:30 AM	95	20	75
6:30 AM	95	30	65
9:30 AM	95	34	61
10:00 AM	95	38	57
11:00 AM	95	38	57
12:00 PM	95	40	55
1:30 PM	95	36	59
2:00 PM	95	32	63
3:30 PM	95	35	60
4:30 PM	95	30	65
5:30 PM	95	30	65
6:30 PM	95	23	72

PZRZ17-00018



DOWNTOWN DISTRICT 100% PARKING REDUCTION BY RIGHT

Subject Property

5863 FT





208

209

205

1031

1017

1015

1013

1001

1000

OCTAVIA

ENTERING ALLEY

INDUSTRIAL YARD

INDUSTRIAL BUILDING

TEXAS

MYRTLE

1130

1123

1127

1131

169

1126

1132

1201

1205

1200

1204

1208

1214

1212

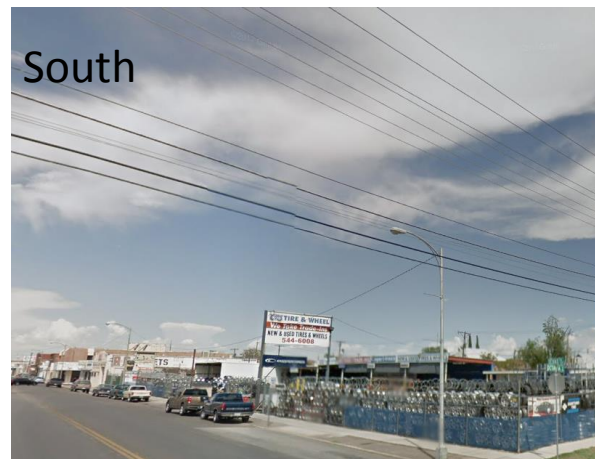
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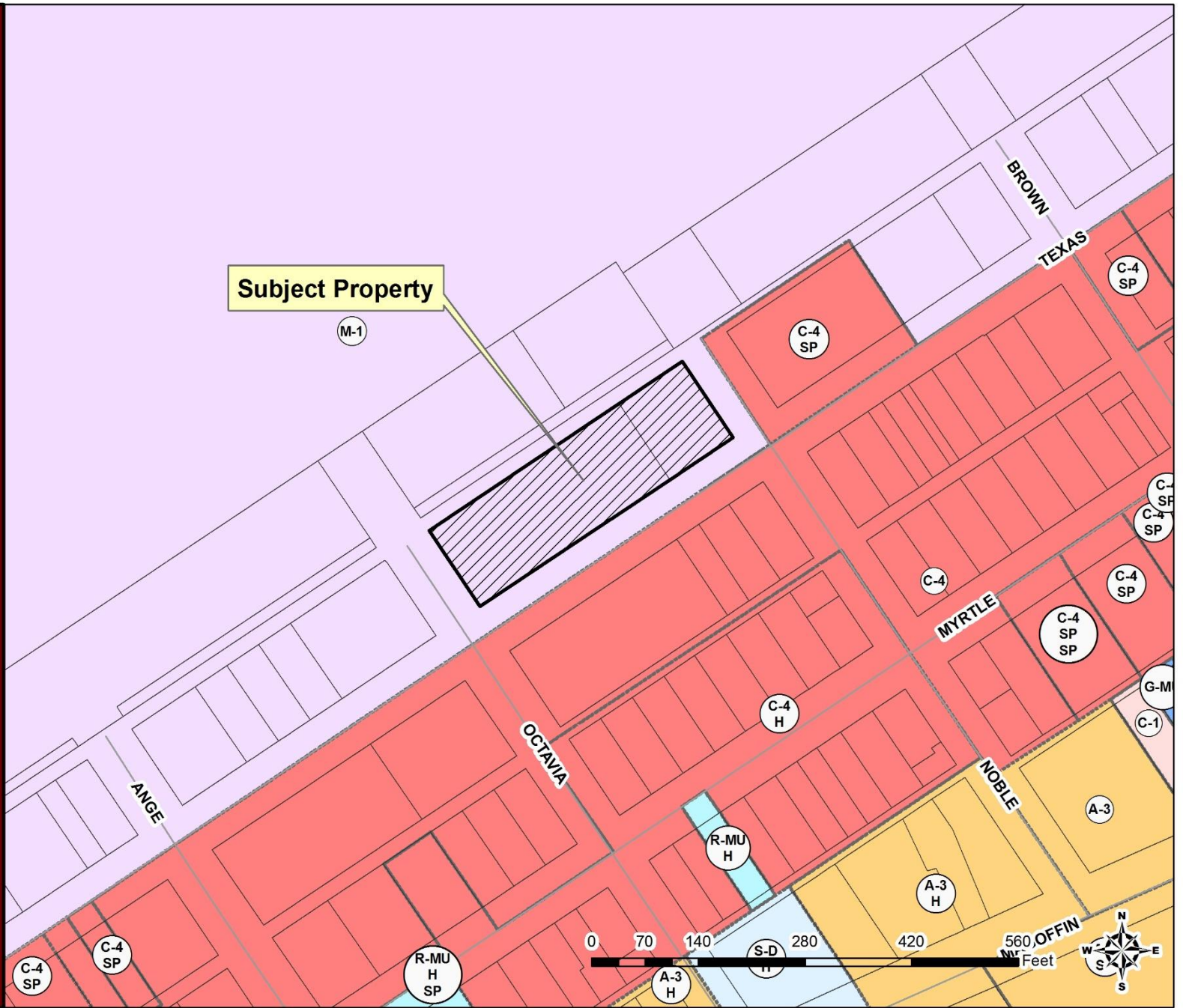
REZONING REZONIFICACION
LOCATION OF PROPOSED SITIO DE PROPOSITA
REZONING PUBLIC PARA REZONIFICACION
HEBANCOS AND SCHEDULED AUDIENCIAS PUBLICAS
FOR ADDITIONAL ESTAN PROGRAMADOS
INFORMATION PLEASE PARA MAS INFORMACION
CALL: 915-212-1668 LLAMAN AL: 915-212-1668







PZRZ17-00018



PZRZ17-00018



Subject Property

ANGE

OCTAVIA

MYRTLE

NOBLE

TEXAS

BROWN

0 70 140 280 420 560 OFFIN Feet





Recommendation

- Approval of the rezoning and special permit requests with a condition that:
 - 1. The applicant obtains a letter from Sun Metro approving the parking reduction per El Paso City Code Section 20.14.070.C.3.d prior to the cases' hearing with the El Paso City Council