



City of El Paso – City Plan Commission Staff Report

Case No: PZDS14-00035
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: January 8, 2015
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 10355 Dyer Street
Legal Description: Tracts 41, 42, 43, and 44; save and except the south 5 feet of the east 25 feet of Tract 42, Parkland Addition, City of El Paso, El Paso County, Texas
Acreage: 2.75 acres
Rep District: 4
Current Zoning: C-4/sc (Commercial/special contract)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Special Contract imposed by Ordinance No. 4665, dated August 5, 1971
Request: Detailed Site Development Plan Review
Proposed Use: Self-Storage Facility
Property Owner: NBROS, LLC
Representative: Rida Asfahani

SURROUNDING ZONING AND LAND USE

North: C-3/sc (Commercial/special contract) / Automobile repair facility
South: C-4 (Commercial) / Contractor's yard and Real estate office
East: C-4/sc (Commercial/special contract) and R-4 (Residential) / Vacant
West: R-4 (Residential) and A-M/sc (Apartment-Mobile Home/special contract) / Single-family dwelling and Mobile home park

PLAN EL PASO DESIGNATION: G-3 (Post-War) (Northeast Planning Area)

NEAREST PARK: Franklin Park (6,728 feet)

NEAREST SCHOOL: Andress High School & Newman Elementary (4,410 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations for this property, as verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice of the El Paso City Code*.

CASE HISTORY

On August 5, 1971, City Council approved Ordinance No. 4665 (Attachment 5), rezoning the subject property to C-4 (Commercial) and imposing a special contract with a condition as follows:

"...no development will be done on the property, and no building permits issued for construction until complete a detailed site development and landscaping plans have been approved by the City Plan Commission and Director of Traffic and Transportation of the City of El Paso."

This Detailed Site Development Plan Review application is being submitted in fulfillment of this condition.

APPLICATION DESCRIPTION

The detailed site development plan shows seven self-storage buildings and an office building totaling 40,157 sq. ft. on a vacant 2.75 acre parcel. The proposed use is a self-storage facility. The development provides and requires seven parking spaces, including ADA and bicycle parking. Access to the subject property is proposed from Dyer Street and Grouse Road.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

A detailed site development plan review is required due a condition imposed on the subject property. Ordinance No. 4665 requiring that a detailed site development plan be approved by the City Plan Commission and the Director of Traffic and Transportation.

20.04.150 Procedure.

- C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:
1. The site is two acres or less in size, and
 2. The site plan contains no more than two buildings, and
 3. The site plan complies with any zoning conditions and all city code provisions, to include the tables for uses and density and dimensional standards and;
 4. The city's department of transportation has no concerns with access or restriction of access to the site; and,
 5. The site plan complies with staff recommendations concerning the location of stormwater drainage structures and easements to include onsite ponding areas; the location and arrangement of structures, vehicular and pedestrian ways; open spaces and landscape planted areas. Staff recommendations shall not require that the site plan have landscaping in excess of what is required under the city code or any zoning condition. If the zoning administrator does not approve an applicant's detailed site development plan, the applicant may appeal the decision to the city plan commission. The applicant must file the appeal with the zoning administrator within fifteen business days from the date of the zoning administrator's decision. The zoning administrator shall place the appeal on the city plan commission agenda to be heard by the commission within thirty business days from the date the appeal was received. The zoning administrator shall include the detailed site plan, the appeal, and a summary of the zoning administrator's reasons for disapproving the detailed site plan.

This detailed site development plan is not eligible for administrative approval as the contract condition requires approval by the City Plan Commission and the Director of Traffic and Transportation, and the property is over two acres.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan and recommends approval as it meets all of the Detailed Site Development Plan application requirements.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review 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 purpose of the C-4 (Regional Commercial) district is to provide commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

COMMENTS:

Planning & Inspections Department - Planning Division – Transportation

No objections.

General Note:

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

Planning & Inspections Department – Plan Review

Recommend approval. At time of submittal for building permits, project will need to comply with all applicable building, ADA and municipal code requirements.

Planning & Inspections Department - Land Development

No objections.

Planning & Inspections Department - Landscape

Recommend approval.

Fire Department

Recommend approval.

El Paso Department of Transportation (EPDOT)

EPDOT offers no objections to the proposed site plan. Recommend TxDot coordination as Dyer is a TxDot right-of-way. Recommend that the driveway of off Grouse be an emergency only access, to limit access into residential zoned neighborhood

Texas Department of Transportation (TxDOT)

The Grading and Drainage plan and the access for the proposed development has been reviewed and approved by TxDOT.

El Paso Water Utilities

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

Water

1. Along Dyer Street between Sun Valley Drive and Grouse Street there is an existing sixteen (16) inch diameter water transmission main located along the easternmost portion of Dyer Street. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
2. Along Grouse Street fronting the subject Property there is an existing six (6) inch diameter water main. This main is available for service.
3. Previous water pressure readings conducted on fire hydrant number 3500 located along Grouse Street fronting the subject Property have yielded a static pressure of 94 pounds per square inch (psi), residual pressure of 90 psi, discharge of 1,256 gallons per minute (gpm). 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

Along Grouse Street fronting the subject Property there is an existing twelve (12) inch diameter water main. This main is available for service.

General

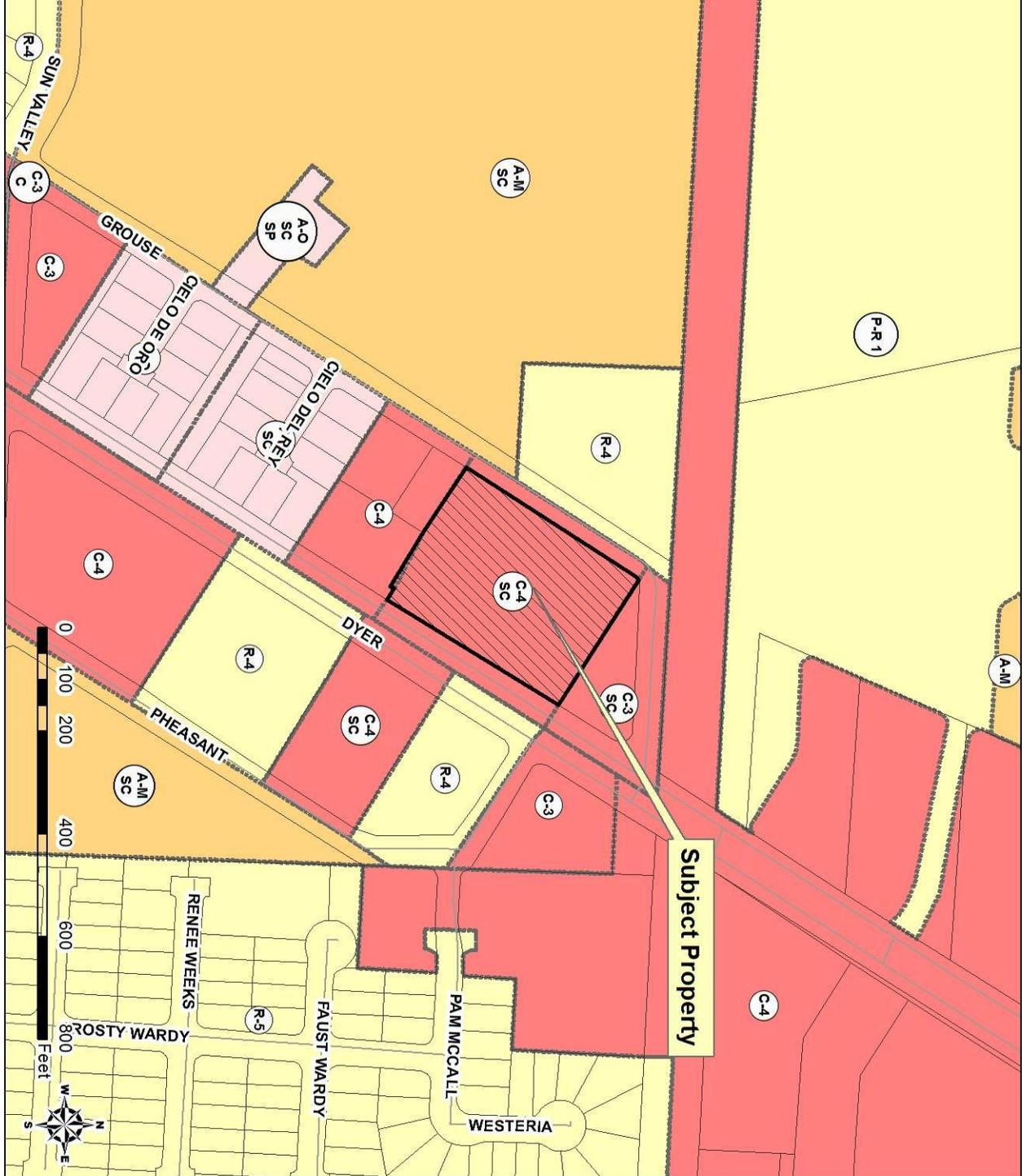
1. As per EPWU-PSB Records (Records), 10355 Dyer Street has a single three-quarter (3/4) inch diameter water service located at approximately 111 feet north of the south property line along Grouse Street. Records also include a sanitary sewer service (size not known) located 53 feet south from the manhole fronting the subject Property along Grouse Street.
2. Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street right-of-way requires written permission from TxDOT.
3. If additional services are required, application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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 EPWU – PSB 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.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Ordinance No. 4665

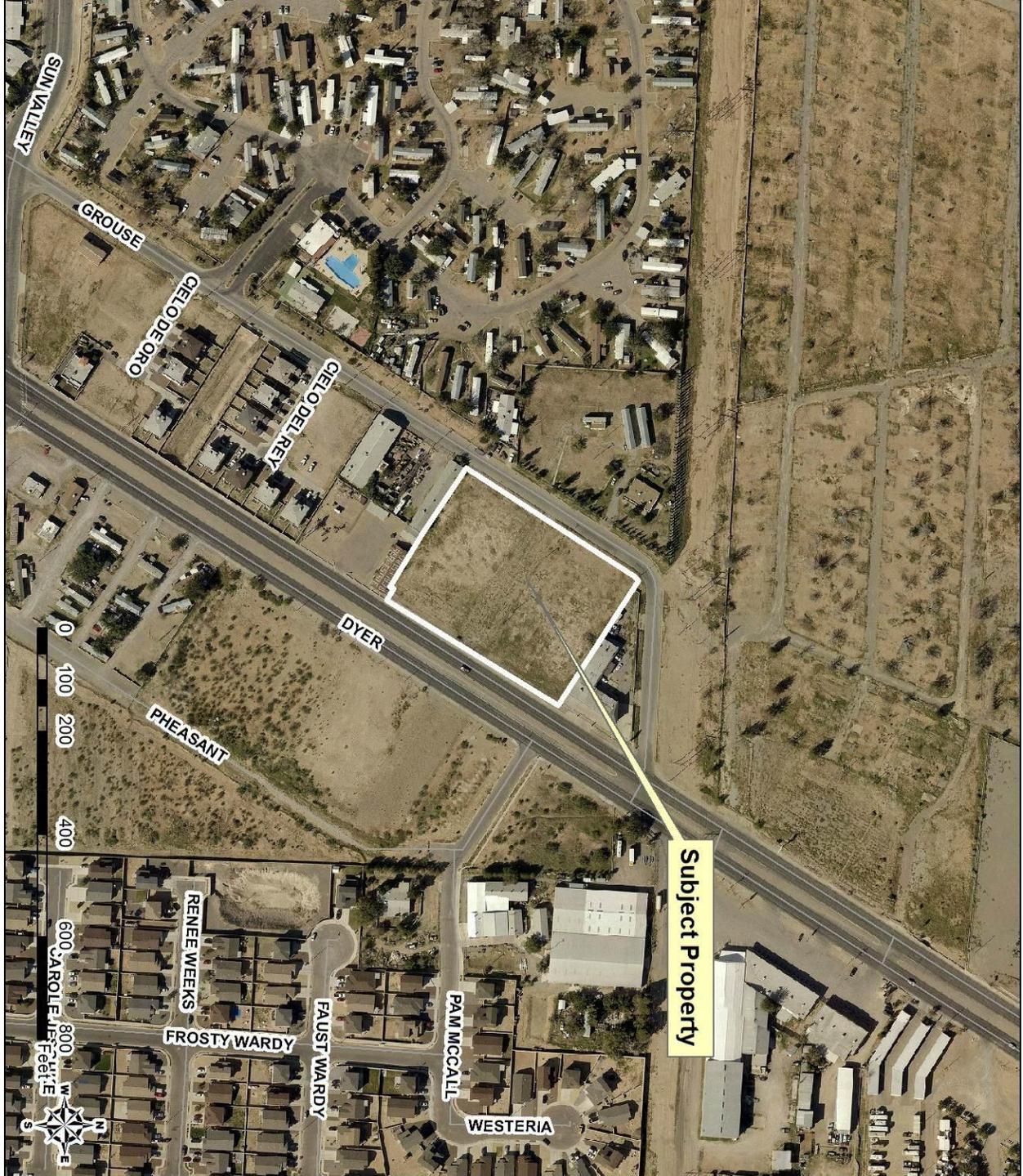
ATTACHMENT 1: ZONING MAP

PZDS14-00035



ATTACHMENT 2: AERIAL MAP

PZDS14-00035



ATTACHMENT 4: ELEVATIONS

2-JANUARY 10



NORTH VIEW BUILDING B
PRE-ENG. METAL BUILDING SCALE 1/8" = 1'-0"



EAST VIEW BUILDING B
PRE-ENG. METAL BUILDING SCALE 1/8" = 1'-0"

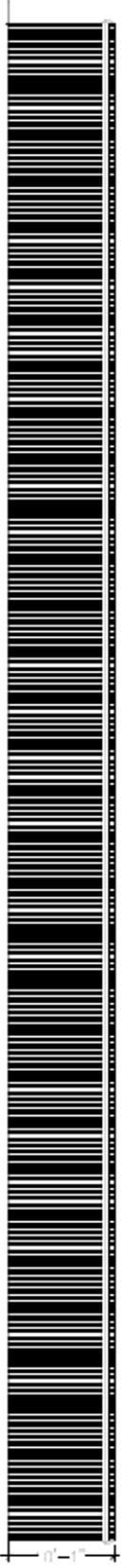
1-DSDP.1 SITE PLAN 326'

1/8" = 1'-0"

DYER ST.



WEST VIEW BUILDING B
PRE-ENG. METAL BUILDING SCALE 1/8" = 1'-0"



SOUTH VIEW BUILDING B
PRE-ENG. METAL BUILDING SCALE 1/8" = 1'-0"

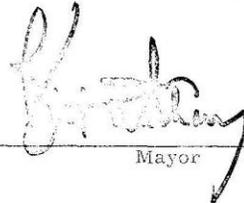
ATTACHMENT 5: ORDINANCE NO. 4665

AN ORDINANCE CHANGING THE ZONING
OF TRACTS 41, 42, 43, 44 PARKLAND
ADDITION, THE PENALTY BEING AS PRO-
VIDED IN SECTION 25-10 OF THE EL PASO
CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Tracts 41, 42, 43 and 44, Parkland Addition
to the City of El Paso be changed to C-4 within the meaning of the Zoning
Ordinance, and the zoning map of the City be revised accordingly.

PASSED AND APPROVED this 5th day of August,
1971.



Mayor

ATTEST:


_____, Deputy City Clerk
City Clerk

Special Contract

122.3482

ATTACHMENT 5: ORDINANCE NO. 4665 (CONTINUED)

Plan

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with Louise Stroud Tucker and Orville W. Tucker, placing certain restrictions on property rezoned by Ordinance No. 4665.

ADOPTED this 5th day of August, 1971.



Mayor

ATTEST:



City Clerk

ATTACHMENT 5: ORDINANCE NO. 4665 (CONTINUED)

CONTRACT

This contract, made this 21st day of July, 1971,
by and between Louise Stroud Tucker and husband, Orville W. Tucker,
First Parties and the City of El Paso, Second Party, witnesseth:

First Parties have applied to the City of El Paso for rezoning of
Tracts 41, 42, 43 and 44, Parkland Addition, in the City of El Paso, El
Paso County, Texas.

In order to remove certain objections to such rezoning, First
Parties covenant that if the property is rezoned to C-4 within the meaning
of the Zoning Ordinance, no development will be done on the property, and
no building permits issued for construction until complete and detailed site
development and landscaping plans have been approved by the City Plan
Commission and Director of Traffic and Transportation of the City of El Paso.

This agreement is a restriction, condition and covenant running with
the land and a charge and servitude thereon, and shall bind First Parties
and their successors in title. Any future conveyance of the land shall con-
tain this restriction, condition and covenant and shall embody this agreement
by express reference.

The City may enforce this agreement by injunction or any other le-
gal or equitable remedy. The City Council of the City of El Paso may release
the above restrictions, conditions and covenants in its discretion without the
consent of any third person who may be benefited thereby.

Witness the following signatures and seal:

Louise Stroud Tucker
Louise Stroud Tucker

Orville W. Tucker
Orville W. Tucker

THE CITY OF EL PASO

by [Signature]
Mayor

ATTEST:

[Signature]
City Clerk

ATTACHMENT 5: ORDINANCE NO. 4665 (CONTINUED)

THE STATE OF ARKANSAS)
)
COUNTY OF WHITE)

Before me, the undersigned authority, on this day personally appeared LOUISE STROUD TUCKER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 25th day of July, 1971.

*My Commission Expires
November 25, 1972*

[Signature]
Notary Public in and for ~~White~~
County, ~~Arkansas~~ White
Arkansas

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared BERT WILLIAMS, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 5th day of August, 1971.

[Signature]
Notary Public in and for El Paso
County, Texas. SONIA C. ORDONEZ, Notary Public
In and for this County of El Paso, Texas
My Commission Expires June 1, 1973

THE STATE OF ARKANSAS)
)
COUNTY OF WHITE)

Before me, the undersigned authority, on this day personally appeared ORVILLE W. TUCKER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 25th day of July, 1971.

*My Commission Expires
November 25, 1972*

[Signature]
Notary Public in and for White
County, Arkansas