



City of El Paso – City Plan Commission Staff Report

Case No: PZDS13-00024
Application Type: Detailed Site Development Plan
CPC Hearing Date: February 27, 2014
Staff Planner: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location: 4509 Osborne
Legal Description: Lot 4, Block 1, Keystone Business Park Replat A, City of El Paso, El Paso County, Texas
Acreage: 1.055
Rep District: 8
Current Zoning: P-I/sc (Planned Industrial/Special Contract)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Yes: Special Contract dated May 10, 1976
Request: Detailed Site Development Plan Review
Proposed Use: Office/Warehouse/Light Manufacturing
Property Owner: VJLR L.P.
Representative: Ramon Delgadillo

SURROUNDING ZONING AND LAND USE

North: P-I/sc (Planned Industrial/Special Contract) / Vacant
South: C-4/sc (Commercial) / Commercial Cleaning Service
East: P-I/sc (Planned Industrial/Special Contract) / Vacant
West: C-3/sc (Commercial) / Vacant

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

NEAREST PARK: Keystone Heritage Wetlands (783 feet)

NEAREST SCHOOL: Zach White Elementary (5,934 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association, Upper Mesa Hills Neighborhood Association, Coronado Neighborhood Association, Upper Valley Neighborhood Association, Save the Valley

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice*.

APPLICATION HISTORY

A special contract was imposed upon this property, as well as much of the surrounding properties, by Ordinance 5740. Since the time of the contract's imposition and the subsequent development of other lots which also have the conditions applied, these conditions have been satisfied, although the contract remains in effect.

APPLICATION DESCRIPTION

The detailed site development plan review is required as the property is zoned P-I (Planned Industrial) which requires review and approval before development may occur. The detailed site plan proposes a development consisting of 3 buildings: an office building of approximately 6,600 s.f., and a warehouse and welding shop, both of approximately 1,000 s.f each. Access is proposed from both Osborne and Ripley Drive.

CITY DEVELOPMENT DEPARTMENT -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 because the property is zoned P-I (Planned Industrial), a special purpose district as defined by the zoning code.

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 sited 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.

The detailed site development plan review is not eligible for administrative approval as the site plan proposes three structures.

- 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.

The Planning Division has reviewed the detailed site development plan and determined that it meets the requirements.

20.10.360 Mixed-use development

F. Planned Industrial (P-I).

1. **Compatibility with Nearby Properties.** The industrial development shall be designed to promote harmonious relationships with surrounding adjacent and nearby properties, developed and undeveloped, and to this end may employ such design techniques as may be appropriate to a particular case, including location of permitted elements, orientation, spacing and setback of buildings, maintenance of natural vegetation, location of access points, size and location of signs, open spaces and parking area, grading, landscaping and services.
2. **Enclosed Buildings.** All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of raw, in process, or finished material and supplies or waste material. Finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street or other abutting property by a solid masonry wall not less than six feet or more than eight feet in height. This screening must be located behind any required landscaping. Screening may be waived by the city council where it is found the screening will not serve the purpose of blocking the view from a street or from a more restrictive zoning district.
3. **Parking.** Adequate parking space shall be provided off the street for all employees and visitors to the building, if necessary, in excess of the minimum requirements of Chapter 20.14. No parking shall be permitted in the required front yard or within ten feet of the boundary of any residential district and no storage of materials, equipment, or products shall be permitted in any part of a required front yard.
4. **Loading.**
 - a. Off-street loading space for individual uses shall be provided in accord with the provisions of Chapter 20.14. Loading operations shall be conducted within a building or screened from general public view from a front street where possible, but may be conducted at the side or rear of buildings whether or not facing a street.
 - b. Where an industrial tract abuts railroad property containing a spur track on the rear or side property line, railroad loading docks or the building itself may extend to the property line for the purpose of receiving service from the railroad spur tracks.
5. **Paved Areas.** Service drives or other areas shall be provided for off-street loading and in such a way that in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any fire lane or other public or private drive or street used for traffic circulation. The drives, parking areas, loading areas, and walks shall be paved with hard, all-weather surface material meeting applicable specifications of Chapter 20.14.

The Planning Division has reviewed the detailed site development plan and determined that it meets the requirements.

Plan El Paso-Future Land Use Map Designation

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

G-7 – Industrial and/or Railyards: 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 becomes obsolete, there can be potential for mixed use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mix-use communities if the rail yards were moved out of town.

The purpose of the P-I (Planned Industrial District) is to establish an industrial environment for certain types of manufacturing, business or industrial uses which are compatible with any adjacent land use by performance, appearance, and general operating characteristics. Regulations are designed so that all operations and activities, specifically including but not limited to, the storage of materials of all kinds are conducted within a building or appropriately screened.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections.

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.

City Development Department - Land Development

No Objection. Land Development reviewed the detailed site plan and offers the following comments: 1. Property is located on Flood Zone A9, as indicated in FEMA FIRM map 480214-0026D. Owner shall comply with FEMA requirements.

City Development Department – Building Permits & Inspections

No objections.

El Paso Fire Department

The fire dept. has no adverse comments therefore recommends approval of this case

El Paso Water Utilities

We have reviewed the detailed site plan described above and provide the following comments:

EPWU does not object to this request.

EPWU-PSB Comments

Water

Along Osborne Drive fronting the subject Property, east of Doniphan Drive, there is an existing fifty-four (54) inch diameter water transmission main. No service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

Along Osborne Drive fronting the subject Property there is an existing eight (8) inch diameter water main. This main is available for service.

Along Ripley Dr. fronting the subject property there is an existing thirty-six (36) inch diameter transmission main. No connections are allowed to this main as per El Paso Water Utilities – Public Service Board Rules & Regulations.

Along Ripley Dr. fronting the subject Property there is an existing eight (8) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 10033 located on the NE corner of the intersection of Osborne Drive and Ripley Dr. have yielded a static pressure of 78 pounds per square inch (psi), residual pressure of 68 psi, discharge of 1,061 gallons per minute (gpm).

Sanitary Sewer:

Along Osborne Drive fronting the subject Property there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service

There are no sanitary sewer mains along Ripley Dr. fronting the subject property.

General

Water and sanitary sewer service is available from the above-described mains.

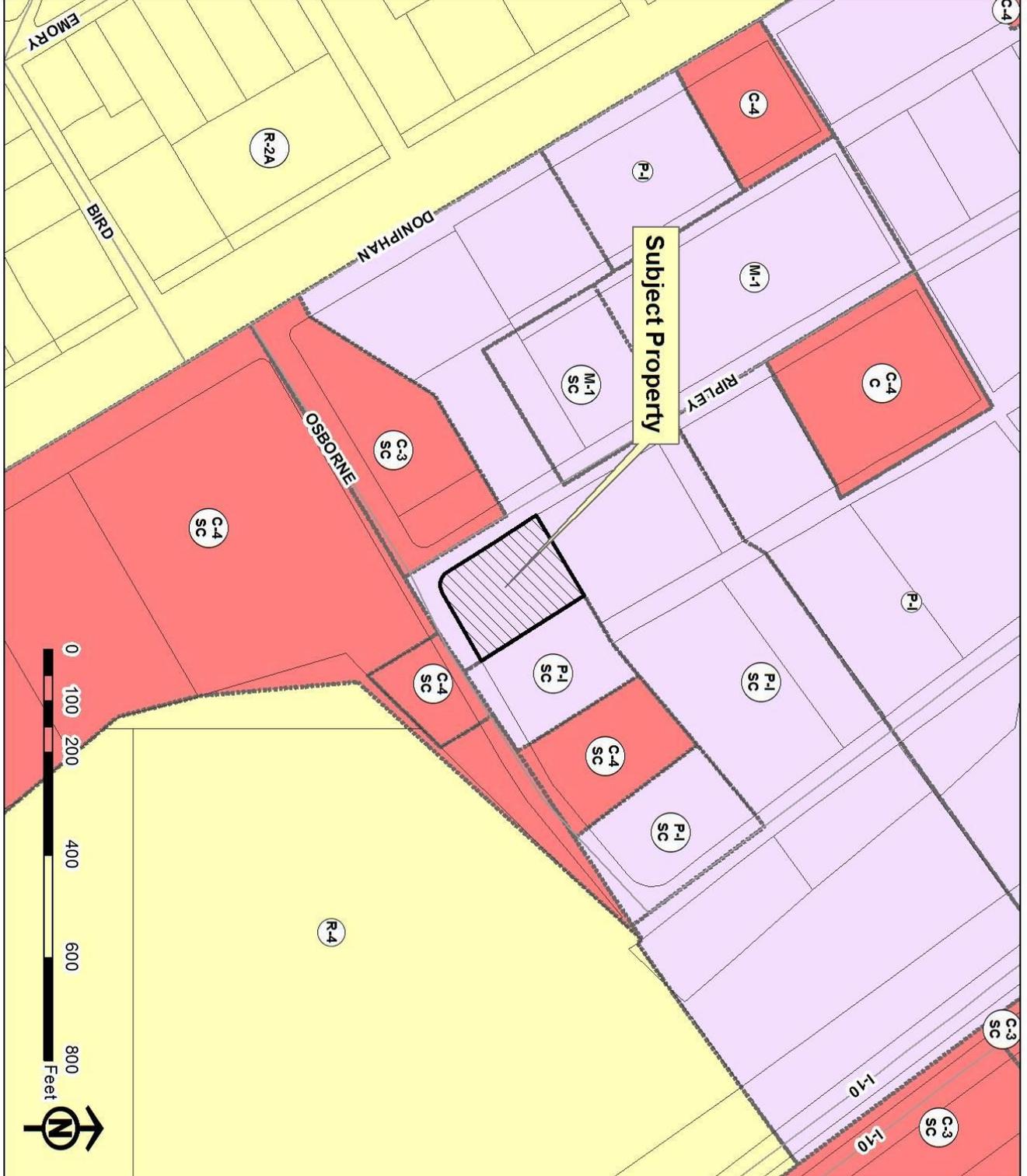
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description 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. Special Contract dated May 10, 1976

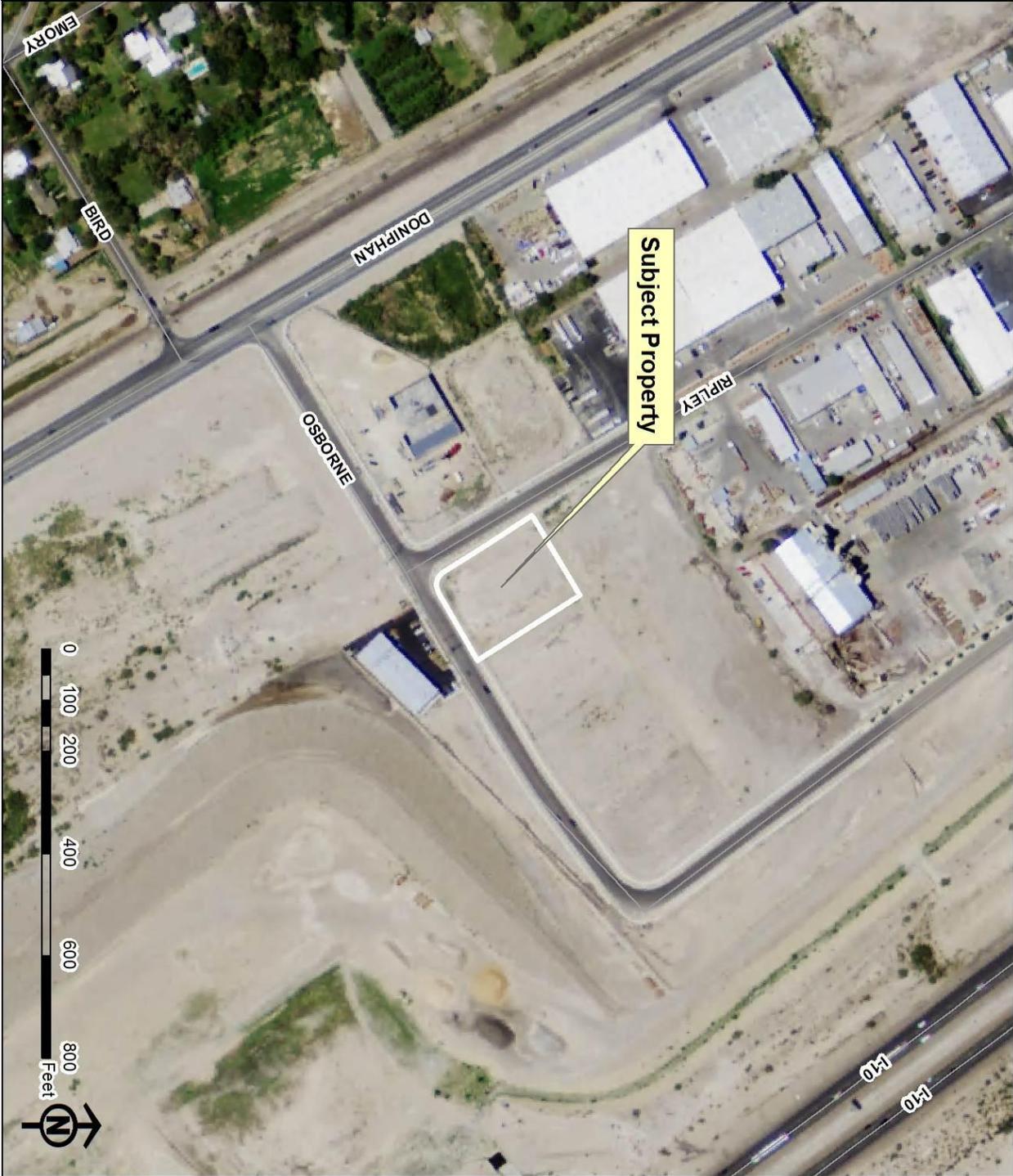
ATTACHMENT 1: ZONING MAP

PZDS13-00024

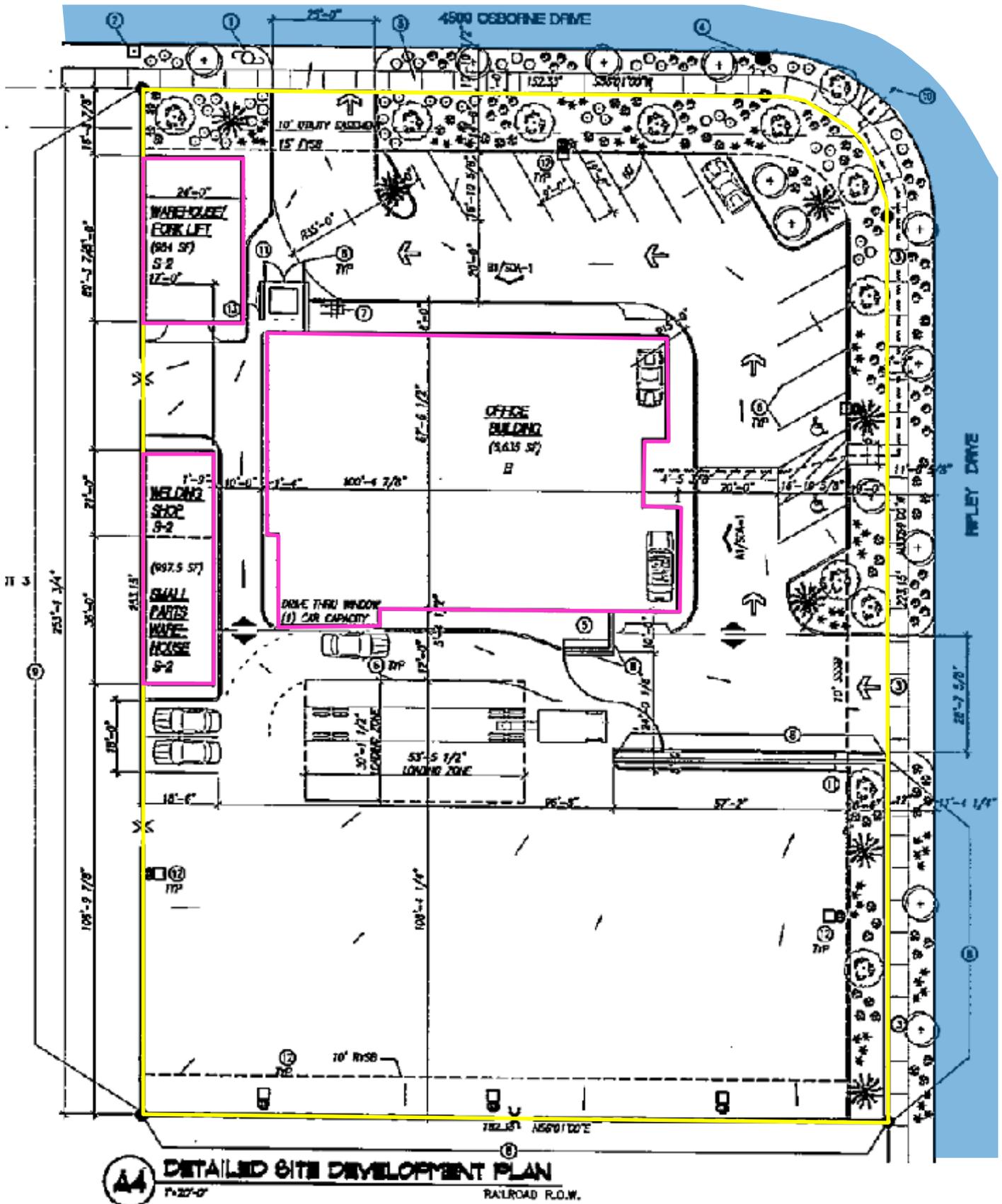


ATTACHMENT 2: AERIAL MAP

PZDS13-00024



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



44 DETAILED SITE DEVELOPMENT PLAN
 1'-27'-0" RAILROAD R.O.W.

ATTACHMENT 4: SPECIAL CONTRACT DATED MAY 10, 1976

CONTRACT

This contract, made this 10 day of May, 1976, by and between THE EL PASO NATIONAL BANK, Trustee of the BOYKIN-HARVEY TRUST ESTATE, First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Lot 29, Block 2, Zach White Industrial District, a portion of B.B.B. & C. Railroad Survey #154, and a portion of A. F. Miller Survey #210 in the City of El Paso, El Paso County, Texas, such property being more particularly described in Ordinance No. 5140 now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference.

In order to remove certain objections to such rezoning, First Party covenants that if the property is rezoned as indicated in the attached ordinance, it shall be subject to the following restrictions, conditions and covenants:

1. First Party shall, at no cost to the City, construct a temporary ponding area for ponding of surface waters on the above property. Such temporary ponding area must be constructed in accordance with plans and specifications to be approved by the City Engineer of the City of El Paso and must be completed by First Party and approved by the City Engineer before building permits shall be issued for any buildings to be constructed on the property. Such temporary ponding area shall be maintained by First Party until the City Engineer advises First Party in writing that permanent drainage facilities located outside the property are available to receive surface waters to be discharged from the property. When such notice is received from the City Engineer, First Party may abandon the temporary ponding area, backfill it and be free to use it for other lawful purposes.

2. When Doniphan Drive is improved by widening the pavement thereon, First Party shall, at no cost to the City, construct the following improvements:

ATTACHMENT 4: SPECIAL CONTRACT DATED MAY 10, 1976 (CONTINUED)

- (a) A curb and gutter on the side of Doniphan Drive adjacent to the property;
- (b) A concrete sidewalk along the boundary of the property adjacent to Doniphan Drive.

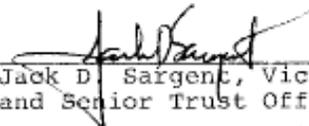
Such improvement shall be installed by First Party within 90 days after the City Engineer of the City of El Paso advises First Party that Doniphan Drive is being widened and that such improvements should be installed. Such improvements shall be installed in accordance with specifications to be approved by the City Engineer and shall be subject to inspection and approval by him upon completion.

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

The City may enforce this agreement by injunction or any other legal 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 seals:

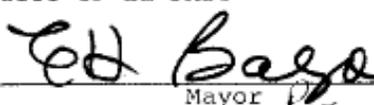
THE EL PASO NATIONAL BANK, a
corporation, Trustee of the
BOYKIN-HARVEY TRUST ESTATE

By 
Jack D. Sargent, Vice President
and Senior Trust Officer

ATTEST:


Cashier
A.N.P.

THE CITY OF EL PASO

By 
Mayor Ed Bago

ATTEST:


City Clerk