



City of El Paso – City Plan Commission Staff Report

Case No: PZDS16-00004
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: March 24, 2016
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 11409 Cedar Oak Drive
Legal Description: Lot 1, Block 367, Vista Del Sol #80, City of El Paso, El Paso County, Texas
Acreage: 1.182 acres
Rep District: 7
Existing Zoning: C-4/c (Commercial/conditions)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Condition: Ordinance No. 14649, dated October 10, 2000
Request: Detailed Site Development Plan Review per Ordinance No. 14649
Proposed Use: Contractor's yard

Property Owner: AMPTX Properties, LLC
Application: Vince Moore
Representative: GA Architecture, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwellings and Natural gas pipeline easement
South: C-4/c (Commercial/conditions) / Warehousing
East: P-I (Planned Industrial) / Office warehouse
West: P-I (Planned Industrial) / Contractor's yard

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

NEAREST PARK: Marty Robbins Park (5,839 feet)

NEAREST SCHOOL: Desert View Middle School (4,343 feet)

NEIGHBORHOOD ASSOCIATION

Eastside Civic Association

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 October 10, 2000, the subject property was rezoned from P-I (Planned Industrial) to C-4/c (Commercial/condition) with the following condition imposed by Ordinance No. 14649 (Attachment 6):

Submittal of a Detailed Site Development Plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and City Council prior to the issuance of building permits and certificates of occupancy.

The condition will be satisfied by the approval of the detailed site development plan application.

APPLICATION DESCRIPTION

The request is for a detailed site development plan review as required by Ordinance No. 14649 dated October 10, 2000. The detailed site development plan shows a new 10,000 sq. ft. office and storage building for a contractor's yard, 25 feet in height. The development requires a minimum of 8 parking spaces and the applicant is providing 10 parking spaces and 3 bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Cedar Oak Drive and Bessemer Drive.

PLANNING DIVISION RECOMMENDATION

Pending.

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.

Note: Detailed Site Development Plan review is required by rezoning condition imposed on the subject property.

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.

Note: The detailed site development plan review is not eligible for administrative approval, due to a condition imposed on the subject property which requires review by City Plan Commission and City Council.

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 it meets all requirements of 20.04.150, Detailed Site Development Plan and the rezoning condition, and the recommendation is pending.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review 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 mixed-use communities if the rail yards were moved out of town.

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 districts 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. 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 and Inspections Department - Planning Division - Transportation

Pending.

Street and Maintenance Department

Pending.

TXDOT

Not on TXDOT right of way.

Planning and Inspections Department – Plan Review and Landscaping Division

Landscape calculations are not taking into account buffer and street tree requirements for the entire length fronting a street right of way the portion that abuts Bessemer is not shown as part of the calculations.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns and label the proposed private ponding locations.

2. Add note to the detailed site plan sheet: “The retention of the difference between Historic and Developed Storm-water runoff discharge volumes shall be retained within subdivision limits (DSC, 19.19.010A and DDM, 11.1).

3. 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 stormwater is in compliance with ordinances, codes, DSC, and DDM. The applicant may need to seek re-approval of the site plans from CPC if there is a failure to comply.

Fire Department

Detailed Site Plan does not adversely affect the Fire Department.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWU-PSB Planning & Development Section does not object to this request.

Water:

2. There is an existing 8-inch diameter water main located along the north side of Cedar Oak Dr. This water main is available for service.

3. There is an existing 8-inch diameter water main located along the northeast of Bessemer Dr. This water main is available for service.

4. Previous water pressure readings from fire hydrant #4712 located at the NE Corner of Cedar Oak and Bessemer has yielded a static pressure of 90 (psi), a residual pressure of 82 (psi), and a discharge of 1,384 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:

6. There is an existing 8-inch diameter sanitary sewer main located along the south side of Cedar Oak Dr. This sanitary sewer main is available for service.

7. There is an existing 12-inch diameter sanitary sewer main located along the northeast of Bessemer Dr. This sanitary sewer main is available for service.

General:

EPWU-PSB requires a new service application for service to the property. 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.

EPWU - Stormwater Division

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City Ordinance.

2. At the improvement plan stage, provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.

3. The developer shall be responsible for the additional stormwater runoff generated by the proposed subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.

4. Not required but recommended:

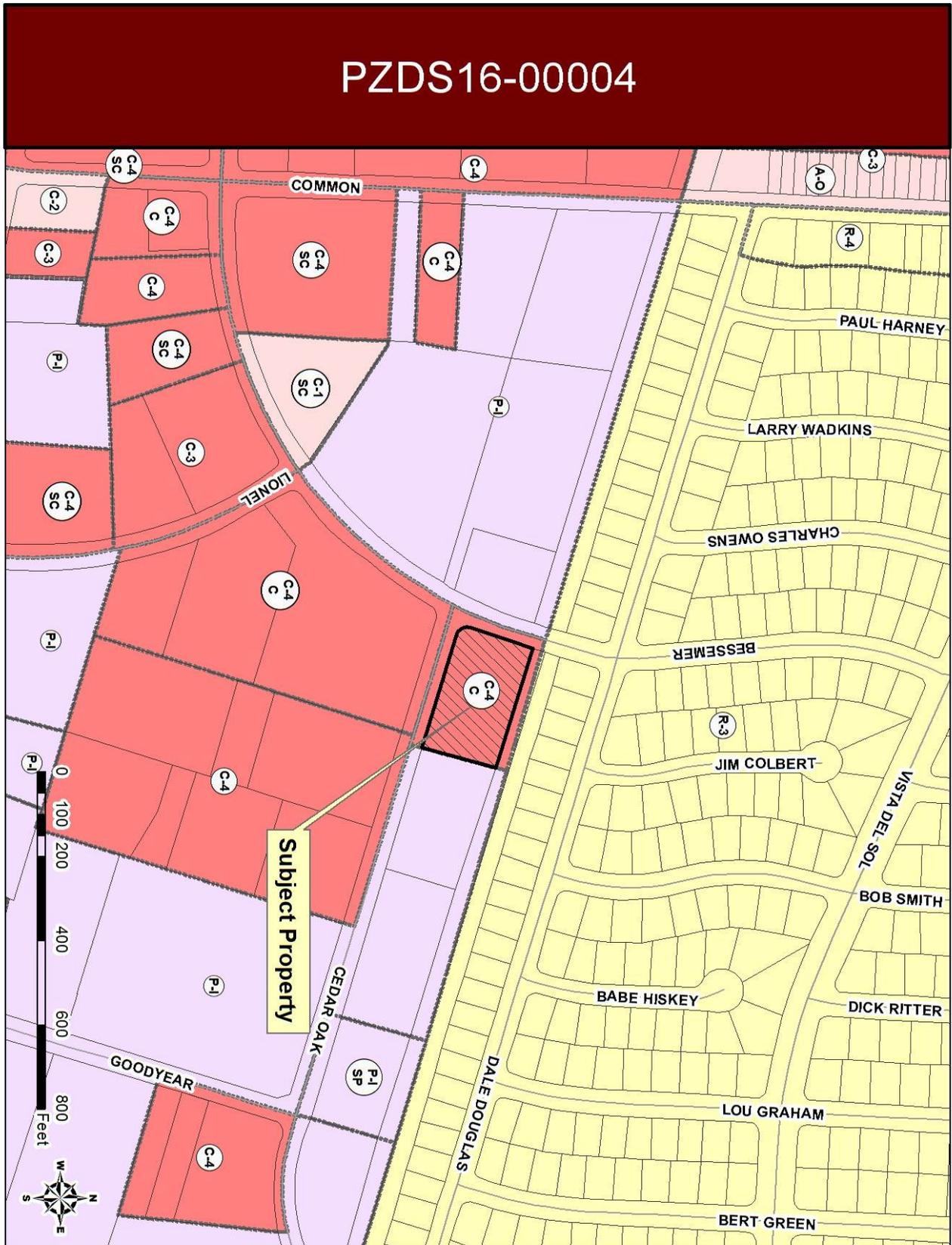
Using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Ordinance No. 14649 dated October 10, 2000

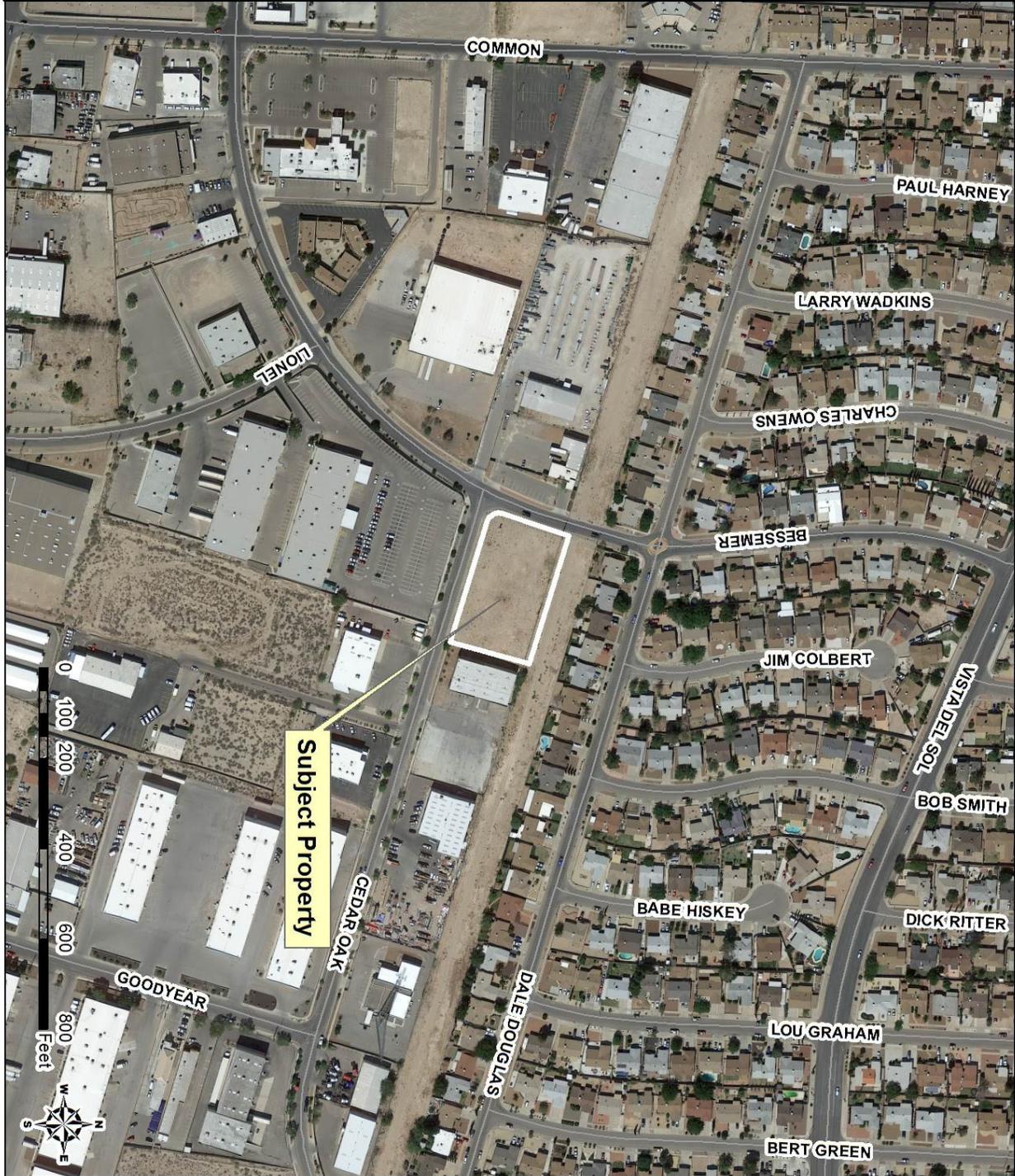
ATTACHMENT 1: ZONING MAP

PZDS16-00004

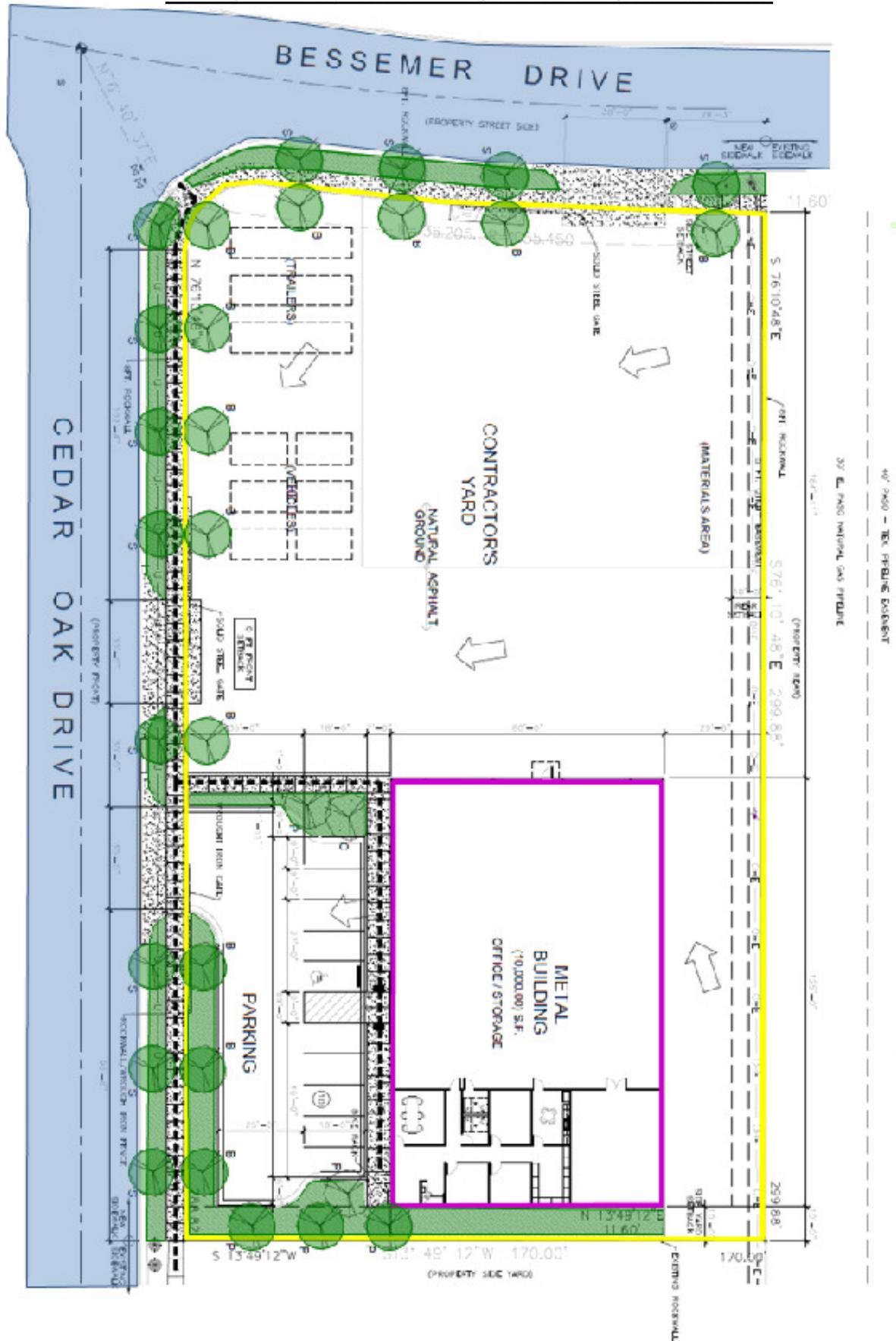


ATTACHMENT 2: AERIAL MAP

PZDS16-00004



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT NO. 5: ORDINANCE NO. 14649 DATED OCTOBER 10, 2000

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014649

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 367, VISTA DEL SOL UNIT 80, CITY OF EL PASO, EL PASO COUNTY, TEXAS (11400 BLOCK OF CEDAR OAK DRIVE) FROM P-I (PLANNED INDUSTRIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning of *Lot 1, Block 367, VISTA DEL SOL UNIT 80, City of El Paso, El Paso County, Texas*, be changed from **P-I (Planned Industrial)** to **C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from **P-I (Planned Industrial)** to **C-4 (Commercial)**, in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Submittal of a Detailed Site Development Plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and City Council prior to the issuance of building permits and certificates of occupancy.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release

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the above condition in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

PASSED AND APPROVED this 10th day of October, 2000.

THE CITY OF EL PASO

[Signature]
Carlos M. Ramirez, P.E.
Mayor

ATTEST:

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
Carolyn J. Catum
Assistant City Attorney

APPROVED AS TO CONTENT:

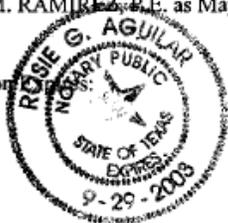
[Signature]
Patricia D. Adauto, Interim Director
Dept. of Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 10th day of October, 2000, by CARLOS M. RAMIREZ, P.E. as Mayor of THE CITY OF EL PASO.

My Commission



[Signature]
Notary Public, State of Texas
Notary's Printed or Typed Name:
Rose G. Aguilar

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ORDINANCE NO. _____

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