



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ12-00006
Application Type: Rezoning
CPC Hearing Date: April 5, 2012
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 10151 Montana Avenue
Legal Description: A portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas
Acreage: 24.35 acres
Rep District: 2
Existing Zoning: C-4 (Commercial)
Existing Use: Vacant
Request: From C-4 (Commercial) to M-1 (Light Manufacturing)
Proposed Use: Sun Metro Operations and Maintenance Facility

Property Owner: City of El Paso
Representative: Quantum Engineering Consultants, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4/ (Commercial) / Vacant
South: C-1/sc (Commercial/special contract) / Vacant and Beer Depot; C-3/c (Commercial/condition)/Vacant and Parking Lot; C-4/c/sc (Commercial, condition/special contract)/ Automobile Sales; C-4 (Commercial)/ Ponding Area, Warehouse/Distribution Center
East: C-4/ (Commercial) / Vacant
West: C-4/ (Commercial) / Vacant

PLAN EL PASO DESIGNATION: O-7 – Urban Expansion (Central and East Planning Area)

NEAREST PARK: Cork Park (2,180 feet)

NEAREST SCHOOL: Edgemere Elementary (4,096 feet)

NEIGHBORHOOD ASSOCIATIONS

Planning Division verified that there are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 21, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

CASE HISTORY

On January 4, 2005, City Council approved a rezoning of the subject property from M-1 (Light Manufacturing) to C-4 (Commercial).

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from C-4 (Commercial) to M-1 (Light Manufacturing) to allow for a Sun Metro operations and maintenance facility. The subject property is included in the Airport's Master Plan as an industrial area. A bus maintenance and operations facility is not a permitted use in the C-4 zoned district and the applicant is requesting an M-1 zone district to allow for this use. Access to the subject property is proposed from Montana Avenue.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from C-4 (Commercial) to M-1 (Light Manufacturing). The rezoning request is compatible with the surrounding land uses and Plan El Paso land use designations. The predominant land use in the area is manufacturing and heavy commercial.

Plan El Paso- Future Land Use Map Designation

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

O-7 – Urban Expansion: Developable land currently owned by the City of El Paso that is master-planned for potential urban expansion using Smart Growth principles. The seven open-space sectors are applied to land that is not currently part of the El Paso’s urban economy. In contrast, the nine growth sectors are applied to urbanized or urbanizing land.

The purpose of the M-1 (Light Manufacturing) district is to provide locations for light-intensity industries involving manufacturing, assembling, distribution, and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

COMMENTS:

Planning Division

Transportation does not object to the proposed rezoning request, but has the following comments to be addressed at the time of permitting:

1. Driveways shall comply with the commercial and industrial standards.
2. Sidewalks shall be provided for the site.

Notes:

1. The site is located along the Montana Rapid Transit System (RTS) corridor. Coordination of bus stops and bus pull in bays shall be coordinated with Sun Metro.
2. Deceleration lanes and access to Montana shall be coordinated and approved by TxDOT.
3. All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in accordance with the current City of El Paso Design Standards for Construction and shall be ADA/TAS compliant.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section.*

The property shall be subject to On-Site Ponding.

The Applicant shall coordinate with TxDOT for access and drainage on Montana.

The Subdivision is within Flood Zone A15,B,and C-“Areas of minimal flooding” – Panel # 480214 0036B, dated October 15, 1982.

* This requirement will be applied at the time of development.

Fire Department

Zoning request does not adversely affect the fire department.

Sun Metro

No comments received.

El Paso Water Utilities

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

1. EPWU does not object to this request.

2. Montana Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Avenue right-of-way requires written permission from TxDOT.

Water:

3. There is an existing 36-inch diameter raw water flow main within the subject property. Due to the proposed development of the subject Property, the El Paso Water Utilities – Public Service Board (EPWU-PSB) requires for the existing 36-inch diameter water flow main to be relocated outside of the Property. All costs associated with the relocation of the described main are the responsibility of the Owner/Developer. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

4. There is an existing 30-inch diameter raw water flow line along Montana Avenue about 45-ft north of the southern property line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

5. There is an existing 12-inch diameter raw water flow line along Montana Avenue approximately 25-ft north of the southern property line.

6. There is an existing 24-inch diameter water main along Montana Avenue that is available for service, the water main is located approximately 80-ft south from the center line of the right-of-way. The Owner/Developer is responsible for any necessary main extension cost.

7. There is an existing 8-inch diameter water main along Carnegie Avenue that is available for service. Said main connects to an existing 20-inch water main at the intersection of Frontage Road and Carnegie Avenue. The Owner/Developer is responsible for any necessary main extension cost.

Sanitary Sewer:

8. There is an existing 8-inch diameter sanitary sewer main along Montana Avenue that is available for service, the sewer main is located approximately 96-ft north from the center line of the right-of-way. The Owner/Developer is responsible for any necessary main extension cost.

General:

9. All easements dedicated for public water and/or sanitary sewer facilities are to comply with the El Paso Water Utilities-Public Service Board (EPWU-PSB) Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24-hours a day, seven (7) days a week.

10. The Owner/Developer shall refrain from constructing rock walls, signs, or any structure that will interfere with the access to the easements.

11. EPWU requires a new service application to provide service 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 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.

2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan