



City of El Paso – City Plan Commission Staff Report

Case No: PZDS14-00005
Application Type Detailed Site Development Plan Review
CPC Hearing Date May 8, 2014
Staff Planner Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location 1225 Barranca Drive
Legal Description A portion of Lot 2E, Block 14, Vista Del Sol Unit Ten Replat, City of El Paso, El Paso County, Texas
Acreage 1.0144 acres
Rep District 7
Existing Use Vacant
Existing Zoning C-4/c (Commercial/conditions)
C/SC/SP/ZBA/LNC C: Ordinance No. 012153 dated November 15, 1994 (see Attachment #5)
Request Detailed Site Development Plan Review per Ordinance No. 012153 dated November 15, 1994
Proposed Use Fabricated metal product manufacturing

Property Owner Jorge Gutierrez
Representative Jesus Jaime

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single-family dwellings
South: C-4/c (Commercial/conditions) / Office Warehouse
East: P-I (Planned Industrial) / Office Warehouse; C-4/c (Commercial/conditions) / Office Warehouse
West: A-2 (Apartment) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards

NEAREST PARK: Reese McCord Park (6,865 feet)

NEAREST SCHOOL: Mesa Vista Elementary (9,042 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 November 15, 1994, City Council approved the rezoning request for the subject property from P-I (Planned Industrial) to C-4 (Commercial) and imposed a condition by Ordinance No. 012153 (see Attachment #5). The conditions required the submittal of a detailed site development plan for review and approval by City Plan Commission and City Council prior to the issuance of any building permits and to provide a 10' wide strip of landscaping within the property, adjacent to Barranca Drive, prior to the issuance of any certificates of occupancy (this condition has been satisfied).

APPLICATION DESCRIPTION

The request is for a Detailed Site Development Plan Review as required by Ordinance No. 012153 (see Attachment #5). The detailed site development plan shows a new 4,000 square foot 1-story manufacturing

and assembling structure. The structure shows a building 20 feet in height. The development requires a minimum of 3 parking spaces and the applicant is providing 6 parking spaces and 3 bicycle spaces. Access to the subject property is proposed from an established private access agreement with adjacent property owners via Barranca Drive.

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.

Note: Detailed Site Development Plan review is required because of a 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, because of a condition imposed on the subject property.

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 have reviewed the detailed site development plan which meets requirements and therefore are recommending approval.

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: 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 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.

City Development Department – Plan Review

No objections.

City Development Department - Landscaping Review

Landscape plan is approved as proposed.

City Development Department - Land Development

No objections.

Fire Department

Recommend Approval of Site Plan Application as presented. NOTE - PZDS14-00005, In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted "Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi-family structures, and Driveways as applicable to following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments. The Fire Planning Division has reviewed the submitted Preliminary Site Plan Application as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

El Paso Water Utilities

We have reviewed the Detailed Site Development Plan above and provide the following comments:

1. EPWU does not object to this request.

Water:

2. There is an existing 8-inch diameter water main extending along Barranca Dr. located approximately 5 feet west of the street centerline. This main is available for service.

3. Previous water pressure tests from fire hydrant #3561 located approximately 125 feet north of the intersection of Barranca Dr. and Marconi Ln. have yielded a static pressure of 95 (psi) pounds per square inch, a residual pressure of 75 (psi) pounds per square inch, and a discharge of 3002 (gpm) gallons per minute.

4. 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:

5. There is an existing 8-inch diameter sanitary sewer main along Barranca Dr. located approximately 10 feet east of the street centerline. This main is available for service.

General:

6. Water and sanitary sewer services will be provided at the Barranca Dr. right of way.

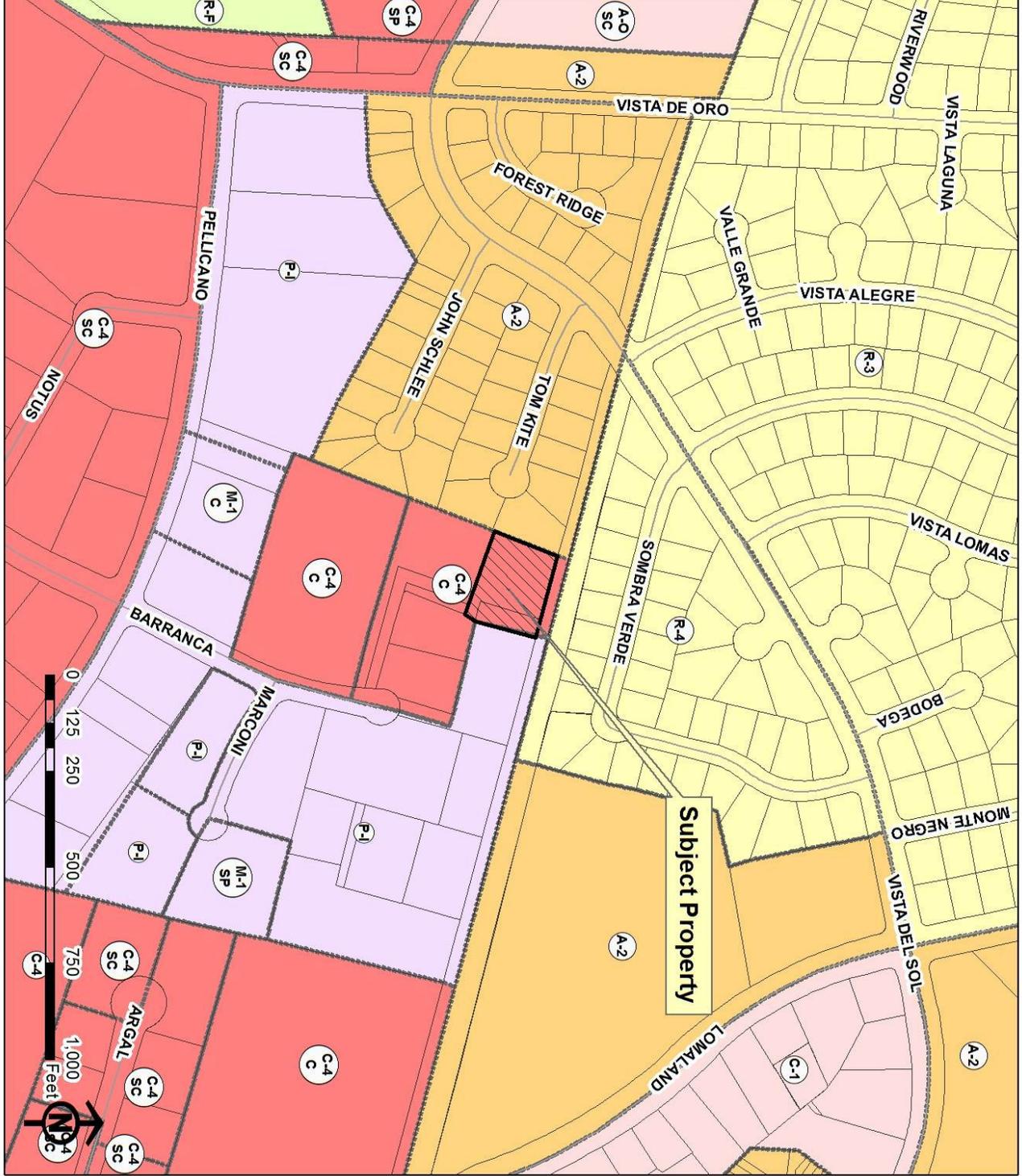
7. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping 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.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Plan
4. Ordinance No. 012153

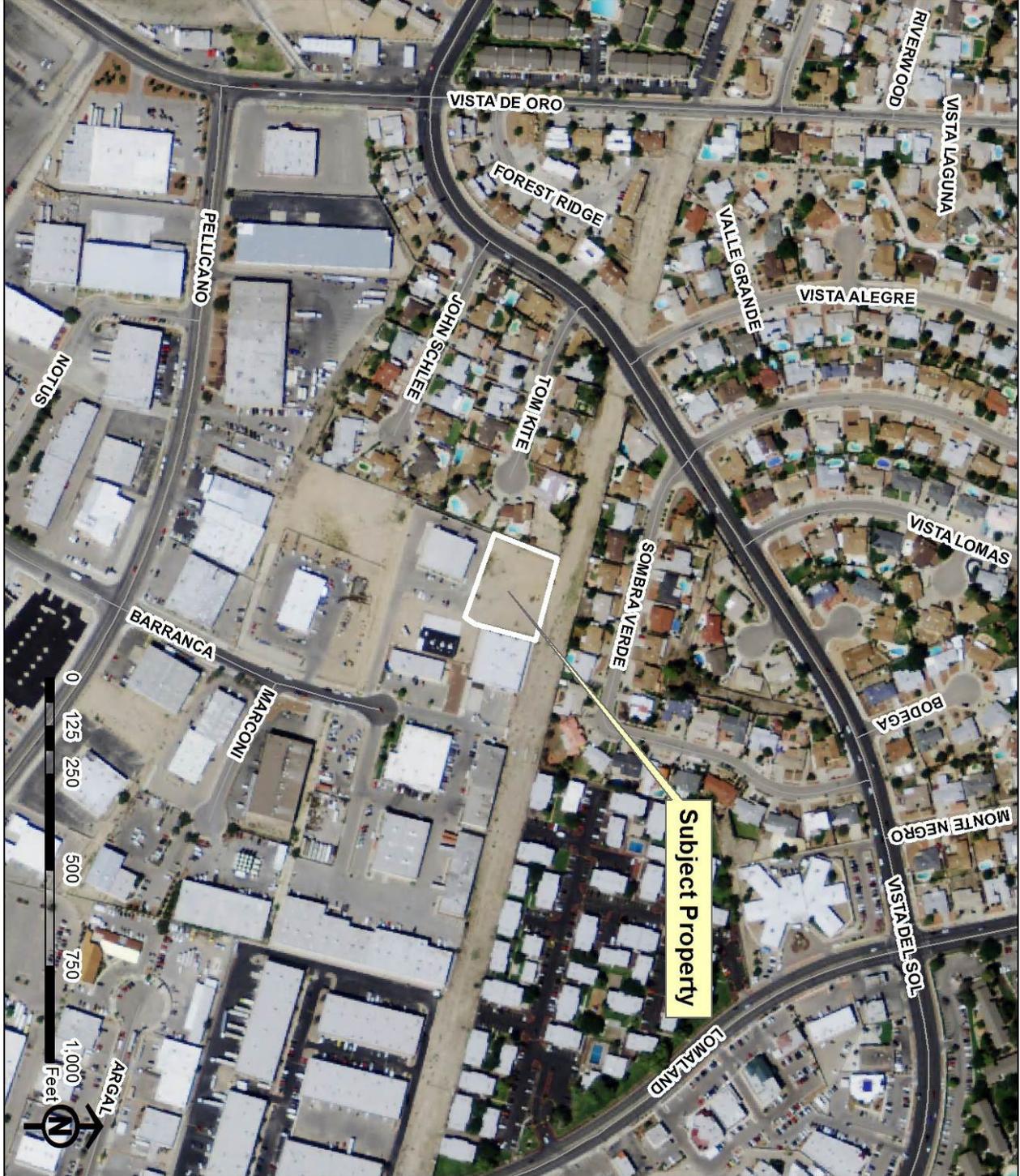
ATTACHMENT 1: ZONING MAP

PZDS14-00005



ATTACHMENT 2: AERIAL MAP

PZDS14-00005



ATTACHMENT 4: ORDINANCE NO. 012153

ORDINANCE NO. 012153

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 2E, BLOCK 14, VISTA DEL SOL, AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE.

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

That the zoning of A PORTION OF LOT 2E, BLOCK 14, VISTA DEL SOL, as more particularly described by metes and bounds in the attached Exhibit "A", 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 conditions which are 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:

1. The applicant is required to submit for review and approval by the City Plan Commission and the Mayor and City Council a detailed site development plan, prior to the issuance of any building permits.
2. Provide a 10' wide strip of landscaping within the property, adjacent to Barranca Drive, prior to issuance of 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

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amend or release the above condition in its discretion without the consent of any third person who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 15th day of Nov., 1994.

THE CITY OF EL PASO

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
Kimberley Mickelson,
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Department of Planning

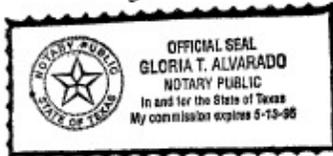
ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 27th day of November, 1994, by LARRY FRANCIS, as Mayor of the CITY OF EL PASO.

My Commission Expires:
May 13, 1995

[Signature]
Notary Public, State of Texas
Notary's Printed or Typed Name:
GLORIA T. ALVARADO



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