



City of El Paso – City Plan Commission Staff Report

Case No: PLRG15-00004
Application Type: Comprehensive Plan Amendment
CPC Hearing Date: May 21, 2015
Staff Planner: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

Location: 135 North Resler Drive
Legal Description: Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Acreage: Parcel 1: 1.8303 acres
Parcel 2: 0.4157

Rep District: 8
Current Zoning: P-R 2/sc (Planned Residential II/special contract)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Special contract attached to Ordinance No. 8107, dated December 23, 1984
Request: Comprehensive Plan Amendment—from O-2 (Natural) to G-4 (Suburban/Walkable) (Related to PZCR15-00002, PZRZ15-00011)
Proposed Use: Self-storage and light retail

Property Owner: Armour Self Storage I, Limited Partnership
Representative: Etzold & Co (David Etzold)

North: R-3 (Residential) / Single-family dwelling
South: C-1/sc (Commercial/Special contract) and C-2/sc (Commercial/special contract) / Retail
East: A-2/sc (Apartment/Special contract) & A-2 (Apartment) & C-3/sc (Commercial/special contract)
West: R-3 (Residential) / Single-family dwelling

PLAN EL PASO DESIGNATION: O-2, Natural (Northwest Planning Area)

NEAREST PARK: Irwin J. Lambka Park (2,609 feet)

NEAREST SCHOOL: Coronado High School (1,313 feet)

APPLICATION DESCRIPTION

The request is for a Comprehensive Plan Amendment Future Land Use Map Designation amendment from O-2 (Natural) to G-4 (Suburban Walkable). The proposal is to build a self-storage facility on 0.41 acres of the subject property, and sell the remaining portion to the City of El Paso for permanent open space and storm water capture. This case is related to PZRZ15-00011, which requests to rezone the subject property from P-R 2/sc (Planned Residential II/special contract) to C-2 (Commercial), and to PZCR15-00002, which requests that the subject property be released from conditions related to an apartment complex previously proposed for the subject property. The special contract limited the height of the (then) proposed apartments, and also prohibits the connection of Majorca Court to Mesa Street (see PZCR15-00002 staff report).

In a proposed plat that has already been prepared in anticipation of the City's acquisition of the arroyo on the subject property, the area that is proposed to be conveyed has been listed as "permanent open space." Upon the successful filing and approval of the plat, that designation will become binding.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the Comprehensive Plan Amendment Future Land Use Map Designation amendment request as it furthers the goals of Plan El Paso, the City's Comprehensive Plan.



