



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ16-00001  
**Application Type:** Rezoning  
**CPC Hearing Date:** July 28, 2016  
**Staff Planner:** Andrew Salloum, 915-212-1643, salloumam@elpasotexas.gov

**Location:** 988 Kessler Drive  
**Legal Description:** A portion of Lot 2, Block 4, Kessler Industrial District Unit 2, City of El Paso, El Paso County, Texas  
**Acreage:** 1.77 acres  
**Rep District:** 7  
**Existing Zoning:** P-I (Planned Industrial)  
**Existing Use:** Parking lot  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From P-I (Planned Industrial) to C-4 (Commercial)  
**Proposed Use:** Contractor equipment (sale, storage, repair, & rental), expansion

**Property Owner:** Instituto de Fomento Familiar Inc.  
**Applicant:** Chris Richards  
**Representative:** Eduardo Herrera

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4/sc (Commercial/special contract) / Contractor equipment (sale, storage, repair, & rental)  
**South:** P-I (Planned Industrial) / Vino Nuevo De El Paso Church  
**East:** C-4/sc (Commercial/special contract) / Office warehouse  
**West:** C-4/sc (Commercial/special contract) / Contractor equipment (sale, storage, repair, & rental)

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

**NEAREST PARK:** Gran Vista Estates #1 Park (4,038 feet)

**NEAREST SCHOOL:** Loma Terrace Elementary (6,694 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Mission Valley Civic Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on July 13, 2016. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from P-I (Planned Industrial) to C-4 (Commercial) in order to allow for an expansion of a parking lot to support the existing contractor equipment business. Contractor equipment is not permitted in P-I (Planned Industrial) district, therefore necessitating the rezoning change. The subject property is 1.77 acres in size. The detailed site development plan shows a parking lot for contractor equipment without any structure. Access to the subject property is proposed from Kessler Drive.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from P-I (Planned Industrial) to C-4 (Commercial) with the following condition:

*That a detailed site development plan be reviewed and approved per El Paso City Code prior to building permits being issued.*

The site plan submitted with the application for rezoning shall satisfy the condition for a detailed site development plan.

The recommendation is based on the compatibility with surrounding land use and the existing C-4 (Commercial) zoned properties to the north, east, and west of the subject property and compliance with the Plan El Paso land use designations G-7, Industrial and/or Railyards and goals & policies in the Mission Valley Planning Area.

#### **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 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.

#### **Plan El Paso - Goals & Policies**

Goal 1.9: The regional economy depends heavily on manufacturing. The City of El Paso will designate ample land that is well-suited for industrial facilities that are best located north of the border and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. These policies apply to land in the G-7 "Industrial" growth sector on the Future Land Use Map.

Policy 1.9.5: Obsolete industrial sites and railyards pose technical challenges to redevelopment but are often ideally located within the City to offer new choices and opportunities for El Paso residents. The City should take affirmative steps to maximize this potential. These sites are generally in the G-7 "Industrial" growth sector on the Future Land Use Map.

#### **COMMENTS:**

##### **Planning Division - Transportation**

Traffic Impact Analysis (TIA) is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

##### **Planning and Inspections Department – Building and Development Permitting**

No objections to proposed rezoning.

##### **Planning and Inspections Department - Land Development**

No objections to rezoning.

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. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**TXDOT -**

Not on State ROW.

**Street and Maintenance Department**

TIA is required if they do not make a detailed site development plan as part of the rezoning

**Fire Department**

Recommend approval.

**Sun Metro**

Sun Metro does not oppose this request.

**El Paso Water Utilities**

EPWU-PSB Comments

1. EPWU does not object to this request.

Water:

2. There is an existing 12-inch diameter water main that extends along Kessler Dr., located approximately 10 foot east of the right of way centerline. This main is available for service.

3. Previous water pressure tests from fire hydrant # 5249 located approximately 465 feet west of the intersection of Castner and Kessler have yielded a static pressure of 88 (psi) pounds per square inch, a residual pressure of 84 (psi) pounds per square inch, and a discharge of 882 (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 that extends along Kessler Dr., approximately 10 feet west of the right-of-way centerline. This main terminates approximately 375 feet from the intersection of Kessler Dr. and Castner Dr. The manhole is approximately 3 feet in depth. Sanitary sewer service is critical. EPWU-PSB cannot commit to provide sanitary sewer service at this time.

General:

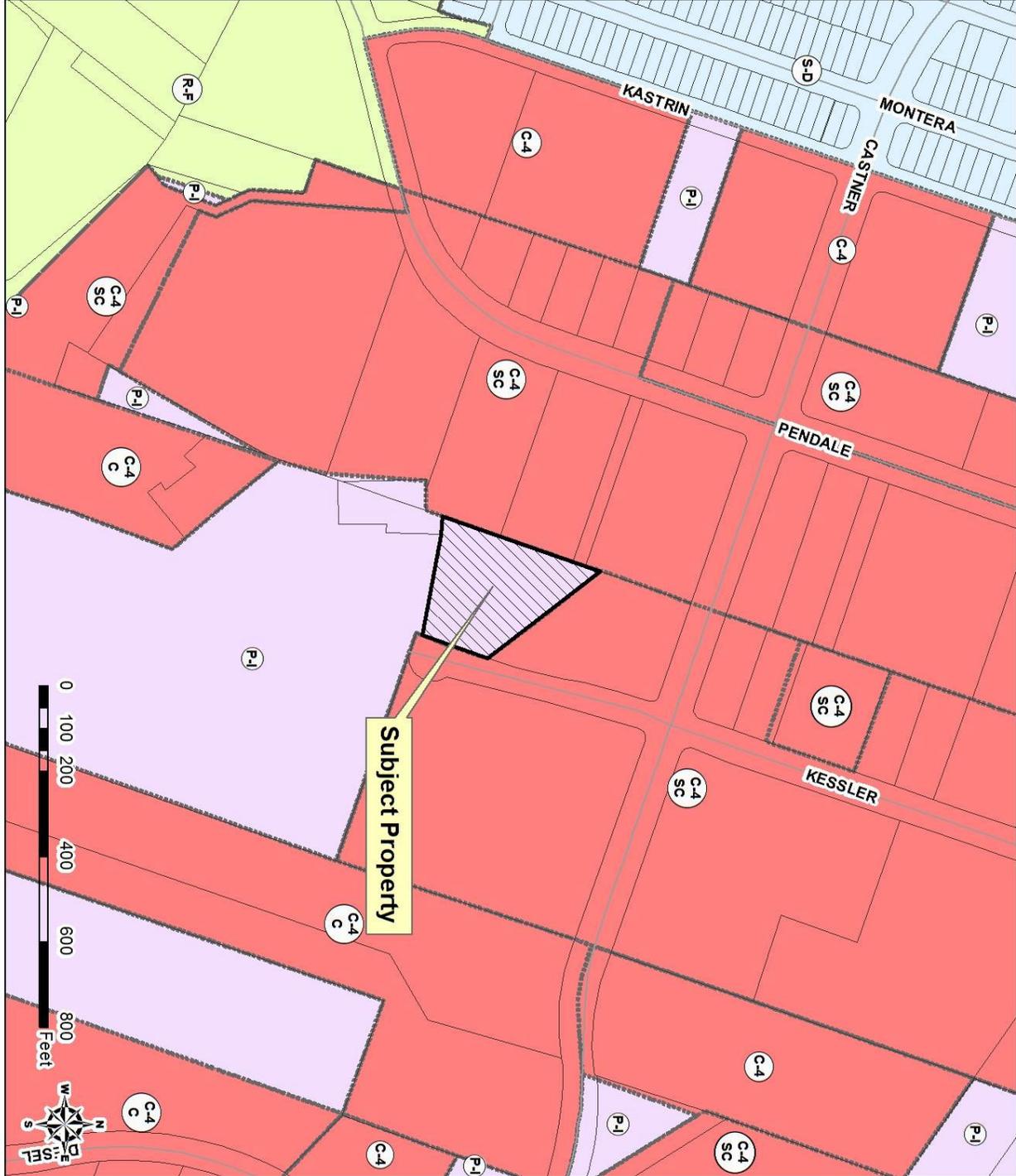
6. EPWU-PSB requires a new service application to provide additional services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with 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.

**Attachments:**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan

ATTACHMENT 1: ZONING MAP

PZRZ16-00001



ATTACHMENT 2: AERIAL MAP

PZRZ16-00001



ATTACHMENT 3: FUTURE LAND USE MAP

