City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No:	PZDS15-00013
Application Type:	Detailed Site Development Plan Review
CPC Hearing Date:	August 13, 2015
Staff Planner:	Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov
Location:	6600 Desert North Boulevard
Legal Description:	Lot 2B, Block 3, Northwestern Corporate Center, Unit Four, Amending Subdivision, City of El Paso, El Paso County, Texas
Acreage:	13.22
Rep District:	1
Existing Zoning:	C-4/c (Commercial/condition)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	Condition: Ordinance No. 14949 dated October 2, 2001
Request:	Detailed Site Development Plan Review per Ordinance No.14949
Proposed Use:	Clinic
Property Owner:	El Paso County Hospital dba University Medical Center of El Paso
Applicant:	James Valenti
Representative:	Maria Zampini

SURROUNDING ZONING AND LAND USE

North: M-1/sc (Light Manufacturing/special contract) / General warehouse
South: C-4/sc (Commercial/special contract) / General warehouse
East: M-1/sc (Light Manufacturing/special contract) / General warehouse
West: C-3 (Commercial) / Retail and vacant; C-4/sc (Commercial/special contract) / Vacant

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Northwest Planning Area)
NEAREST PARK: Cimarron #1 Park (4,879 feet)
NEAREST SCHOOL: Hut Brown Middle School (7,328 feet)

NEIGHBORHOOD ASSOCIATION

Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Save the Valley

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 2, 2001, the subject property was rezoned from M-1 (Light Manufacturing) to C-4 (Commercial) with the following condition imposed by Ordinance No. 14949 (Attachment 5):

> *Submittal of a detailed site development plan for approval by the City Plan Commission and City Council prior to the issuance of a building permit or certificate of occupancy. Any change in use or substantial changes to the proposed design shall necessitate resubmittal of a detailed site development plan under the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code.*

The condition will be satisfied by this detailed site development plan application.

APPLICATION DESCRIPTION

The request is for a detailed site development plan review as required by Ordinance No. 14949 dated October 2, 2001. The detailed site development plan shows a new 44,892 sq. ft. clinic, 28 feet in height. The development requires a maximum of 179 parking spaces and the applicant is providing 179 parking spaces and 9 bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is proposed from Desert North Boulevard.

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 due to 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, 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 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
No objections to detailed site development plan.

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.

TXDOT
No objections.

Planning and Inspections Department – Plan Review
No objections.

Planning and Inspections Department – Landscaping Division
As per calculations the submitted plans meet minimum code requirements.

Planning and Inspections Department – Land Development
No objections.

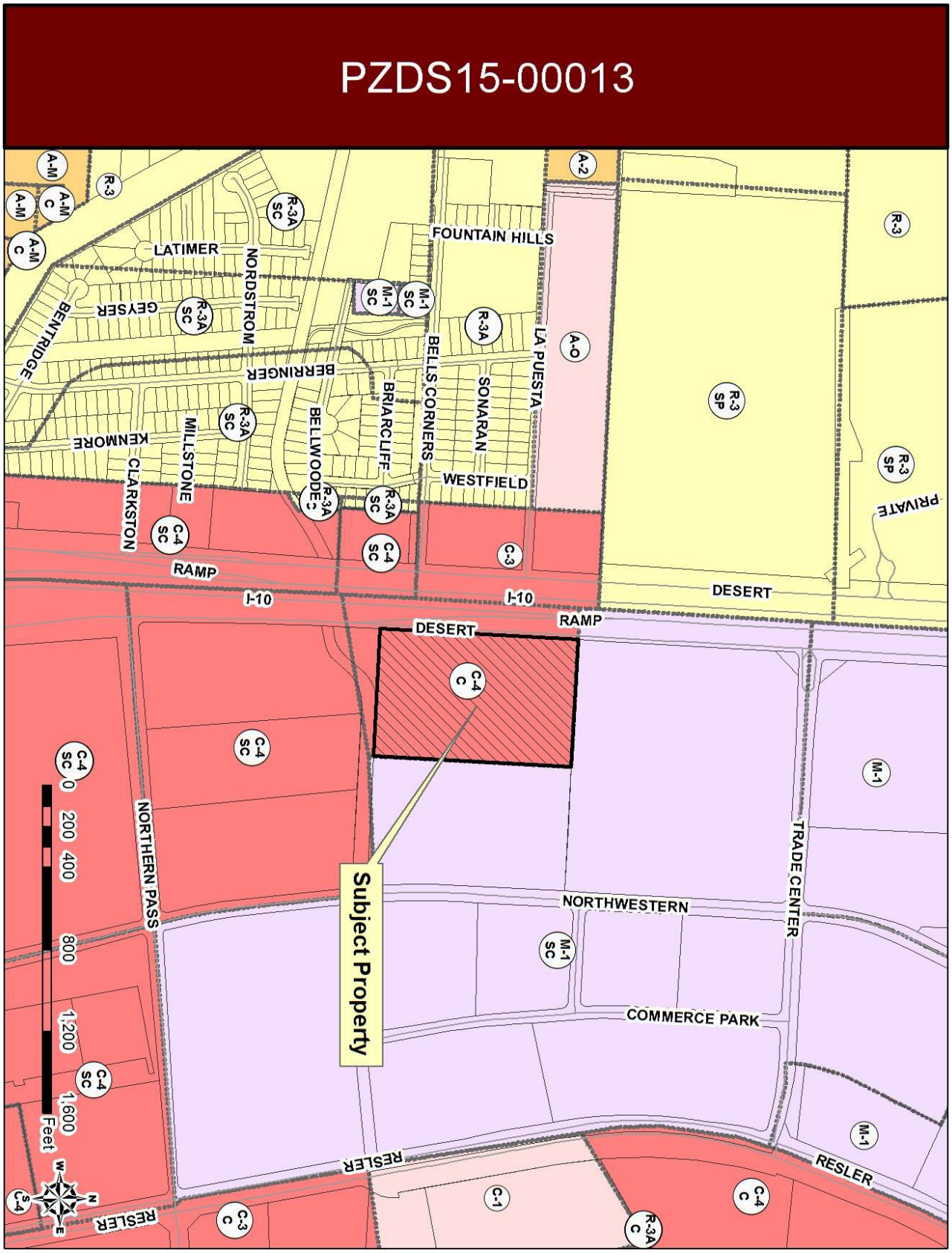
Fire Department
Detailed Site Plan does not adversely affect the Fire Department. Please note that fire hydrants are not being reviewed at this time and additional requirements may apply.

Sun Metro
Sun Metro does not oppose this request. Recommends the construction of sidewalks.

El Paso Water Utilities
1. EPWU does not object to this request.
EPWU-PSB Comments
Water
2. There is an existing 16-inch diameter water main within a 20-foot wide water and sewer easement that is located east of and parallel to the western property line. This main is located 5-feet east of the western property line. No direct service connection are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations. Water service requires the extension from a main of lesser diameter.
3. Previous water pressure tests from fire hydrant #6540 located at the northeast corner of Market Center Drive and Northwestern Drive have yielded a static pressure of 120 pounds per square inch (psi), a residual pressure of 108 psi and a discharge of 1404 gallons per minute. 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
4. There is an existing 12-inch diameter sewer main within the 20-foot wide water and sewer easement. This main is located 15-feet east of the western property line and it is available for service.
5. There is an existing 8-inch diameter sewer main within a 20-foot wide utility easement that is located south of and parallel to the northern property line. This main is located at the centerline of the easement and it is available for service. Also, there is an existing 12-inch diameter sewer main within a 30-foot wide utility easement that is located north of and parallel to the southern property line. This main is located 2-feet south of the northern easement line and it is available for service.
General
6. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed and collected by EPWU prior to the issuance of a Building Permit.
7. During the site improvement work, the Owner/Developer shall safeguard all existing sewer mains, and appurtenant structures.
8. EPWU requires a new service application to provide service to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current 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.

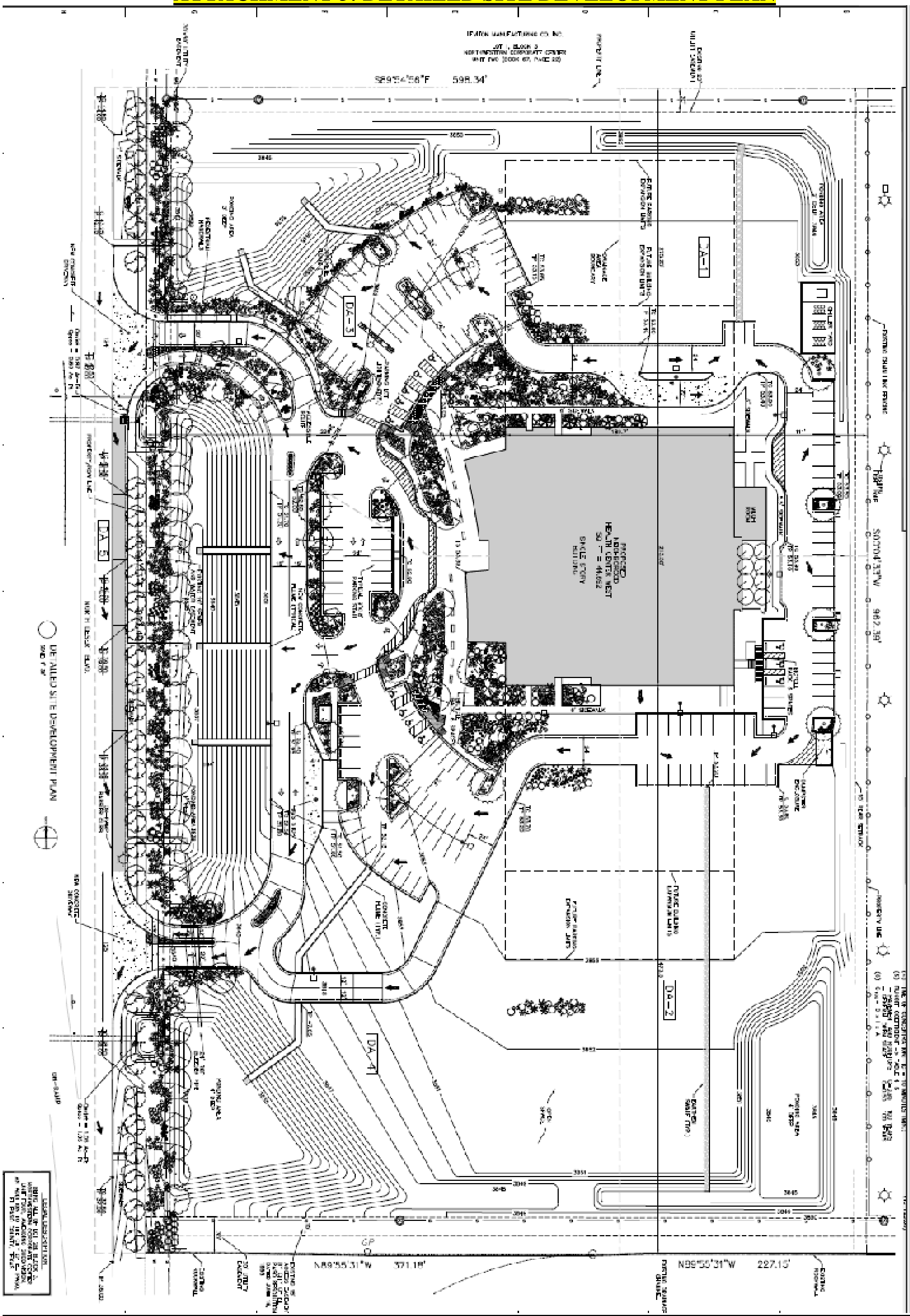
Attachments
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Ordinance No. 14949 dated October 2, 2001

ATTACHMENT 1: ZONING MAP

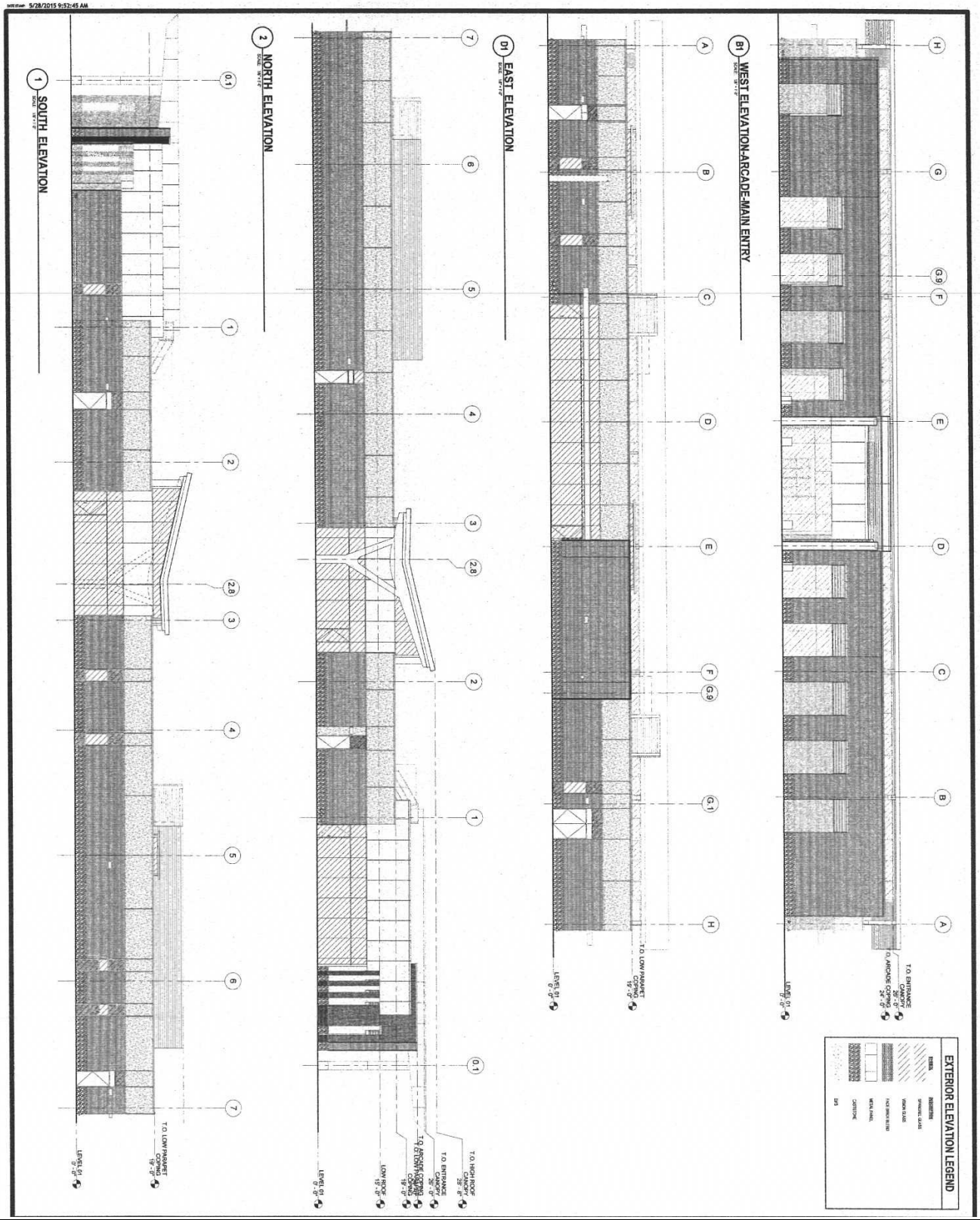


ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 3: ELEVATION



1MD

014949

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 2, BLOCK 3, NORTHWESTERN CORPORATE CENTER UNIT 4, EL PASO, EL PASO COUNTY, TEXAS (6600 BLOCK OF NORTH DESERT BOULEVARD) FROM M-1 (LIGHT-MANUFACTURING) 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 *a portion of Lot 2, Block 3, NORTHWESTERN CORPORATE CENTER UNIT 4, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from M-1 (Light Manufacturing) 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.

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 M-1 (Light Manufacturing) 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 for approval by the City Plan Commission and City Council prior to the issuance of a building permit or certificate of occupancy. Any change in use or substantial changes to the proposed design shall necessitate resubmittal of a detailed site development plan under the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code.

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

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 2nd day of October, 2001

THE CITY OF EL PASO

Raymond C. Caballero
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Carolyn J. Celum
Assistant City Attorney

APPROVED AS TO CONTENT:

Verónica Rosales, AICP, Chief Urban Planner
Dept. of Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2001, by RAYMOND C. CABALLERO as Mayor of **THE CITY OF EL PASO**.

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:

CJC:pmc\#79290 01-149 2 9/7/01

ORDINANCE NO._____ **Zoning Case No. ZC-01049**

Property description: A 14.008-acre portion of Lot 2, Block 3, Northwestern Corporate Center Unit Four, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 14.008-acre portion of Lot 2, Block 3, Northwestern Corporate Center Unit Four (Book 70, Page 46, Plat Records, El Paso County, Texas) El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common easterly corner of Lots 1 and 2, Block 3, Northwestern Corporate Center Unit Four, said point also lying on the westerly right-of-way of Northwestern Drive (90-foot right-of-way); Thence, North 89°55'27" West, along the common boundary between Lots 1 and 2, a distance of 606.66 feet to the **POINT OF BEGINNING** of this description;

THENCE, South 00°04'33" West, a distance of 962.39 feet to the common boundary between Lot 2, Block 3, Northwestern Corporate Center Unit Four and a platted 60-foot drainage right-of-way;

THENCE, along said common boundary, the following courses:

North 89°55'31" West, a distance of 227.16 feet;

244.54 feet along the arc of a curve to the left, having a radius of 280.00 feet, a central angle of 50°02'20", and a chord which bears South 65°03'19" West, a distance of 236.84 feet;

South 40°02'09" West, a distance of 94.61 feet;

109.17 feet along the arc of a curve to the right, having a radius of 125.00 feet, a central angle of 50°02'18", and a chord which bears South 65°03'18" West, a distance of 105.73 feet to the easterly right-of-way of U.S. Interstate Highway No. 10 (350-foot right-of-way);

THENCE, North 00°04'33" East, along said right-of-way, a distance of 1179.80 feet to the common boundary between Lots 1 and 2, Block 3, Northwestern Corporate Center Unit Four;

THENCE, South 89°55'27" East, along said common boundary, a distance of 598.34 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 14.008 acres (610,208 square feet) of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. AN EXHIBIT DRAWING OF EVEN DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors

Robert R. Seipel, R.P.L.S.
President
Texas License No. 4178

Job Number 00-0069B
July 17, 2001

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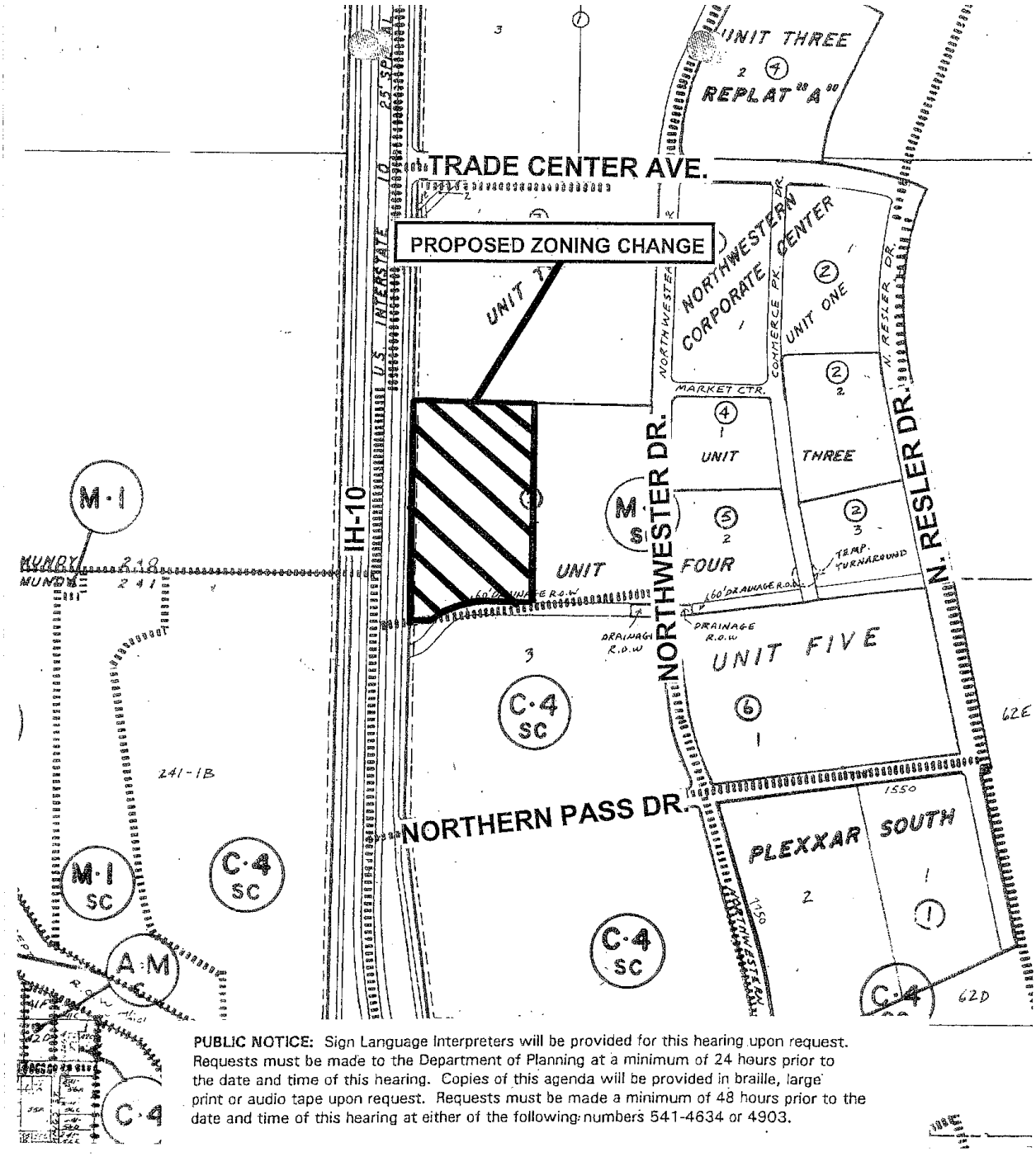

PUBLIC NOTICE: Sign Language Interpreters will be provided for this hearing upon request. Requests must be made to the Department of Planning at a minimum of 24 hours prior to the date and time of this hearing. Copies of this agenda will be provided in braille, large print or audio tape upon request. Requests must be made a minimum of 48 hours prior to the date and time of this hearing at either of the following numbers 541-4634 or 4903.

↑	SCALE	GENERAL LOCATION MAP	CASE NUMBER
NORTH	1" = 600'		ZC-01049