City of El Paso – City Plan Commission Staff Report
REVISED

Case No:	PZRZ15-00029
Application Type:	Rezoning
CPC Hearing Date:	October 22, 2015
Staff Planner:	Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location:	12525 Montana Avenue
Legal Description:	Parcel 1: Tract 6A2A, Section 33, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas Parcel 2: Tract 11C1, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage:	4.2555
Rep District:	5
Existing Zoning:	R-F (Ranch-Farm)
Existing Use:	Food Truck Lot
C/SC/SP/ZBA/LNC:	N/A
Request:	From R-F (Ranch-Farm) to C-4 (Commercial)
Proposed Use:	Self-Storage Warehousing
Property Owner:	Robert Barron, Armando Barron, and Daniel Barron
Representative:	CAD Consulting Co.

SURROUNDING ZONING AND LAND USE
North: R-F (Ranch-Farm) & C-4 (Commercial) / Vacant
South: C-4/c (Commercial/condition) and ETJ / Vacant and Retail
East: C-4 (Commercial) / Laundry
West: R-F (Ranch-Farm) / County Jail

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)
NEAREST PARK: Tres Suenos Park (3,744 feet)
NEAREST SCHOOL: Hurshel Antwine Elementary School (3,091 feet)

NEIGHBORHOOD ASSOCIATIONS
Eastside Civic Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on October 8, 2015. Planning has not received any communications in support or opposition to the rezoning request.

APPLICATION DESCRIPTION
The property owner is requesting a rezoning from R-F (Ranch-Farm) to C-4 (Commercial). The proposed use is a self-storage warehouse facility, comprised of three storage buildings and an office building, totaling 56,160 sq. ft. The development requires 12 parking spaces and provides 13, to include ADA and bicycle parking. Vehicular access is proposed from Montana Avenue.

Planning and Inspections Department – Planning Division Recommendation
The Planning Division recommends **approval with a condition** of rezoning the subject property from R-F (Ranch-Farm) to C-4 (Commercial) as follows:

"A detailed site development plan shall be approved by the City Plan Commission

prior to the issuance of building permits, and that the detailed site plan submitted with the rezoning application satisfies this condition. Should the use or site design of the property change, a new detailed site development plan approval by the City Plan Commission shall be required"

The proposed zoning district is consistent with the commercial zoning districts in the immediate area. Furthermore, the proposed development is compliant with the proposed G-4 Suburban (Walkable) land use designation in the East Planning Area.

Plan El Paso-Future Land Use Map Designation
All applications for rezoning shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The C-4 (Commercial) district is intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provides a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation
No objections. A TIA will be required.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development
No objection.

Planning and Inspections Department – Plan Review
At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping
At the time of submittal for building permits the project will need comply with all applicable provisions of the IBC, TAS and local municipal code.

Streets and Maintenance
A TIA waiver has been granted, as the number of trips generated by mini-warehouses is less than the minimum threshold required for a TIA.

Texas Department of Transportation (TxDOT)
Once owner is ready to develop this land, he or his engineering consultant needs to submit a request for access and grading and drainage plans to TxDOT for review and approval. Please have requestor contact TxDOT to request the Forms and additional information to prepare his request.

Sun Metro
Sun Metro does not oppose this request. Rt. 51 has a bust stop approximately 580 ft. west of subject property.

El Paso Fire Department
Rezoning does not adversely affect the Fire Department.

El Paso Water Utilities
1. EPWU does object to this request.
2. The subject property is located within the Eastside Annexation area. Annexation fees are due at the time of new service application for individual water meters within the subject property.

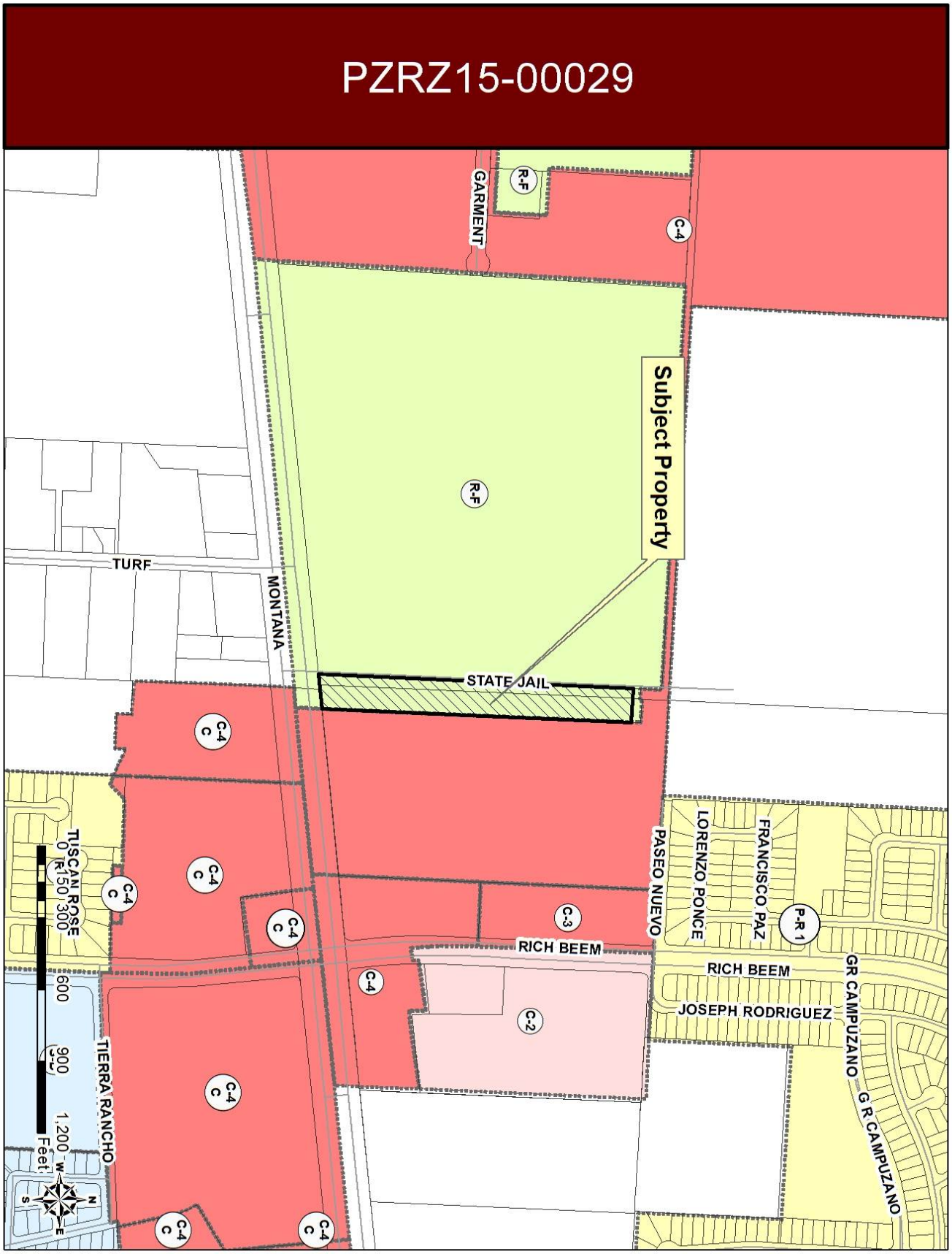
Water:
There is an existing 16-inch diameter water main extending along Montana Avenue that is available for service, the water main is located approximately 12-ft south from the southern property line.

Sanitary Sewer:
There is an existing 12-inch diameter sanitary sewer main extending along Montana Avenue that is available for service, the sewer main is located approximately 300 feet east from the southeastern subject property line and 5-ft south from the northern right-of-way line. Service to the subject property can be provided with an extension an 8-inch diameter sanitary sewer main from the existing 12-inch diameter sewer main within a 20-ft PSB easement.

General:
EPWU requires a new service application to provide additional 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.

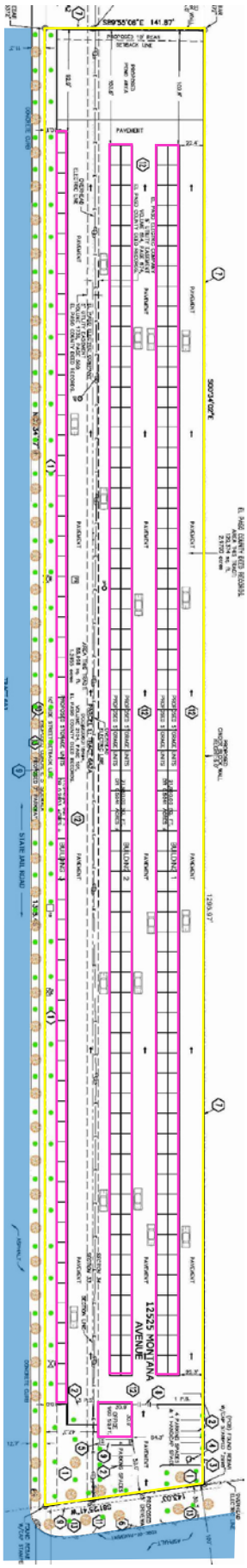
Attachments
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP



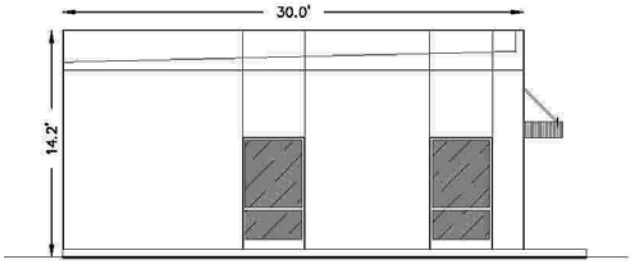
ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

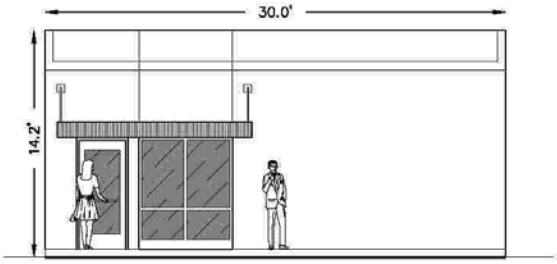


ATTACHMENT 4: ELEVATIONS

OFFICE VIEWS

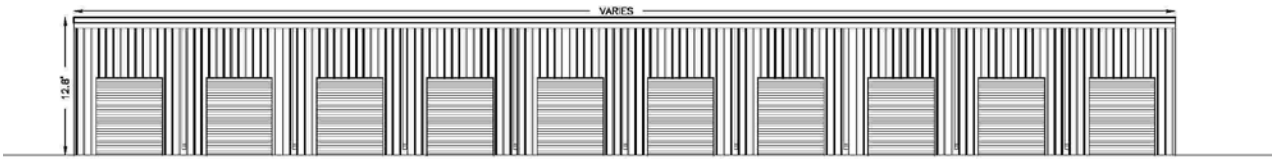


FRONT VIEW
N.T.S.



SIDE VIEW
N.T.S.

MINI-STORAGES VIEWS



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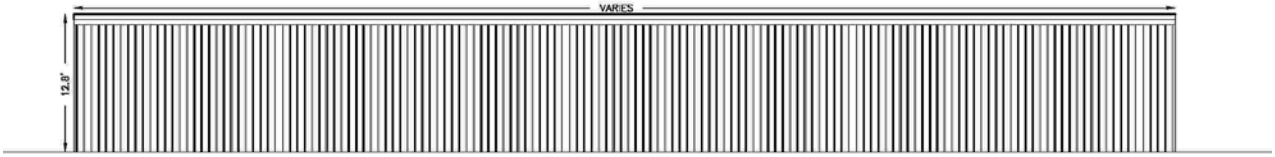
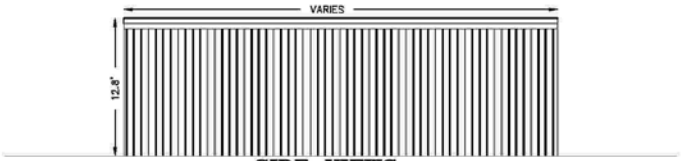


REAR VIEW
N.T.S.



SIDE VIEWS
N.T.S.