



City of El Paso – City Plan Commission Staff Report

Case No: PZDS11-00020
Application Type Detailed Site Development Plan
CPC Hearing Date November 17, 2011
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location: 10201 Dyer Street
Legal Description: Lots 1 thru 21, Parkland Addition, City of El Paso, El Paso County, Texas
Acreage: 4.039 acres
Rep District: 4
Existing Zoning: C-1/sc (Commercial/special contract)
Existing Use: Vacant
Request: Detailed Site Plan Review per Ordinance No. 4905, dated July 21, 1972
Proposed Use: Self Storage Facility

Property Owner: The Herman Trust
Representative: Gustavo C. Quintana and Arnold B. Peinado Jr.

SURROUNDING ZONING AND LAND USE

North: C-1/sc (Commercial/special contract) / vacant, commercial warehouse
South: C-3 (Commercial) / mobile home sales business
East: C-3/sc (Commercial/special contract) / Mobile Home Park
West: R-4 (Residential) / single-family residential

Plan for El Paso Designation: Mixed-Use (Northeast Planning Area)
Nearest Park: Franklin Park (3,092 feet)
Nearest School: Parkland Elementary, Parkland High (2,363 feet)

NEIGHBORHOOD INPUT

Notice of the public hearing is not required on detailed site development plans per Section 20.04.520, Notice.

APPLICATION DESCRIPTION

The proposed site plan shows 4 buildings that will include 421 self-storage units that vary in size from 25 sq. ft. to 540 sq. ft., 10 of the units are for enclosed recreational vehicle (RV) storage, 17 outdoor recreational vehicle (RV) parking spaces, a 1,200 sq. ft. office with an apartment, a bicycle rack, 18 parking spaces, and on-site ponding areas. Access is proposed via Deer Avenue and Grouse Road.

The City Plan Commission previously approved a detailed site plan on February 14, 2008, for a portion of this property with a note on the plan stating future development for Phase II (see Attachment 3). The applicant has changed the layout of the previous approved site plan and is now proposing to develop the whole lot, therefore requiring resubmittal of a new application and site plan, with approval by the City Plan Commission.

Current conditions on the property:

1. First Party will, at no cost to the City and upon demand by the City, dedicate a sufficient amount of the property on the west side of Dyer Street for right of way for a deceleration lane on the west side of Dyer Street, to be approved by the Traffic and Transportation Department and other interested City departments.

- *No right of way for a deceleration lane on the west side of Dyer Street has been requested.*
- 2. First Party will, as part of the development of the property, develop and maintain 25 feet wide landscaped setbacks from the right of way along both sides of Dyer Street, and will build sidewalks along both sides of Dyer Street.
 - 25 feet wide landscaped setback from the right of way along Dyer Street has been provided on the detailed site plan.
- 3. No development of any kind will be done on the property and no building permits will be issued for construction thereon until after site development plans and architectural plans have been approved by the Plan Commission.
 - Plans have been submitted for approval by the Plan Commission by the applicant.

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 and complies with the zoning conditions.

The Plan for El Paso –City-wide Land Use Goals

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of the C-1 (Commercial) Neighborhood Commercial District is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for detailed site development plan review and offered no objections to Planning Staff's recommendation for approval.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Services Department – Landscaping

No comments received

Engineering & Construction Management Services Department – Land Development

No objections.

Fire Department

Recommend approval.

-Subject to Fire Code compliance of all buildings constructed.

Department of Transportation

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

El Paso Water Utilities

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

Water

Along Grouse Street between Fertell Street and Deer Avenue there is an existing six (6) inch diameter water main.

Along Deer Avenue between Grouse Street and Dyer Street there is an existing eight (8) inch diameter water main.

Along Dyer Street fronting the subject Property there is an existing sixteen (16) inch diameter water transmission main. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations.

Previous water pressure readings conducted on fire hydrant number 4039 located along Deer Avenue at approximately 70 feet west of Dyer Street have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 86 psi, discharge of 1,186 gallons per minute (gpm).

Private water pressure regulating devices will be required at the discharge side of each water meter. The Property owner shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Sanitary Sewer

Along Grouse Street between Fertell Street and Deer Avenue there is an existing eight (8) inch diameter sanitary sewer main.

Along Deer Avenue between Grouse Street and Dyer Street there is an existing twelve (12) inch diameter sanitary sewer main.

Along Dyer Street fronting the subject Property there are no existing sanitary sewer mains.

General

Dyer Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Dyer Street right-of-way requires written permission from TxDOT.

If the City of El Paso Fire Department requires additional fire hydrants on public right-of-way and/or an on-site fire protection system within the private property, the property owner is responsible for all costs incurred to extend, relocate and construct water mains and appurtenances to provide this service.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan review application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.

3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan approved 2-14-08
4. Proposed Detailed Site Development Plan
5. Elevations
6. Ordinance No. 4905

ATTACHMENT 1: ZONING MAP

PZDS11-00020

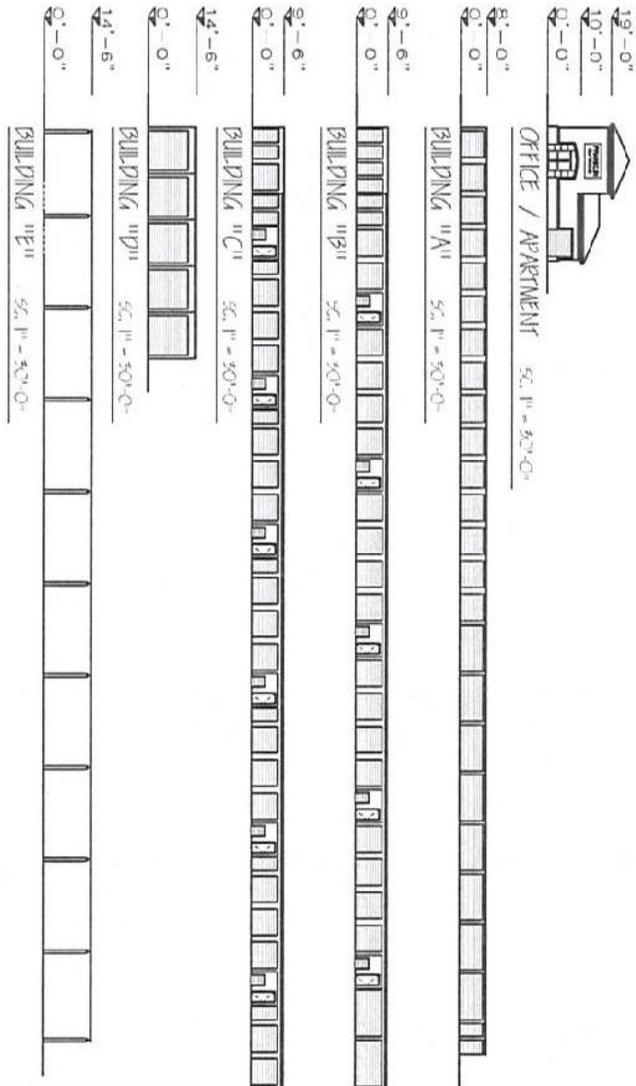


ATTACHMENT 2: AERIAL MAP

PZDS11-00020



ATTACHMENT 5: ELEVATIONS



LEGAL DESCRIPTION:
 PAR. AND ADDITION ALL OF LOTS 16, 17, 18, 19, 20, & 21
 CITY OF EL PASO EL PASO COUNTY TEXAS

NOTE: ALL EXISTING AND / OR PROPOSED PAIRS OF TRAVEL ACCESSIBLE SIDEWALKS, IN ELONGATE ACCESS DRUG RAMPS AND DOWNLAYS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION AND SHALL BE ADA/1195 COMPLIANT.

ATTACHMENT 6: ORDINANCE NO. 4905

AN ORDINANCE CHANGING THE ZONING OF TRACTS 16 THROUGH 23 AND TRACTS 72 THROUGH 75, PARKLAND ADDITION, THE PENALTY BEING AS PROVIDED IN SECTION 25-10 OF THE EL PASO CITY CODE

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

That the zoning of Tracts 16 through 23, Parkland Addition be changed to C-1 and Tracts 72 through 75, Parkland Addition be changed to C-3 within the meaning of the Zoning Ordinance, and the zoning map of the City be revised accordingly.

PASSED AND APPROVED this 27th day of July, 1972.

[Handwritten Signature]

Mayor

ATTEST:

[Handwritten Signature]

City Clerk

Contract

I certify that the zoning map has been revised to reflect the amendment of ordinance #4905
By *[Handwritten Signature]* Date 8-17-72

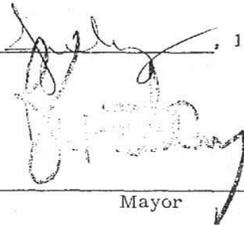
I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: *JOE CARDENAS*
8-14-72 COUNTER
8-14-72 ORIGINAL
8-14-72 *Billy Longest*
8-14-72 CONTROL
3616 *[Handwritten Signature]*

RESOLUTION

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

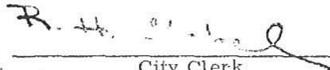
That the Mayor be authorized to sign a contract with John H. Goetz and Surety Savings & Loan Association placing certain restrictions on property rezoned by Ordinance No. 4905.

ADOPTED this 27th day of July, 1972.



Mayor

ATTEST:



City Clerk

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared R. T. Perry President of SURETY SAVINGS & LOAN ASSOCIATION, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this 21 day of July, 1972.

[Signature]
Notary Public in and for El Paso County,
Texas.

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared BERT WILLIAMS, Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 27th day of July, 1972.

[Signature]
Notary Public in and for El Paso County,
Texas.

CONTRACT

This contract, made this 21st day of July, 1972,
by and between John H. Goetz, First Party, Surety Savings & Loan Associ-
ation, a corporation, Second Party, and the City of El Paso, Third Party,
witnesseth:

Application has been made to the City of El Paso for rezoning of
Tracts 16 through 23 and Tracts 72 through 75, Parkland Addition to the
City of El Paso, El Paso County, Texas, such property being more partic-
ularly described in Ordinance No. 4905 now pending before the City
Council of the City of El Paso, a copy of which is attached hereto, marked
Exhibit "A" and made a part hereof by reference.

In order to remove certain objections to such rezoning, First Party
covenants that if the property is rezoned as indicated in the attached ordinance,
it will be subject to the following restrictions, conditions and covenants:

1. First Party will, at no cost to the City and upon demand by the
City, dedicate a sufficient amount of the property on the west side of Dyer
Street for right of way for a deceleration lane on the west side of Dyer Street,
to be approved by the Traffic and Transportation Department and other inter-
ested City departments.

2. First Party will, as part of the development of the property, de-
velop and maintain 25 feet wide landscaped setbacks from the right of way
along both sides of Dyer Street, and will build sidewalks along both sides of
Dyer Street.

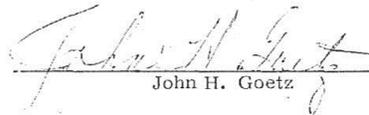
3. No development of any kind will be done on the property and no
building permits will be issued for construction thereon until after site develop-
ment plans and architectural plans have been approved by the Plan Commission.

This agreement is a restriction, condition and covenant running with
the land and a charge and servitude thereon, and shall bind First Party, Se-
cond Party, and their successors in title. Any future conveyance of the land
shall contain this restriction, condition and covenant and shall embody this
agreement by express reference.

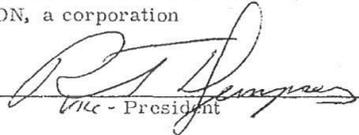
The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Second Party is the owner and holder of a lien on the property and consents to this contract, but does not join herein for any other purpose.

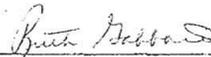
Witness the following signatures and seals:


John H. Goetz

SURETY SAVINGS & LOAN ASSOCIATION, a corporation

by 
Vice - President

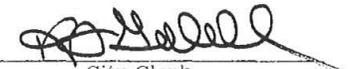
ATTEST:


Asst. Secretary

THE CITY OF EL PASO

by _____
Mayor

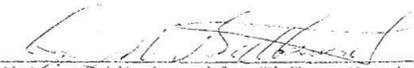
ATTEST:


City Clerk

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

Before me, the undersigned authority, on this day personally appeared JOHN H. GOETZ, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this 24th day of July, 1972.


Notary Public in and for El Paso County, Texas.