



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00032
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: December 17, 2015
Staff Planner: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Location: 6330 Montana Avenue
Legal Description: Lot 1, Block 1, Poe Subdivision, City of El Paso, El Paso County, Texas
Acreage: 8.07 acres
Rep District: 3
Zoning: M-1 (Light Manufacturing) & C-4 (Commercial)
Existing Use: Car dealership
Request: Energy conversion system / Wind-driven generators
Proposed Use: Car dealership / Energy conversion system / Wind-driven generators

Property Owner: Poe Investments, LTD
Representative: Larry Perea

SURROUNDING ZONING AND LAND USE

North: C-4/sp (Commercial/special permit) / Community shopping center and car wash facility; C-4 (Commercial) / Retail, motel, and car lots
South: R-4 (Residential) / Single-family dwellings
East: C-4 (Commercial) / Motel
West: M-1 (Light Manufacturing) / Car dealership

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Central Planning Area)
NEAREST PARK: Normandy Park (2,692 feet)
NEAREST SCHOOL: Hughey Elementary (1,848 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Valley View/Crest Hill Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 1, 2015. The Planning Division has not received any communications in support or opposition to the special permit request.

APPLICATION BACKGROUND

This special permit request is being considered concurrently with an amendment to Section 20.10.200 Energy conversion systems. The proposed energy conversion systems with wind-driven generators would not presently be permissible. The code amendment would allow the height and location proposed in this special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval to allow for two 73' energy conversion systems with wind-driven generators on an existing automobile dealership lot. The subject property contains an existing building with a previously approved 50,000 sq. ft. expansion. The property requires an additional 7,500 sq. ft. of landscaping, and provides 7,658 sq. ft. One hundred and sixty-seven parking spaces are required and 580 are provided, to include employee, customer, and display vehicle spaces. ADA and bicycle parking requirements are being met. Access to the property is proposed from Montana.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding commercial development. Additionally, the proposed development is compliant with the G-4 Suburban (Walkable) land use designation in the Plan El Paso Central Planning Area. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals and 20.04.150, Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit 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 use.

The M-1 (Manufacturing) district permits light-intensity industries involving manufacturing, assembling, distribution and warehousing while supporting commercial uses and preserves a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

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.

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

No objections to the proposed special permit request.

Planning and Inspections Department – Landscaping

No objections to the proposed special permit request.

El Paso International Airport

No objection.

Texas Department of Transportation

Installation of the wind-driven generators does not affect the Highway Beautification Rules.

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

EPWU does not object to this request.

Water

1. There is an existing 12-inch diameter water main that extends along Montana Avenue. This water main is available for service.
2. EPWU records indicate there are four (4) active water meters within the subject property. A 1-inch, 1½-inch, and 2-inch meters addressed to 6330 Montana, 6360 Montana, 6416 Montana and 6501 Montana respectively.

Sanitary Sewer

1. There is an existing 10-inch diameter sanitary sewer main along Montana Avenue. This line is available for service.
2. EPWU records indicate existing sewer service for the subject property.

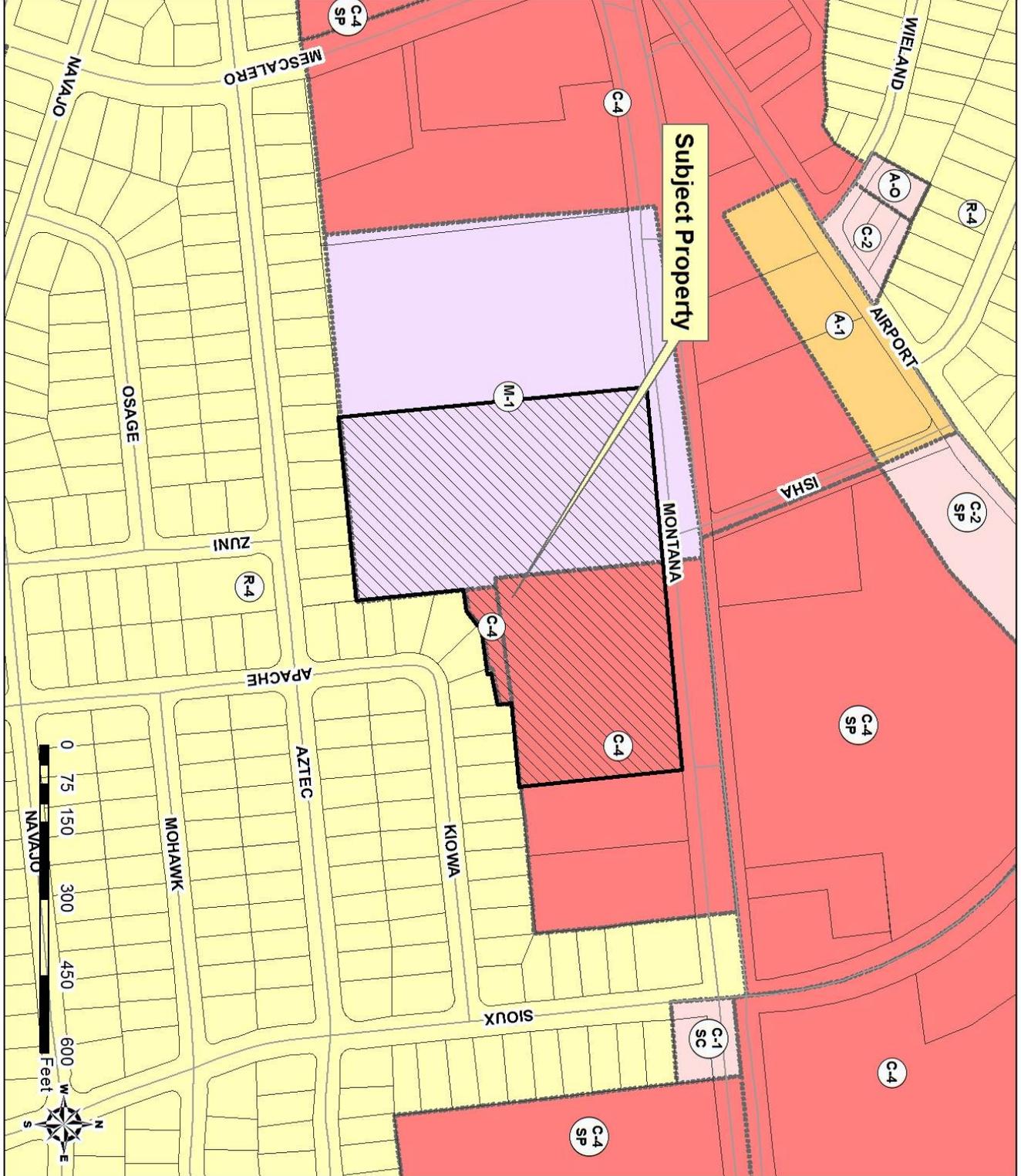
General

EPWU-PSB requires a new service application to provide additional services to the property. 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. Detailed Site Development Plan
4. Elevations

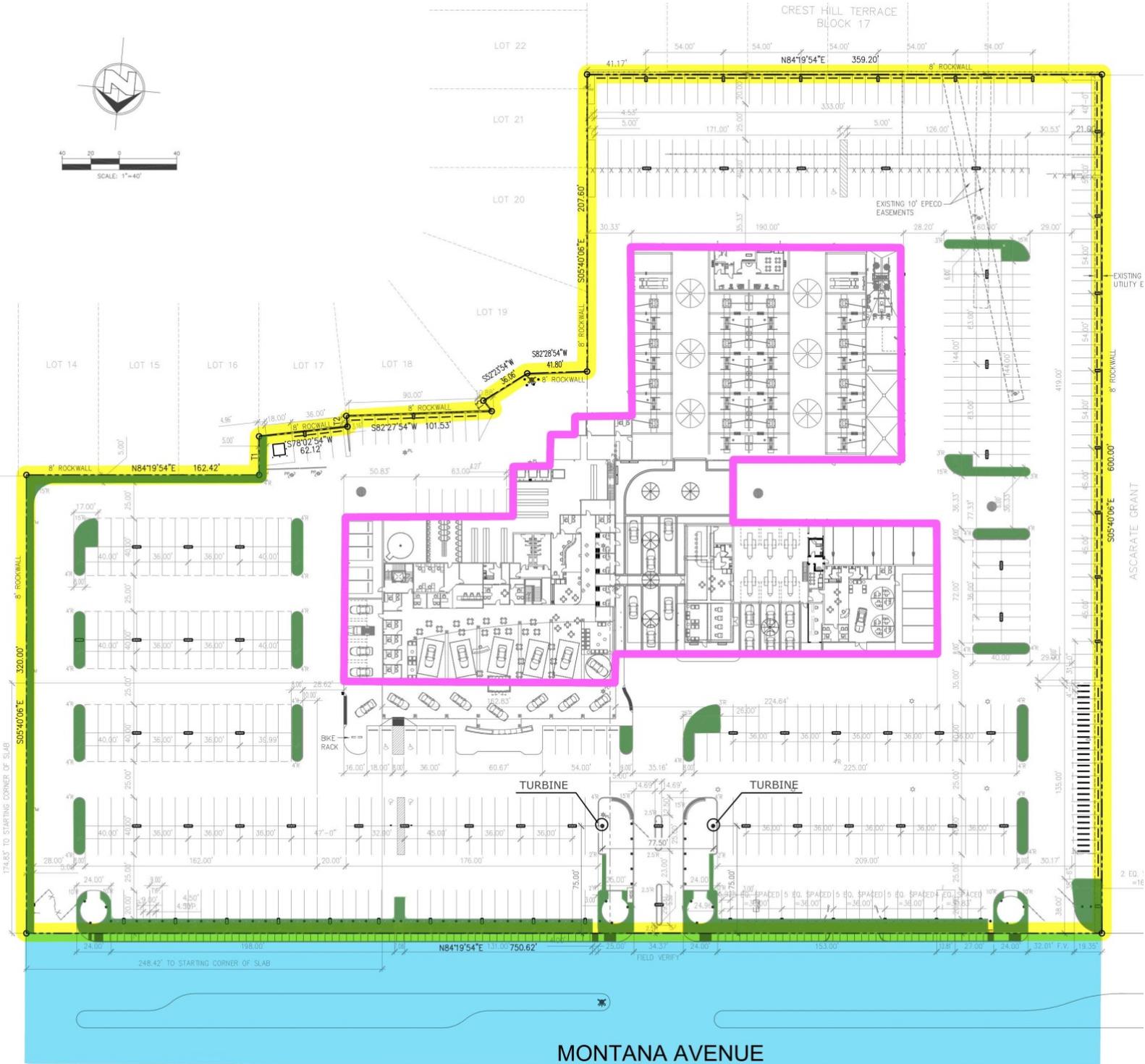
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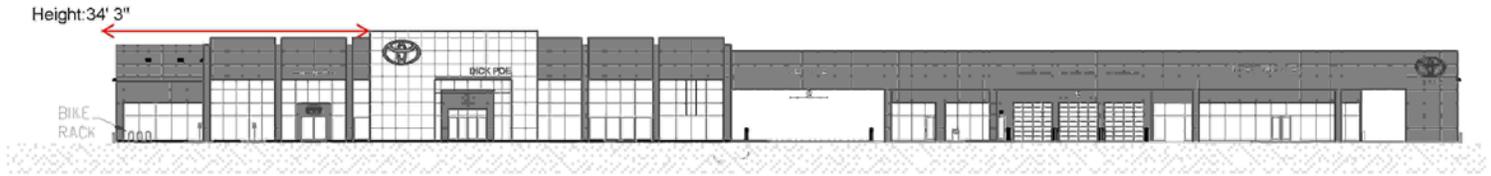
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ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



FRONT (NORTH) ELEVATION

1/32"=1'



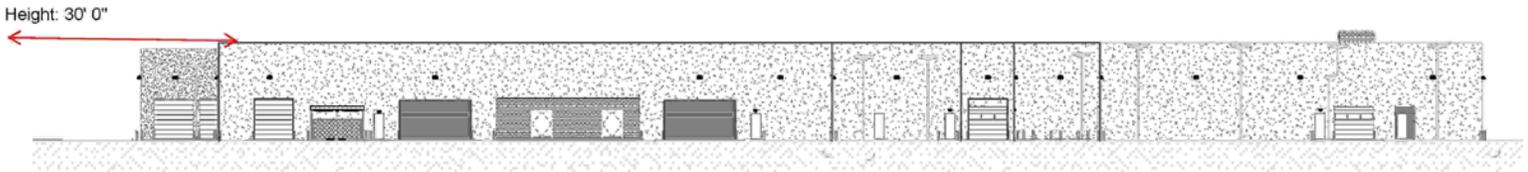
SIDE (WEST) ELEVATION

1/32"=1'



SIDE (EAST) ELEVATION

1/32"=1'



BACK (SOUTH) ELEVATION

1/32"=1'

ATTACHMENT 4: ELEVATIONS

