

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Consent Agenda, October 27, 2009

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

A Resolution approving a detailed site development plan for a portion of Lot 1, Block 2, Medano Heights, City of El Paso, El Paso County, Texas, pursuant to a condition imposed by City of El Paso Ordinance 14596. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: East of North Desert Boulevard and South of Picacho Hills Court. Applicant: EP Summit Investments, L.P., ZON09-00066 (District 1).

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (4-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Q. Torres
Director, Development Services

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF LOT 1, BLOCK 2, MEDANO HEIGHTS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO CONDITIONS IMPOSED BY CITY OF EL PASO ORDINANCE 14596. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, EP Summit Investments, L.P., (the "Applicant") has applied for approval of a detailed site development plan pursuant to the zoning conditions, which include a requirement for City Plan Commission and City Council approval, to permit the construction and development of a distribution/retail facility; and

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application; and

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to requirements imposed by the zoning conditions, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit the construction and development of a distribution/retail facility on the following described property which is located in a C-3/c (Commercial/conditions) District:

A portion of Lot 1, Block 2, Medano Heights, City of El Paso, El Paso County, Texas

A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

Site Plan No. ZON09-00066

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-3/c (Commercial/conditions) District regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-3/c (Commercial/conditions) District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this _____ day of _____, 2009.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar,
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy, Deputy Director
Deputy Director – Planning
Development Services Department

(Agreement on following page)

MEMORANDUM

DATE: October 22, 2009

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: ZON09-00066

The City Plan Commission (CPC), on October 22, 2009, voted **4-0** to recommend **APPROVAL** of detailed site development plan.

The CPC found that the detailed site development plan is in conformance with all applicable requirements of the El Paso City Code, The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that the detailed site development plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the detailed site development plan will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was **NO OPPOSITION** to this request.

Attachment: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: ZON09-00066
Application Type Detailed Site Development Plan
CPC Hearing Date October 22, 2009
Staff Planner Andrew Salloum 915-541-4029, salloumam@elpasotexas.gov

Location East of North Desert Boulevard and South of Picacho Hills Court
Legal Description A portion of Lot 1, Block 2, Medano Heights, City of El Paso, El Paso County, Texas
Acreage 3.00 acres
Rep District 1
Existing Use Vacant
Existing Zoning C-3/c (Commercial/conditions)
Request Detailed Site Development Plan review per Ordinance No. 14596
Proposed Use Mattress Firm Facility

Property Owners EP Summit Investments, L.P.
Applicant EP Summit Investments, L.P.
Representative Dimensions Architects, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3/sc (Commercial/special contract) / Vacant
South: C-3/sc (Commercial/special contract) / Vacant
East: R-5/c (Residential/conditions) / Single-Family Residential
West: M-1 (Manufacturing) / Automobile Dealership Lot / Interstate 10

Plan for El Paso Designation: Commercial (Northwest Planning Area)

Nearest Park: Ruby Coates Park (2,115 Feet)

Nearest School: Hut Brown Middle (3,135 Feet)

NEIGHBORHOOD ASSOCIATIONS

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

NEIGHBORHOOD INPUT

Notice of the public hearing not required on detailed site development plan per El Paso City Code.

APPLICATION DESCRIPTION

The property owner has submitted a detailed site development plan in accordance with the special contracts pursuant to Ordinance No. 14596, dated August 22, 2000, which imposed the following conditions:

Ordinance No. 14596:

1. *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.*

2. *Construction of an eight-foot (8') high masonry screening wall along the easterly property line of Tract 13-A, S. A. & M. G. Railway Company Survey No. 266, shall be required prior to the issuance of certificates of occupancy; the vertical surface of the screening wall, above six feet (6'), must not be less than 75% open.*
3. *A minimum of twenty-foot (20') building setback along the easterly property line of Tract 13-A, S.A. & M. G. Railway Company Survey No. 266, shall be required prior to the issuance of a building permit or certificate of occupancy .*
4. *Landscaping within the entire length and width of a minimum ten-foot (10') wide buffer strip along the easterly property line of Tract 13-A, S. A. & M. G. Railway Company Survey No. 266, shall be required prior to the issuance of certificates of occupancy and shall be in addition to landscaping required per El Paso Municipal Code Chapter 20.65. The landscaping shall be included within the required twenty-foot (20') building setback along that property line.*
5. *The maximum height of any building or structure within the subject property shall not exceed one (1) story.*
6. *Access to Tract 13-A, S. A. & M. G. Railway Company Survey No. 266, from and onto Tuscarora Avenue, shall be prohibited.*
7. *Construction of a six-foot (6') high masonry screening wall along the southerly property line of Tract 13-A, S. A. & M. G. Railway Company Survey No. 266 along that portion of Medano Drive immediately to the north of the R-3 (Residential) zoned portion of Three Hills Addition, shall be required prior to the issuance of certificates of occupancy.*
8. *The use of the subject property for: Automobile, light truck, bus, motorcycle and boat, sales, storage, rental and service, billiard halls, bowling alleys, amusement game complex or park, garages, parking or community, parking lot, miniature golf courses, private club, lodge or meeting hall, transportation terminal, theaters, trailer, mobile home, travel trailer and recreational vehicle sales, display and repair, skating rink, outdoor flea market, dance hall, heliport, helistop or airpad, massage parlor, or bar, tavern or cocktail lounge shall be prohibited. Provided, however, that the sale of alcoholic beverage shall be permitted within the subject property in conjunction with the operation of a restaurant, or retail sales for off-premise consumption.*

The site plan proposes a new 30,344 square-foot mattress firm facility structure with 36 parking spaces and 3 bicycle parking spaces. Access to the subject property is proposed from Picacho Hills Court.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

DCC recommends **APPROVAL** of the proposed detailed site development plan.

PLANNING DIVISION RECOMMENDATION

Planning recommends **APPROVAL** of the proposed detailed site development plan.

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

All applications for detailed site development plan review 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: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The detailed site development plan is in compliance with the Plan for El Paso – City-wide Land Use Goals. The purpose of the C-3/sc (Commercial/special contract) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi -neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

The detailed site development plan will ensure that the location of utility rights-of-ways and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces, landscape planted areas, and size and design of exterior signs meet the requirements of Section 20.04.160 Detailed Site Development Plan.

Development Services Department - Building Permits and Inspections Division

BP&I: No objection.

Landscaping: This project will meet the landscape code as submitted.

Development Services Department - Planning Division

Current Planning: Recommends **APPROVAL** of the detailed site development plan.

Land Development: no comments received.

Engineering Department - Traffic Division

- Access to North Desert Boulevard shall be coordinated with the Texas Department of Transportation, a deceleration lane may be required.
- Sidewalks shall be provided on North Desert Boulevard and on Medano Drive.

Fire Department

No adverse comments.

El Paso Water Utilities

EPWU does not object to this request.

CITY PLAN COMMISSION OPTIONS

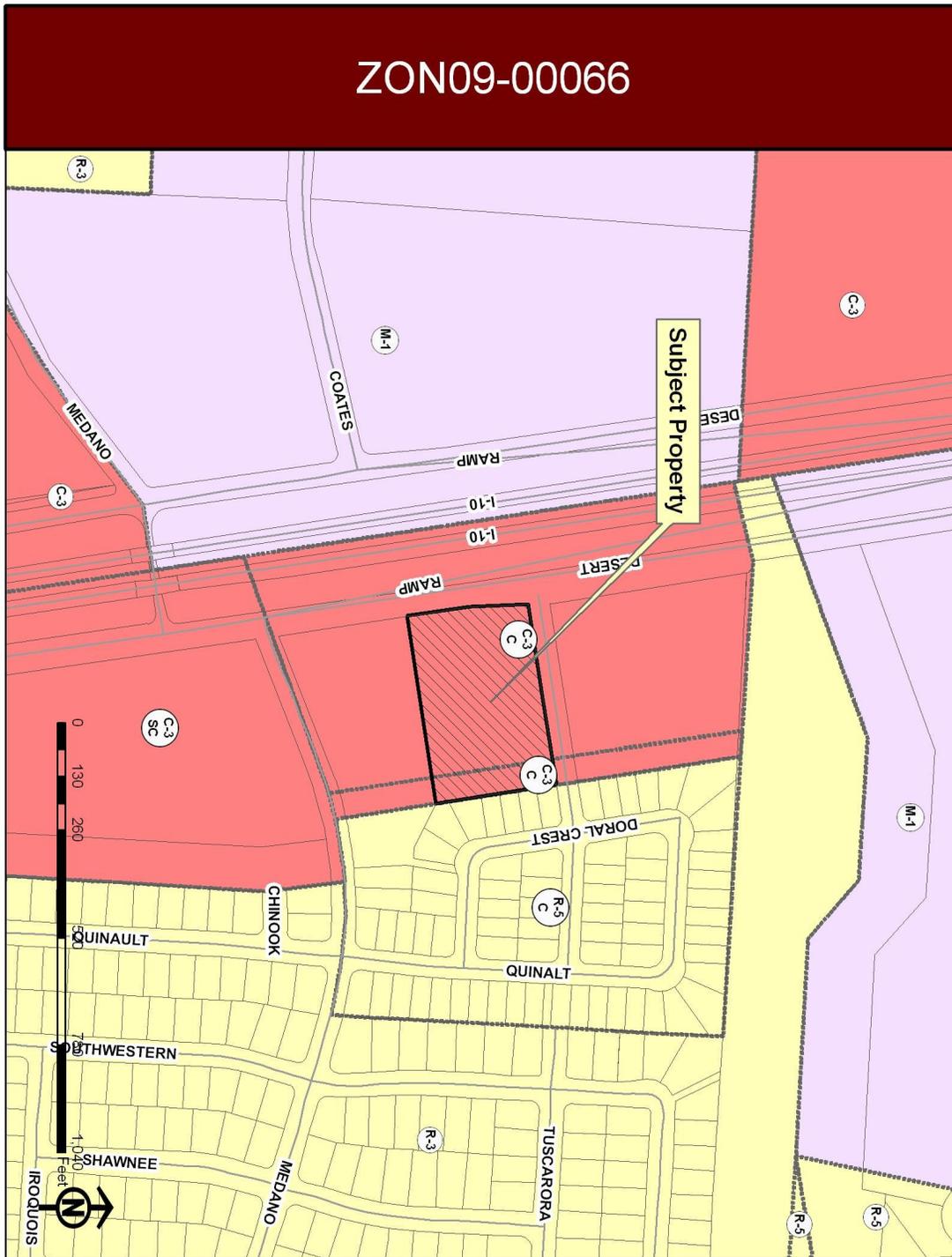
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan review application:

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 and Elevations
4. Special Contract Ordinance 014596

ATTACHMENT 1: ZONING MAP

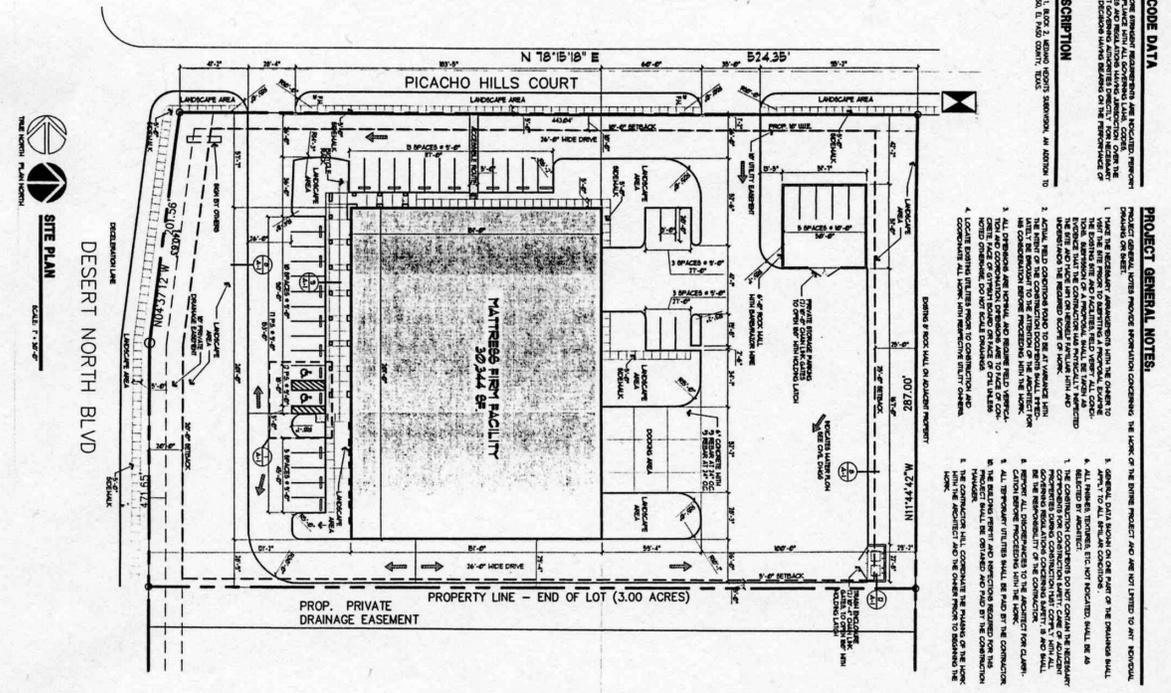
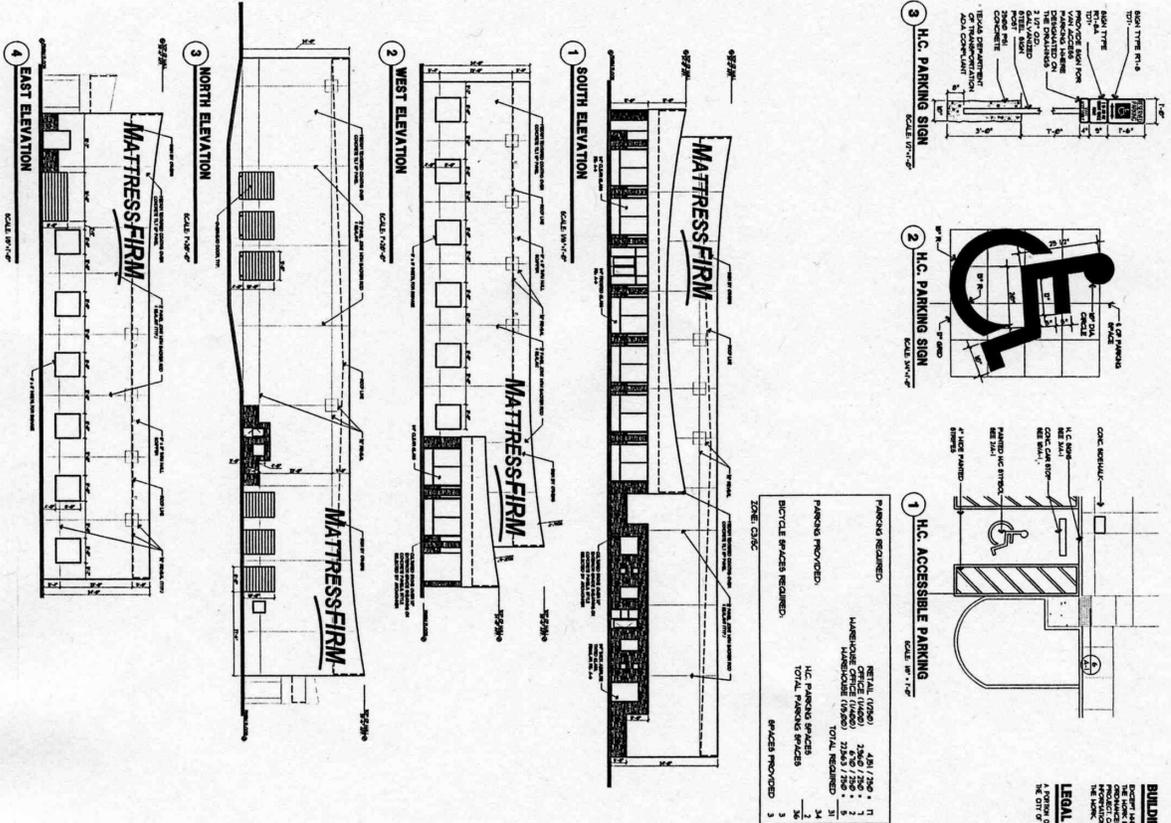


ATTACHMENT 2: AERIAL MAP

ZON09-00066



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN & ELEVATIONS



MATTRESS FIRM
El Paso Distribution Center

7840 PICACHO HILLS COURT El Paso, TX

Damon
ARCHITECTS

6. P.O. BOX 1000
EL PASO, TEXAS 79901
COMMERCIAL • RESIDENTIAL • EDUCATIONAL • INDUSTRIAL • HEALTHCARE • RETAIL

PROJECT GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EL PASO AND THE STATE OF TEXAS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EL PASO AND THE STATE OF TEXAS.
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ATTACHMENT 4: SPECIAL CONTRACT ORDINANCE 14596

ORDINANCE NO. 14596

AN ORDINANCE CHANGING THE ZONING OF TRACT 13A, S.A. & M.G. SURVEY NO. 266, CITY OF EL PASO, EL PASO COUNTY, TEXAS (5900 BLOCK OF NORTH DESERT BOULEVARD) FROM R-3 (RESIDENTIAL) TO C-3/C (COMMERCIAL/CONDITIONS), 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 *Tract 13A, S. A. & M. G. SURVEY NO. 266, City of El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-3 (Residential) to C-3/c (Commercial/conditions) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-3/c (Commercial/conditions), in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

1. 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.
2. Construction of an eight-foot (8') high masonry screening wall along the easterly property line of *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, shall be required prior to the issuance of certificates of occupancy; the vertical surface of the screening wall, above six feet (6'), must not be less than 75% open.
3. A minimum of twenty-foot (20') building setback along the easterly property line of *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, shall be required prior to the issuance of a building permit or certificate of occupancy.
4. Landscaping within the entire length and width of a minimum ten-foot (10') wide buffer strip along the easterly property line of *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, shall be required prior to the issuance of certificates of occupancy and shall be in addition to landscaping required per El Paso Municipal Code Chapter 20.65. The landscaping shall be included within the required twenty-foot (20') building setback along that property line.
5. The maximum height of any building or structure within the subject property shall not exceed one (1) story.
6. Access to *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY NO. 266*, from and onto Tuscarora Avenue, shall be prohibited.
7. Construction of a six-foot (6') high masonry screening wall along the southerly property line of *Tract 13-A, S. A. & M. G. RAILWAY COMPANY SURVEY*

CJC:pmc#w71144

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08/15/00

ORDINANCE NO. 14596

Zoning Case No. ZC-00024

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