

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

**AGENDA DATE:** October 25, 2022  
**PUBLIC HEARING DATE:** November 22, 2022

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Luis Zamora, (915) 212-1552

**DISTRICT(S) AFFECTED:** District 8

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An ordinance changing the zoning of Lots 1 through 16, Block 36, East El Paso, 3200 and 3230 Durazno Avenue, City of El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to G-MU (General Mixed Use) and approving a master zoning plan. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 3200 and 3230 Durazno Ave.  
Applicant: Spaghetti Bowl Properties, LLC, PZRZ22-00025

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property along with approval of a master zoning plan to allow a mixed-use development, which consist of an existing brewery and warehouse with the addition of proposed uses of on-premise consumption of alcohol and offices. City Plan Commission unanimously recommended 5-0 to approve the proposed rezoning on September 8, 2022. As of October 18, 2022, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division  
**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

*Philip Etiwe*

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CHANGING THE ZONING OF LOTS 1 THROUGH 16, BLOCK 36, EAST EL PASO, 3200 AND 3230 DURAZNO AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO G-MU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Lots 1 through 16, Block 36, East El Paso, 3200 and 3230 Durazno Avenue, City of El Paso, El Paso County, Texas*, be changed from **M-1 (Light Manufacturing)** to **G-MU (General Mixed Use)** and approving a Master Zoning Plan, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit “A” and the Master Zoning Report attached as Exhibit “B” incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022

**THE CITY OF EL PASO:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department









Wells Fargo Plaza  
221 North Kansas Street, Suite 820  
El Paso, Texas 79901  
(915) 613-4576 phone  
(915) 532-8839 fax  
www.loyawilke.com



PLANNING & INSPECTIONS DEPARTMENT  
PLANNING DIVISION  
MASTER ZONING PLAN  
APPROVED BY CITY COUNCIL

9/14/12  
DATE  
APPLICANT  
Kevin Smith  
EXECUTIVE SECRETARY, CITY PLAN COMMISSION  
CITY MANAGER

## Master Zoning Plan for a General Mixed-Use Zoning DeadBeach Brewery

### A) Purpose and Intent:

This new Master Zoning Plan intends to improve the existing neighborhood, mark our City of El Paso as a local beer distributor that has expanded beyond our state, bring work opportunities, increase the value of adjacent properties, and provide an eye-catching building from the interstate highway.

### B) Objective:

Both buildings will create a block that will allow all visitors to tour the most recent stage of technological development brewery facility, a tasting center, a culinary restaurant and bar, and retail areas. It allows the surrounding residential areas to have a mixed-used space within walking distance.

### C) Characteristics:

3200 Durazno Avenue is the location of a newly renovated 25,865 sq. ft. building. The Brewery occupies 21,987 sq. ft. of the building and the pending 3,878 sq. ft., the administrative offices and a tasting area.  
3230 Durazno Avenue is the location of the existing DeadBeach Brewery Headquarters building of 13,300 sq. ft.

The existing building at 3230 Durazno Ave. will be demolished in the next two to three years to bring a new prominent two-story building that will provide a mixed-use space including a full-service restaurant, bar, tavern, pub, retail marketplace, beer and wine sale, business spaces.

### D) Access:

Both buildings have access from Durazno Ave. and the side streets, Estrella Street and Cebada Street.

### E) Setbacks:

The buildings request a zero setback along Durazno Ave., zero side setbacks, 10'-0" rear setback for lot 3200, and 8'- 8" rear setback for lot 3230.



## F) Landscaping:

3200 Durazno Ave. building has improved the site and provided 2,486 sq. ft. of landscape areas.

3230 Durazno Ave. building currently has about 420 sq. ft. of landscape. We will incorporate interior and exterior green areas as part of the new building design.

## G) Parking:

Lots currently have a shared parking agreement PSHP21-00001 that provides sufficient parking space for open business hours.

Durazno Ave. provides off-street parking spaces along the front of the buildings, and Estrella Street and Cebada Street provide off-street parking since both streets have been closed by the Rail Road. No trailer parking utilized by facility use.

### Parking Calculation

Occupancy: F2/B  
Brewery (5.06)  
21,987 SF/864 SF GFA = 25 Parking spaces required  
Office, Business (4.09)  
3,878 SF/576 SF GFA = 7 Parking spaces required  
Total Parking Required: 32 parking spaces required  
3 bicycle spaces required and provided  
Total Parking Provided: 41 parking spaces required +  
23 on-street parking = 64 total

### Parking Calculation

Office Warehouse (2.13)  
Office 2,100 SF/ 400 SF GFA = 5 Parking spaces required  
Warehouse 11,200 SF / 5,000 SF GFA = 2 Parking spaces required  
3 bicycle spaces required and provided  
Total Parking Required: 7 parking spaces required  
Parking for 3200 Durazno is provided at 3230 Durazno  
Shared Parking Agreement PSHP21-00001

## H) Phasing:

3200 Durazno has completed the renovation of the building.

3230 Durazno will be built in one phase in its entirety within the next two to three years.

## I) Relationship with Plan for El Paso:

The building improvements will boost the surroundings, increase economic development in the area, and promote the neighborhood's renovation/development of properties.

### General Data:

Acreage:

3200 Durazno Ave., is .81 acres

3230 Durazno Ave., is .90 acres

The total Acreage is 1.72 acres

Total number of dwelling units: N/A

Total Area of Commercial Use: 40,000 sq.ft. (both lots)

Total Area of Office Use: 6,000 sq. ft. (both lots)

Total Area of Factory/Storage Use: 22,000 sq.ft. (3200 Durazno Ave.)



Proposed Sub-Districts: N/A

Property Development Regulations per Sub-District: N/A

Zoning District: GMU

District Regulations:

- i. Total Area: 1.72 acres
- ii. Lot Coverage: 68,000 sq.ft. total construction  
48,000 sq.ft. ground cover
- iii. Minimum lot width: 200 ft. each lot
- iv. Minimum lot depth: 160 ft. (3200 Durazno Ave. lot) 196 ft. (3230 Durazno Ave. lot)
- v. Minimum building setbacks:
  - a. Front: Zero (0) feet
  - b. Rear: Ten (10) feet, 3200 Durazno Ave. and 8'-8" 3230 Durazno Ave.
  - c. Cumulative front and rear: Ten (10) feet, 3200 Durazno Ave. and 8'-8" 3230 Durazno Ave.
  - d. Side Interior: Zero (0) feet
  - e. Side Street: Zero (0) feet
  - f. Cumulative Side Setbacks: Zero (0) feet
  - g. Garage: N/A
- vi. Maximum Building Height:
  - a. Primary structures: 30'-0"
  - b. Accessory structures: 26'-0"
- vii. Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land: N/A
- viii. Maximum proposed intensity for each non-residential land use type expressed in floor area ratio (FAR):
  - a. Commercial: 20,000 sq.ft. - .50 FAR
  - b. Office: 6,000 sq.ft. - .16 FAR
  - c. Factory 22,000 sq.ft. - .61 FAR

Property Development Regulations Required per Subdistrict by Land Use Type: N/A

Development Plan: See MZP-100 for full-size plan.



LOCATION MAP SHEET

**PROJECT GENERAL INFORMATION**  
 Deadbeach Brewery Company Headquarters

**Legal Description**  
 3200 Durazno Ave, El Paso, TX 79905  
 3230 Durazno Ave, El Paso, TX 79905

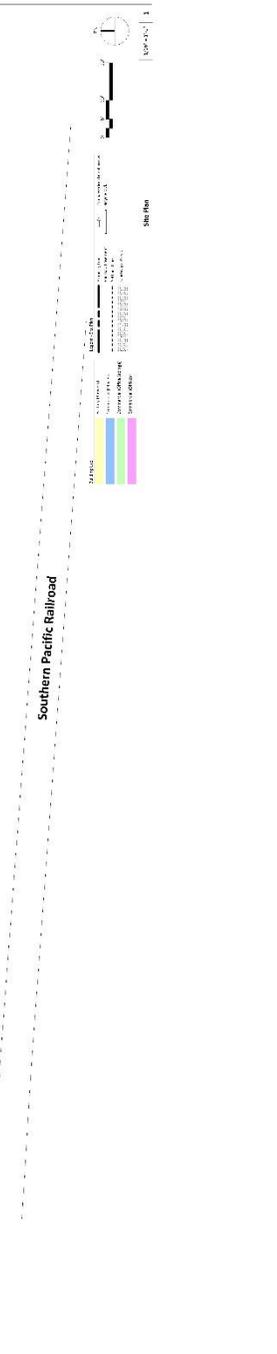
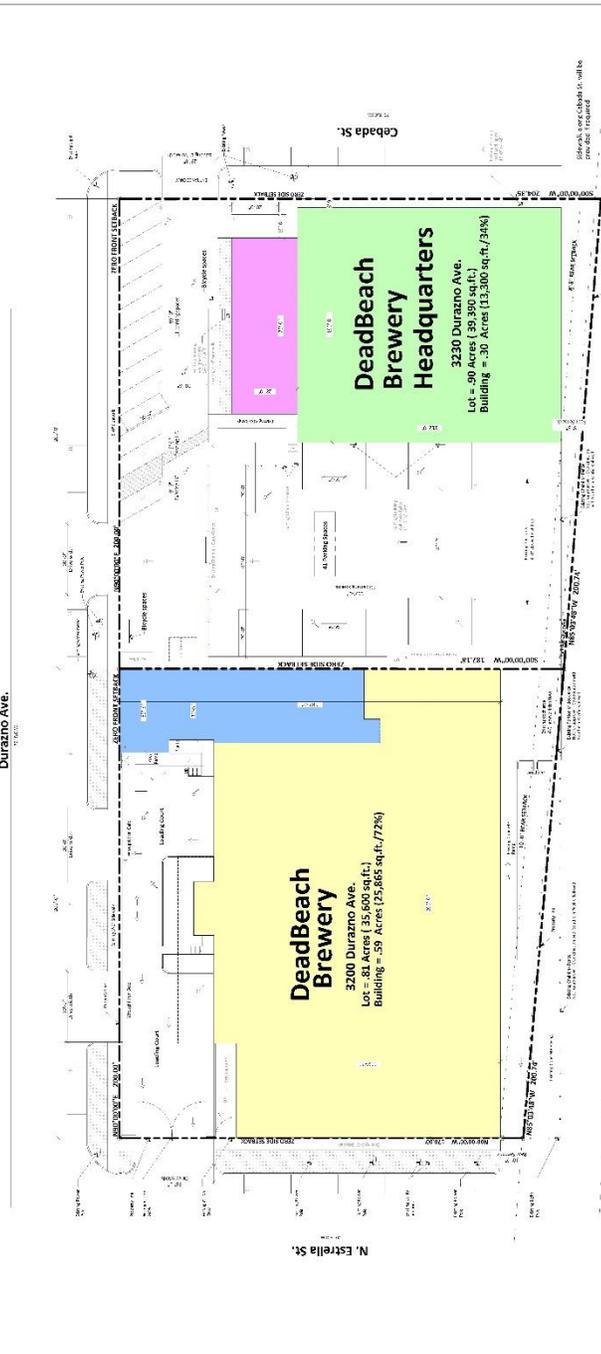
**Size and Use of structures**  
 3200 Durazno Ave: 35,600 sq.ft. (72% lot)  
 3230 Durazno Ave: 39,390 sq.ft. (79% lot)

**Parking Calculation**  
 3200 Durazno Ave: 150 spaces required  
 3230 Durazno Ave: 150 spaces required

**Landscaping**  
 3200 Durazno Ave: 25,000 sq.ft. of landscaping  
 3230 Durazno Ave: 25,000 sq.ft. of landscaping

**GENERAL DATA**

1. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.01, and all applicable codes and regulations.
2. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.02, and all applicable codes and regulations.
3. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.03, and all applicable codes and regulations.
4. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.04, and all applicable codes and regulations.
5. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.05, and all applicable codes and regulations.
6. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.06, and all applicable codes and regulations.
7. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.07, and all applicable codes and regulations.
8. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.08, and all applicable codes and regulations.
9. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.09, and all applicable codes and regulations.
10. All work shall be in accordance with the City of El Paso Code of Ordinances, Title 16, Chapter 16.10, and all applicable codes and regulations.



**DeadBeach Brewery Tenant Improvement**  
 3200 and 3230 Durazno Ave  
 El Paso Texas, 79905

Master Zoning Plan

280-025	MZP-100-A
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<b>Dead Beach Brewery Mix-Use Table</b>					
<b>Uses</b>	<b>Minimum Area</b>	<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>	<b>Maximum Building Height</b>
Office, Warehouse	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Warehouse	7,200 sq.ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Storage of supplies, equipment, goods	7,200 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Business	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Professional	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Administrative/Manager's	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Beverage product manufacturing	960 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Brewery	864 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Night club, bar, cocktail lounge, tavern	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other retail establishments (high-volume)	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other retail establishments (low-volume)	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other wholesale establishment (high-volume)	2,700 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other wholesale establishment (low-volume)	2,700 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Restaurant (drive-in or walk-up)	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Restaurant (sit down)	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Specialty shop	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.

Gilda Maraboto, RAS, CBI-ICC  
 Senior Associate  
**LoyaWilke** Architects

/Attachment(s): MZP-100, MZP-100.B and MZP-100.C

# 3200 and 3230 Durazno Avenue

City Plan Commission — September 8, 2022

REZONING



**CASE NUMBER:** PZRZ22-00025  
**CASE MANAGER:** Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov  
**PROPERTY OWNER:** Spaghetti Bowl Properties, LLC  
**REPRESENTATIVE:** Veronica Hernandez  
**LOCATION:** 3200 and 3230 Durazno Ave. (District 8)  
**PROPERTY AREA:** 1.72 acres  
**REQUEST:** Rezone from M-1 (Light Manufacturing) to G-MU (General Mixed Use) and approval of a Master Zoning Plan  
**RELATED APPLICATIONS:** None  
**PUBLIC INPUT:** None received as of September 1, 2022

**SUMMARY OF REQUEST:** The applicant requests to rezone from M-1 (Light Manufacturing) to G-MU (General Mixed Use) and approval of a Master Zoning Plan to allow a mixed-use development.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed development is character with other uses in its proximity and is in keeping with the policies of the G-2, Traditional Neighborhood Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

## PZRZ22-00025

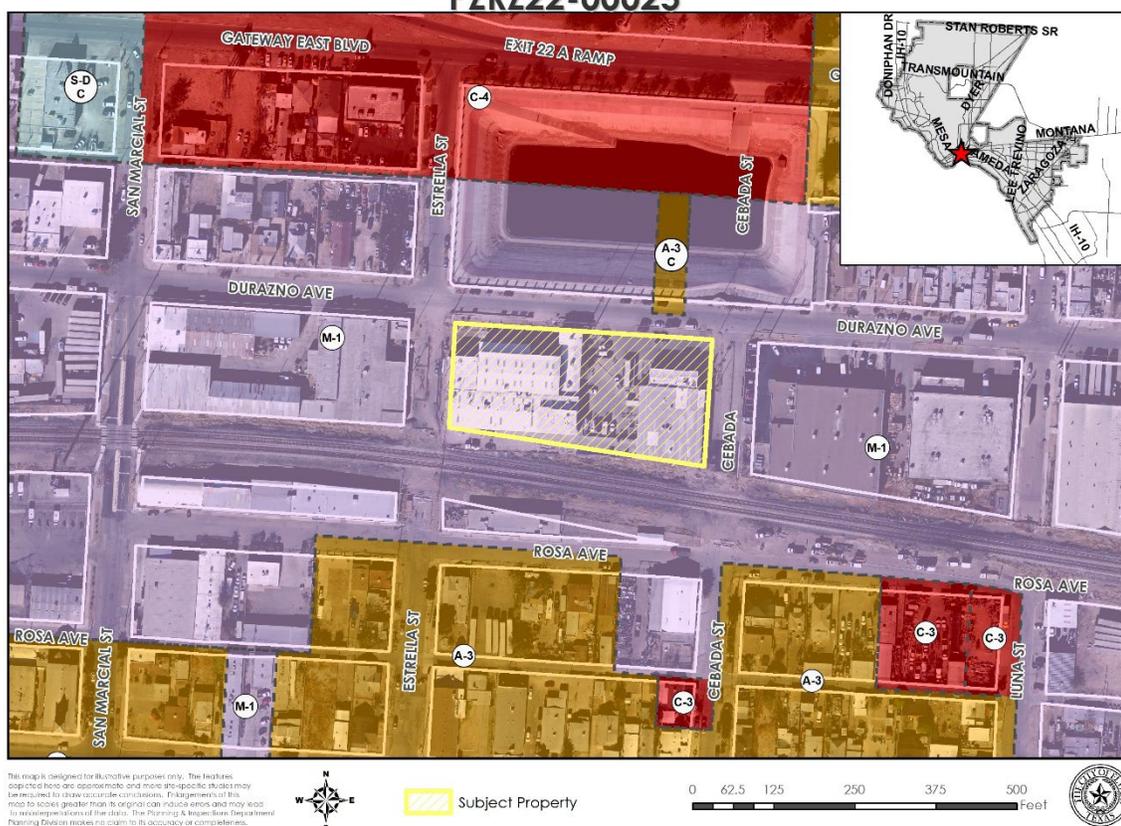


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant requests to rezone the subject property from M-1 (Light Manufacturing) to G-MU (General Mixed Use) to allow a mixed-use development. Along with the rezoning request, approval of a Master Zoning Plan is required due to the proposed mixed-use district. The master zoning plan shows the subject property consisting of two (2) lots with existing structures to remain. The property at 3200 Durazno Avenue is proposed to house 21,987 square feet for use of brewery, warehouse, storage, manufacturing, labeling, and packaging, as well as house 3,878 square feet for use of business, tasting/pub/bar, and consumer sale for on-premise and off-premise beer and wine consumption for a total area of 25,865 square feet. Total required parking per the uses is forty-one (41) parking spaces and three (3) bicycle spaces. Parking for this property is being provided on the adjacent property through an approved shared parking agreement (PSHP21-00001). The property at 3230 Durazno Avenue is proposed to house 2,100 square feet of office space and 11,200 square feet for warehouse and storage for a total area of 13,300 square feet. Total required parking per the uses is seven (7) parking spaces and three (3) bicycle spaces. Due to the parking shared agreement, this property is to provide a minimum of forty-eight (48) parking spaces, which include two (2) accessible spaces, and six (6) bicycle spaces. The applicant is providing forty-one (41) spaces within the property plus twenty-three (23) spaces on the street for a total of sixty-four (64) parking spaces available along with six (6) bicycle spaces to meet the requirements. Main access to the properties are from Durazno Avenue, Estrella Street, and Cebada Street.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** Neighboring properties to the north across Durazno Avenue consist of a public stormwater pond site zoned M-1 (Light Manufacturing), C-4 (Commercial), and A-3/c (Apartment/conditions). Properties to the west across Estrella Street consist of a general warehouse, to the east across Cebada Street consist of an electrical supply store, and to the south across the railroad tracks consist of an automotive repair shop, all zoned M-1 (Light Manufacturing). Currently, formal sidewalks are present only on the property at 3200 Durazno Avenue with the property at 3230 Durazno Avenue having the parkway covered by asphalt. The nearest school is Zavala Elementary (0.73 miles) and the nearest park is Pera-Luna Park (0.63 miles).

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-2, Traditional Neighborhood:</b> This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>Yes. The proposed mixed-use development will integrate commercial and office uses in an area mostly comprised of light industrial uses.</p>

**COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:**

<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:  <b>G-MU (General Mixed Use):</b> The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.</p>	<p>Yes. The proposed zoning district is compatible with the adjacent M-1 (Light Manufacturing) zone district surrounding the property, which consist of a general warehouse, automotive repair shop, and electrical supply store.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property covers an entire block and abuts Durazno Avenue, which is designated as a Collector as per El Paso Major Thoroughfare Plan (MTP), which is appropriate for the proposed intensity. In addition, it is in close proximity to Gateway East Boulevard, designated as a Major Arterial and subsequently to Interstate Highway 10, designated as a Freeway per the El Paso MTP.</p>
<p><b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b></p>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>The subject property is not located within any historic districts, other special designations, or areas with adopted study area plans.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects are anticipated.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>There are no anticipated effects to the natural environment.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable with no rezonings in the vicinity in the last 10 years.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>None.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property will provide access from Durazno Avenue, which is designated as a Collector per El Paso MTP and is appropriate for the proposed intensity. In addition, it is in close proximity to Gateway East Boulevard, designated as a Major Arterial and subsequently to Interstate Highway 10, designated as a Freeway per the El Paso MTP. While sidewalks are partially present thought the area, any required sidewalks may be required to be installed prior to issuance of building permits.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** There are no adverse comments from reviewing departments.

**PUBLIC COMMENT:** The subject property lies within the Sunrise Civic Group and the El Paso Central Business Association, which were notified of the request by the applicant. As required, public notice was sent to all property owners within 300 feet of the subject property on August 25, 2022. The Planning division has not received any communication in support nor opposition to the request as of September 1, 2022,

**RELATED APPLICATIONS:** None.

**CITY PLAN COMMISSION OPTIONS:**

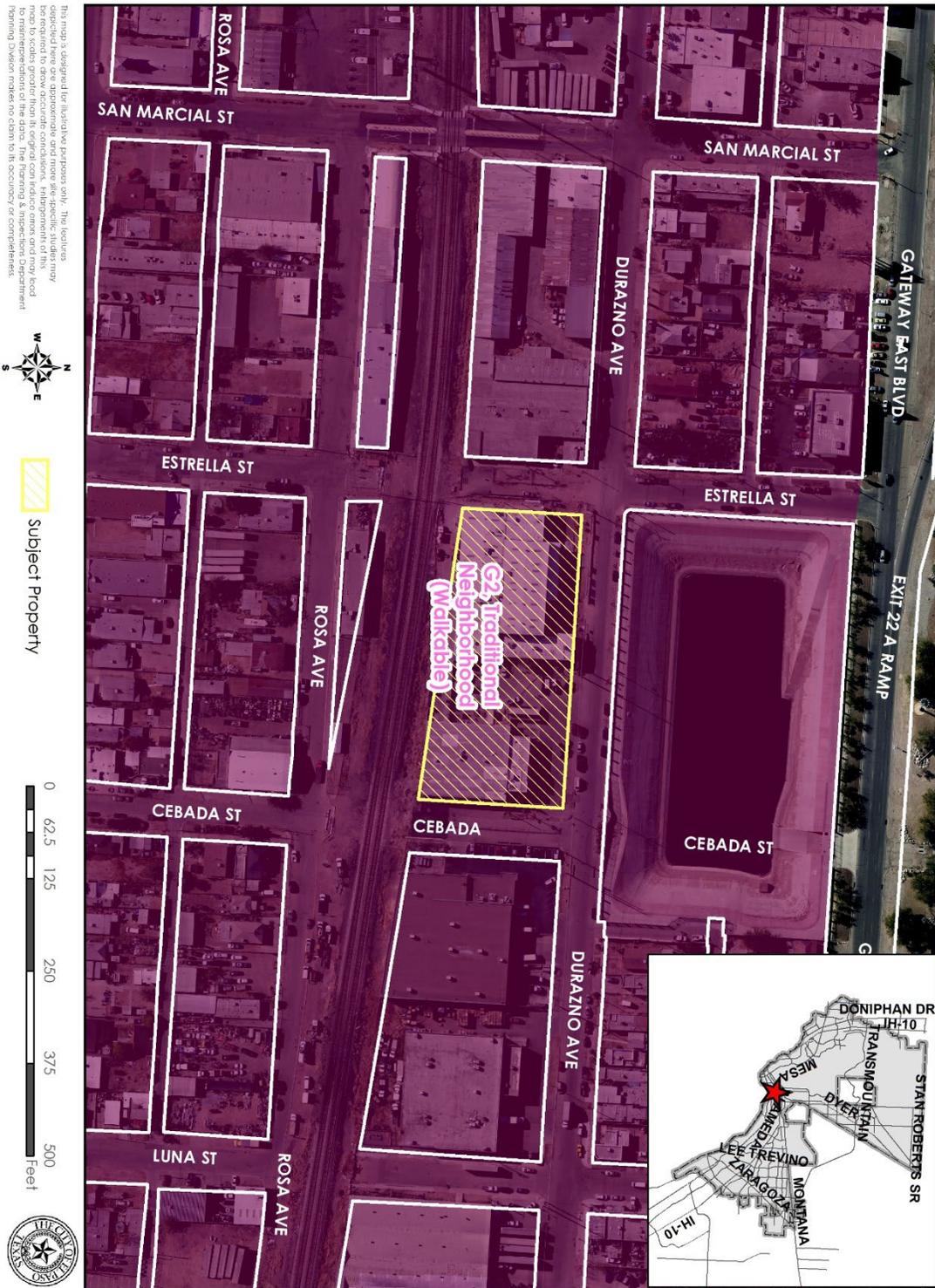
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

**ATTACHMENTS:**

1. Future Land Use Map
2. Master Zoning Plan
3. Master Zoning Plan Report
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1



PZR722-00025







# ATTACHMENT 3



Wells Fargo Plaza  
221 North Kansas Street, Suite 820  
El Paso, Texas 79901  
(915) 613-4576 phone  
(915) 532-8839 fax  
www.loyawilke.com

## **Master Zoning Plan for a General Mixed-Use Zoning DeadBeach Brewery**

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Your vision is our passion for design



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  - a. Front: Zero (0) feet
  - b. Rear: Ten (10) feet, 3200 Durazno Ave. and 8'-8" 3230 Durazno Ave.
  - c. Cumulative front and rear: Ten (10) feet, 3200 Durazno Ave. and 8'-8" 3230 Durazno Ave.
  - d. Side Interior: Zero (0) feet
  - e. Side Street: Zero (0) feet
  - f. Cumulative Side Setbacks: Zero (0) feet
  - g. Garage: N/A
- vi. Maximum Building Height:
  - a. Primary structures: 30'-0"
  - b. Accessory structures: 26'-0"
- vii. Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land: N/A
- viii. Maximum proposed intensity for each non-residential land use type expressed in floor area ratio (FAR):
  - a. Commercial: 20,000 sq.ft. - .50 FAR
  - b. Office: 6,000 sq.ft. - .16 FAR
  - c. Factory 22,000 sq.ft. - .61 FAR

Property Development Regulations Required per Subdistrict by Land Use Type: N/A

Development Plan: See MZP-100 for full-size plan.

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Dead Beach Brewery Mix-Use Table					
Uses	Minimum Area	Front Setback	Side Setback	Rear Setback	Maximum Building Height
Office, Warehouse	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Warehouse	7,200 sq.ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Storage of supplies, equipment, goods	7,200 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Business	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Professional	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Office, Administrative/Manager's	576 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Beverage product manufacturing	960 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Brewery	864 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Night club, bar, cocktail lounge, tavern	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other retail establishments (high-volume)	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other retail establishments (low-volume)	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other wholesale establishment (high-volume)	2,700 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Other wholesale establishment (low-volume)	2,700 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Restaurant (drive-in or walk-up)	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Restaurant (sit down)	144 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.
Specialty shop	360 sq. ft.	0 Ft.	0 Ft.	10'-0" and 8'- 8"	30 Ft.

Gilda Maraboto, RAS, CBI-ICC  
 Senior Associate  
 LoyaWilke Architects

/Attachment(s): MZP-100, MZP-100.B and MZP-100.C

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# **ATTACHMENT 4**

## **Planning and Inspections Department - Planning Division**

Recommend approval of the rezoning request and Master Zoning Plan.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

## **Planning and Inspections Department – Land Development**

Recommend approval.

1. The code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within parkways, landscaped areas, and other conservation efforts, to the maximum extent practicable.
2. Verify project is providing continuous sidewalk along 3230 Durazno frontage ROW in ADA compliance at street corners.

*Note: Sidewalk compliance to be verified at time of building permitting.*

## **Fire Department**

No comments received.

## **Police Department**

No comments received.

## **Environmental Services**

No comments received.

## **Streets and Maintenance Department**

No objections.

## **Sun Metro**

No comments received.

## **El Paso Water**

### **Stormwater:**

If this property is redeveloped, EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavement) to reduce the amount of developed stormwater runoff.

## **Texas Department of Transportation**

No comments received.

## **El Paso 9-1-1 District**

No comments received.

## **El Paso County Water Improvement District #1**

No comments received.

# ATTACHMENT 5

PZR22-00025

