

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

AGENDA DATE: October 11, 2022
PUBLIC HEARING DATE: November 8, 2022

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

DISTRICT(S) AFFECTED: District 2

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 a portion of Lots 14 through 26, Block 4, Hughes Subdivision of Block 2, Alameda Acres, 5713 Welch Avenue, City of El Paso, El Paso County, Texas from S-D/sp (Special Development/special permit) to M-1 (Light Manufacturing), and imposing conditions. 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: 5713 Welch Ave.

Applicant: Jose Manuel Valenzuela and Maria Del Sol Covarrubias, PZRZ22-00016

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone property at 5713 Welch Avenue to allow for anticipated truck parking. City Plan Commission recommended unanimous approval 5-0 to approve the proposed rezoning on September 8, 2022. As of October 4, 2022, the Planning Division has received one (1) letter and one (1) call in support and three (3) calls in 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? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 14 THROUGH 26, BLOCK 4, HUGHES SUBDIVISION OF BLOCK 2, ALAMEDA ACRES, 5713 WELCH AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM S-D/SP (SPECIAL DEVELOPMENT/SPECIAL PERMIT) TO M-1 (LIGHT MANUFACTURING), AND IMPOSING CONDITIONS. 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 *a portion of Lots 14 through 26, Block 4, Hughes Subdivision of Block 2, Alameda Acres, 5713 Welch Avenue*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **S-D/sp (Special Development/special permit)** to **M-1 (Light Manufacturing)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. No ingress and/or egress shall be permitted onto Glenwood Street.
2. No ingress and/or egress shall be permitted onto the adjacent alley to the north.
3. Sidewalks along the property are to be installed prior to any certificates of occupancy or any certificates of completion.
4. An eight-foot (8') high masonry wall shall be placed along the northern property line along the alley.
5. A ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the northern property line adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or any certificates of completion.
6. For general warehouse or heavy truck (sales, storage, repair, and rental) type uses, a minimum 30% landscaping shall be required. The 30% landscaping shall be calculated in accordance with the El Paso City Code Section 18.46 Landscape, and shall include the landscaping required by El Paso City Code Section 18.46 Landscape and the landscaping required by condition No. 5.

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

ORDINANCE NO. _____

Zoning Case No: PZRZ22-00016

ADOPTED this _____ day of _____, **2022**.

THE CITY OF EL PASO:

ATTEST:

Oscar Leeser
Mayor

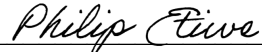
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ22-00016

EXHIBIT "A"

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Description of a portion of Lots 14 Through 26, Block 4, for Hughes Subdivision of Block 2, Alameda Acres, an addition to the City of El Paso County, Texas, according to the plat thereof on file in Volume 13, Page 16, Real Property Records, El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a Found Original City Monument at the intersection of North Glenwood Street and Welch Avenue, from which a Found Original City Monument at a PI of Welch Avenue, bears S 83°31'51" E, a distance of 252.70 feet; **THENCE**, N 54°13'41" E, a distance of 45.00 feet to the **POINT OF BEGINNING** of this parcel;

THENCE, N 03°12'24" E (Record N 00°03'00" E), a distance of 79.99 feet to a point for a corner of this parcel;

THENCE, S 83°12'47" E (Record S 86°22'12" E), along the Northerly line of a 10' Alley, a distance of 292.81 feet to a point for a corner of this parcel;

THENCE, S 03°08'24" W (Record S 00°01'00" E), a distance of 3.01 feet to a point for a corner of this parcel;

THENCE, 104.24 feet, along an arc of a curve to the right, with a radius of 294.50 feet, an interior angle of 20°16'47", and chord which bears S 55°27'49" W (Record S 52°18'25" W), a distance of 103.69 feet to a point for a corner of this parcel;

THENCE, 65.95 feet, along said northerly Right of Way line on Welch Avenue, and along an arc of a curve to the right, with a radius of 293.13 feet, an interior angle of 12°53'25", and chord which bears S 89°55'27" W (Record S 86°55'09" W), a distance of 65.81 feet to a point for a corner of this parcel;

THENCE, N 83°28'45" W (Record S 86°38'09" W), along said Northerly line, a distance of 144.78 feet, to the **POINT OF BEGINNING** of this parcel and containing in all 0.46 acres of land more or less.

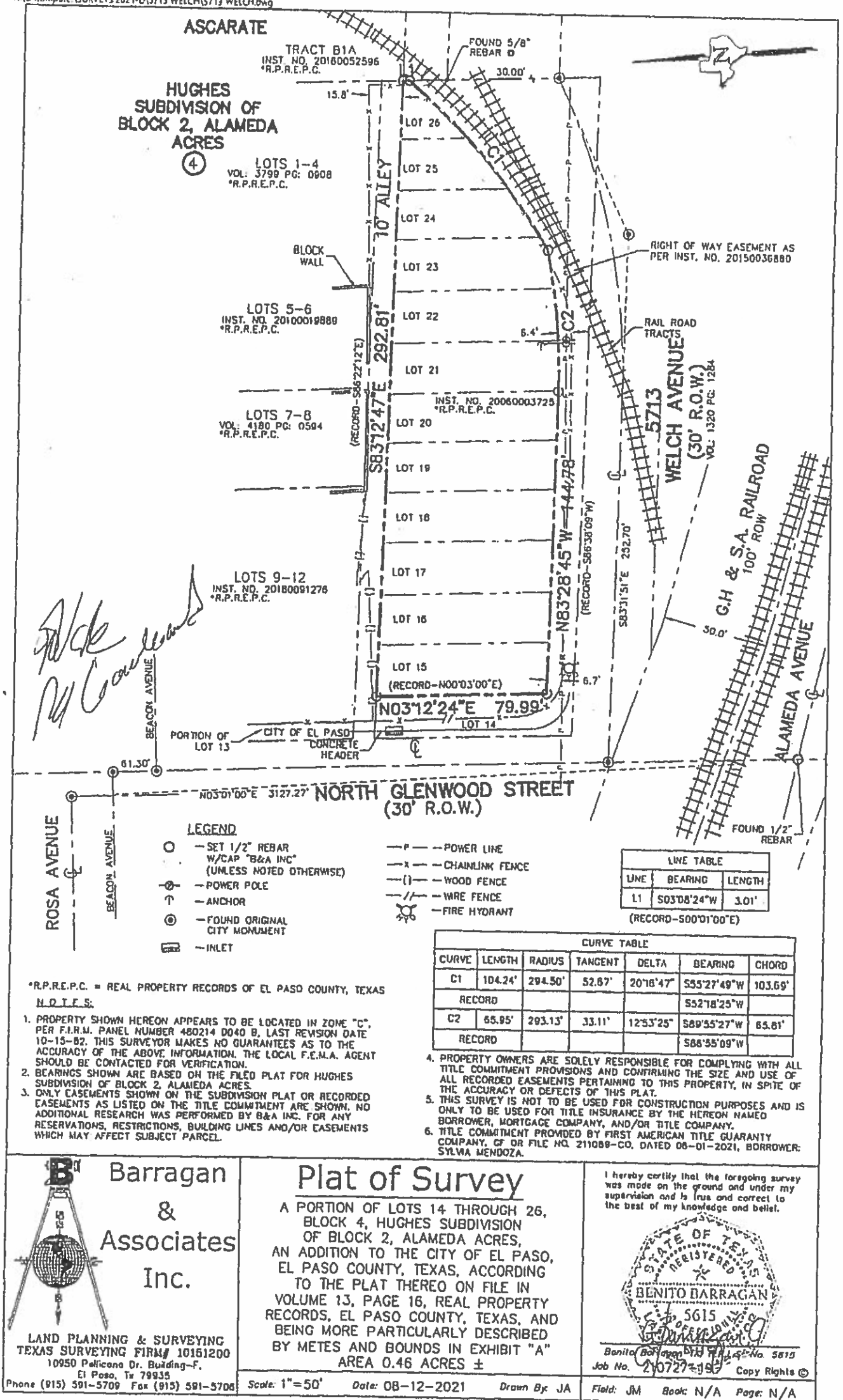
NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are based on the County plat for Hughes Subdivision of Block 2, Alameda Acres.
3. Not a ground survey. For rezoning purposes only.
4. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.



Benito Barragan, Texas R.P.L.S. 5615
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
September 27, 2022
5713 WELCH

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5713 Welch Avenue

City Plan Commission — September 8, 2022 **REVISED**

REZONING



CASE NUMBER: PZR22-00016
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Jose Manuel Valenzuela and Maria Del Sol Covarrubias
REPRESENTATIVE: Fatima J. De Valenzuela
LOCATION: 5713 Welch Ave. (District 2)
PROPERTY AREA: 0.46 acres
REQUEST: Rezone from S-D/sp (Special Development/special permit) to M-1 (Light Manufacturing)
RELATED APPLICATIONS: None
PUBLIC INPUT: One (1) letter and one (1) call in support and three (3) calls in opposition received as of September 8, 2022

SUMMARY OF REQUEST: Applicant requests to rezone from S-D/sp (Special Development/special permit) to M-1 (Light Manufacturing) to allow for a truck parking.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed development is in keeping with the character of its neighborhood and the policies of the adjacent G-7, Post-war Future Land Use designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The conditions are the following:

1. No ingress and/or egress shall be permitted onto Glenwood Street.
2. No ingress and/or egress shall be permitted onto the adjacent alley to the north.
3. Sidewalks along the property are to be installed prior to any certificates of occupancy or any certificates of completion.
4. An eight-foot (8') high masonry wall shall be placed along the northern property line along the alley.
5. A ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the northern property line adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or any certificates of completion.
6. For general warehouse or heavy truck (sales, storage, repair, and rental) type uses, a minimum 30% landscaping shall be required. The 30% landscaping shall be calculated in accordance with the El Paso City Code Section 18.46 Landscape, and shall include the landscaping required by El Paso City Code Section 18.46 Landscape and the landscaping required by condition No. 5.



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: Applicant requests to rezone from S-D/sp (Special Development/special permit) to M-1 (Light Manufacturing) to allow for truck parking. Currently, the property is vacant, and the generalized plot plan shows a proposed parking lot consisting of seven (7) trailer parking spaces and seven (7) vehicular parking spaces. In addition, it shows a ten-foot (10') landscape buffer with trees along the rear property line abutting the alley. Access is from Welch Avenue.

PREVIOUS CASE HISTORY: Ordinance No. 18217 (attachment 3), dated July 29, 2014 granted Special Permit PZST13-00027, which allowed for infill development with a reduction to front, rear, and side yard setbacks as well as a parking reduction. This special permit is to be rescinded along this rezoning request due to the proposed zoning district change which will automatically terminate such special permit.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The subject property is surrounded to west, south, and east of general warehouse uses zoned M-1 (Light Manufacturing). Properties to the north, are zoned R-5 (Residential) and consist of single-family dwellings. Due to possible nuisances to nearby residential properties, conditions are being recommended to mitigate any negative impacts. The nearest school is Hawkins Elementary (0.35 miles) and the nearest park is San Juan Strip 3 Park (0.25 miles).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: G-2, Traditional Neighborhood: 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.	No. The subject property and proposed use do not align with the G-2, Traditional Neighborhood Future Land Use designation, but is consistent with the G-7, Industrial and/or Railyard Future Land Designation that surrounds it to the west, south, and east.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: M-1 (Light Manufacturing): The purpose of this district is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.	Yes. The proposed zoning of M-1 (Light Manufacturing) matches that of properties to the west, south, and east consisting of general warehouse uses. Properties to the north, are zoned R-5 (Residential) and consist of single-family dwellings. Due to possible nuisances to these properties, conditions are being recommended to mitigate any negative impacts.
Preferred Development Locations: 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.	The subject property has access from Welch Avenue, classified as a Local road per the El Paso Major Thoroughfare Plan (MTP). Although a local road, Welch Avenue mostly serves light industrial developments and connects to El Paso Street to the south across rail road tracks and to Clark Drive to the east, classified as a Collector and a Minor Arterial respectively. In addition, the subject property is surrounded by other

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
	M-1 (Light Manufacturing) zone districts, thus ensuring it is not the only property with an alternative zoning district.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within any historic districts, other special designations, or areas with adopted study area plans.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	No adverse effects are anticipated.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated effects to the natural environment.
Stability: Whether the area is stable or in transition.	The area is stable with no rezonings in the vicinity in the last 10 years, besides the subject property previous rezoning in 2014.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property will provide access from Welch Avenue, classified as a Local road per the El Paso MTP. Although a local road, Welch Avenue mostly serves light industrial developments and connects to El Paso Street to the south across rail road tracks and to Clark Drive to the east, classified as a Collector and a Minor Arterial respectively. The street network present is appropriate for the proposed intensity. No sidewalks are existing on the subject property, but may be required during development, as sidewalks are existing along Glenwood.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: The Planning Division is recommending multiple conditions to mitigate expected negative impacts to nearby properties.

PUBLIC COMMENT: The subject property lies within the El Paso Central Business Association, the San Juan Neighborhood Improvement Association, and the Sunrise Civic Group, which were notified of the request by the applicant. The applicant met with the San Juan Neighborhood Improvement Association and discussed the request. As required, public notice was sent to all property owners within 300 feet of the subject property on August 25, 2022. As of September 7, 2022, the Planning Division has received one (1) letter in support from the San Juan Neighborhood Improvement Association asking for construction of sidewalks along the property, and one (1) call in from a nearby neighbor in support of the rezoning with the recommended conditions by the Planning Division. In addition, three (3) phone calls in opposition to the request has been received. The calls were received from the property owners of adjacent residential properties to the north across the alley, which provided comments regarding future pollution and noises from the proposed use that will negatively impacting them. In addition, they stated to have to deal with existing trucks and forklift noises from existing businesses as well as to train horn noises, and that the existing train and truck traffic have a negative impact on the construction of their properties damaging walls.

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.
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. **(Staff Recommendation)**
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.

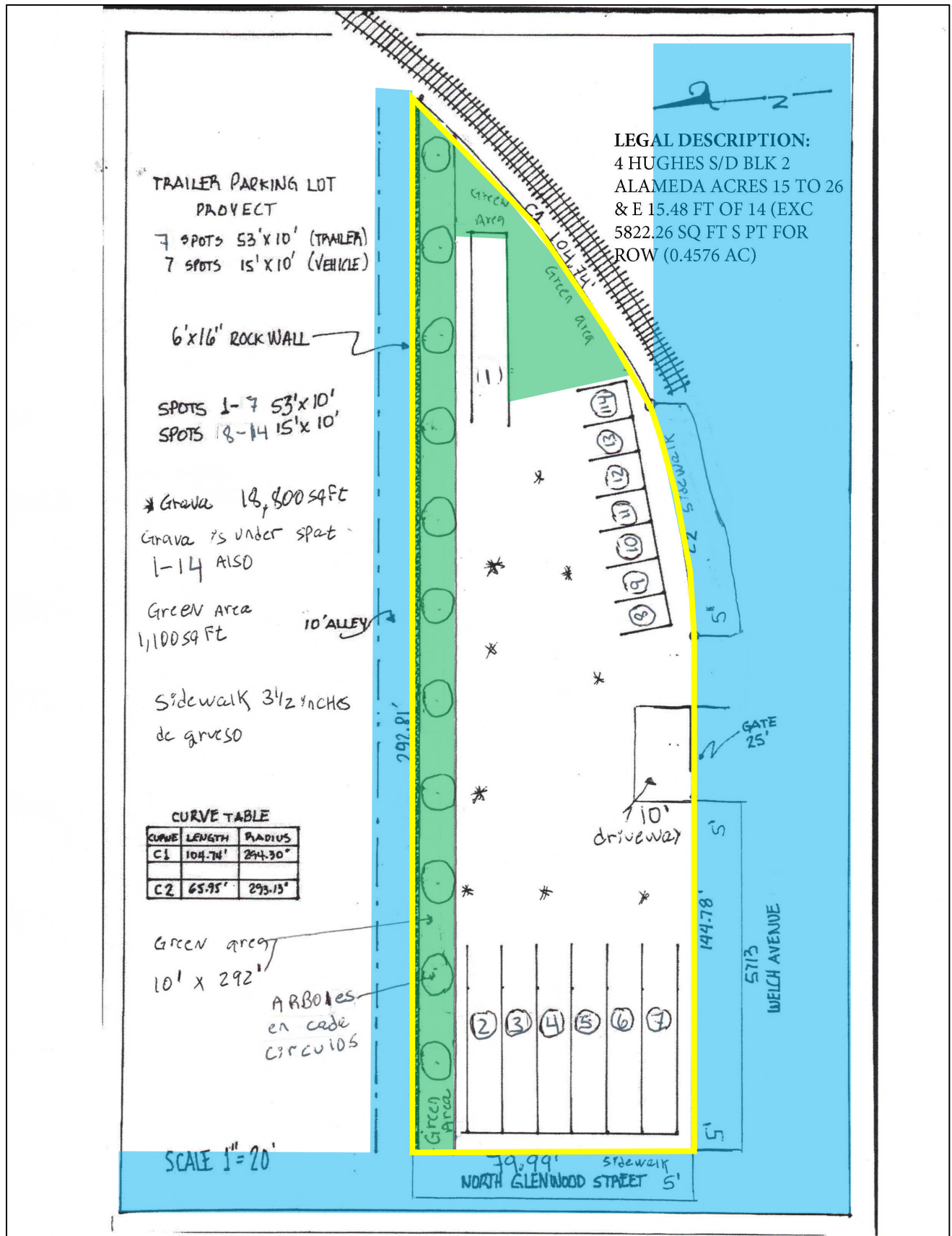
ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Ordinance No. 18217
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Communication in support

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

018217

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST13-00027, TO ALLOW FOR INFILL DEVELOPMENT WITH FRONT, REAR, SIDE YARD SETBACKS AND PARKING REDUCTION ON THE PROPERTY DESCRIBED AS A PORTION OF LOTS 14-26, BLOCK 4, HUGHES SUBDIVISION, 5713-5717 WELCH AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE AND REPEALING ORDINANCE NO. 018182. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Jorge Valenzuela, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a front, rear, side yard setbacks and parking reduction; and,

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

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code; and

WHEREAS, Ordinance No. 018182 was inadvertently filed in the Official Records of El Paso County and assigned Doc# 20140040244, before the City Council conducted a public hearing, and as a result, the action identified in that ordinance is void.

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

1. That the property described as follows is in a **S-D (Special Development)** Zone District:

A portion of Lots 14-26, Block 4, Hughes Subdivision, 5713-5717 Welch Avenue, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; and,

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a front, rear, side yard setbacks and parking reduction; and,

018217

ORDINANCE NO. _____

PZST13-00027

#284767_2/14-1007-1032/5713-5717 Welch Avenue-Special Permit
KMN

3. That this Special Permit is issued subject to the development standards in the **S-D (Special Development)** District regulations and is subject to the approved Detailed Site Development Plan, signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and,
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST13-00027 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. 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.
6. That Ordinance No. 018182 is repealed.

PASSED AND APPROVED this 29th day of July, 2014.

THE CITY OF EL PASO

Oscar Leeser
Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Karla M. Nishman
Karla M. Nishman
Assistant City Attorney

APPROVED AS TO CONTENT:

David A. Connors
Mathew S. McElroy, Director
City Development Department

CITY CLERK DEPT.
2014 JUN 26 PM 6:00

ORDINANCE NO. 018217

PZST13-00027

#284767_2/14-1007-1032/5713-5717 Welch Avenue-Special Permit
KMN

AGREEMENT

Jorge Valenzuela, referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D (Special Development)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 8th day of May, 2014.

Jorge Valenzuela:

By:

(name/title)

(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

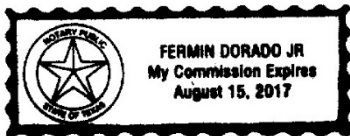
This instrument is acknowledged before me on this 8th day of MAY, 2014,
by Fermin Dorado Jr. for Jorge Valenzuela, as Owner.

My Commission Expires:

Notary Public, State of Texas

Notary's Printed or Typed Name:

Fermin Dorado Jr.



ORDINANCE NO. _____

PZST13-00027

#284767/14-1007-1032/5713-5717 Welch Avenue-Special Permit
KMN

CITY CLERK DEPT.
2014 MAY 13 PM 4:53

EXHIBIT "A"

DORADO ENGINEERING, INC.

2717 E. Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

5713- 5717 WELCH AVENUE

Metes and Bounds description of a portion of Lots 14-26, Block 4 Hughes Subdivision, El Paso County, Texas and more particularly described as follows;

From and existing city monument located on the centerline intersection of Beacon Street and Glenwood Street, Thence South $00^{\circ}03'00''$ West along the centerline of Glenwood Street a distance of four hundred seventy eight and fifty one hundredths (478.51) feet to a point, thence South $86^{\circ}22'12''$ East a distance of twenty three and no hundredths (23.00) feet to the northwest corner of the property being described said corner lying on the easterly Right-of-Way line of Glenwood Street, said corner being the Point of Beginning for this description;

Thence South $86^{\circ}22'12''$ East along the southerly Right-of-Way line of a 10 foot alley a distance of three hundred four and eighty five hundredths (304.85) feet to a point for a corner, said corner lying on the westerly boundary line of Tract 8B1, Block 2, Ascarate Grant;

Thence South $00^{\circ}01'00''$ East along the westerly boundary line of Tract 8B1, Block 2, Ascarate Grant a distance of three and one hundredths (3.01) feet to a point for a curve to the right;

Thence along an arc of a curve to the right a distance of one hundred four and twenty three hundredths (104.23) feet, said curve having a central angle of $20^{\circ}16'45''$, a radius of two hundred ninety four and fifty hundredths (294.50) feet, a chord bearing of South $52^{\circ}18'27''$ West and a chord distance of one hundred three and sixty nine hundredths (103.69) feet to a point for a curve to the right;

Thence along an arc of curve to the right a distance of sixty five and ninety five hundredths (65.95) feet, said curve having a central angle of $12^{\circ}53'25''$, a radius of two hundred ninety three and thirteen hundredths (293.13) feet, a chord bearing of South $86^{\circ}55'09''$ West and a chord distance of sixty five and eighty one hundredths (65.81) feet to a corner on the northerly Right-of-Way line of Welch Avenue;

Thence North $86^{\circ}38'09''$ West along the northerly Right-of-Way line of Welch Avenue a distance of one hundred fifty six and eighty hundredths (156.80) feet to a point for a corner on the east Right-of-Way line of Glenwood Street;

Thence North $00^{\circ}03'00''$ East along the easterly Right-of-Way line of Glenwood Drive a distance of eighty and four hundredths (80.04) feet to the Point of Beginning for this description;

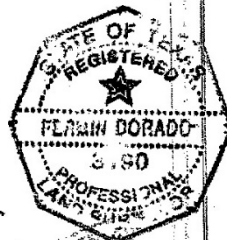
Said parcel of land contains 0.480 acres or 20,891 Sq. Ft of land more or less.

Prepared by;

Fermin Dorado

Fermin Dorado, R.P.L.S.

04.23.14

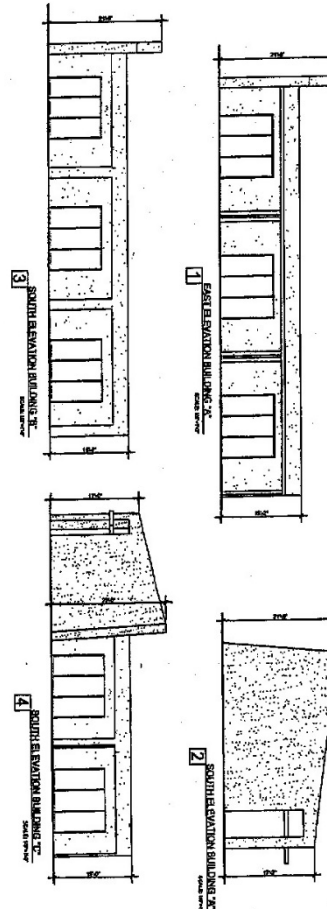


Revised April 23, 2014
April 9, 2014

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DETAILED SITE DEVELOPMENT PLAN

SPECIAL PERMIT-INFILL DEVELOPMENT



SETBACKS	
RECORDED	REQUESTED
FRONT SETBACK	5'
REAR SETBACK	5'
SIDE SETBACK	5'
2000 STREET SETBACK	10'

DATA	
SITE AREA	8,677 ACRES (19,380 ACQ.)
PROPOSED ADDED USER OFFICE & RETAIL	
TOTAL GROSS FLOOR AREA	8,794,848 S.F. = 79,005
PAVED AREA	7,294,848 S.F. = 66,675
SOFTWALK AREA	1,500,000 S.F. = 2,915
LANDSCAPE AREA	9,000,000 S.F. = 81,000
TOTAL LAND AREA	19,380 ACRES

PARKING REQUIREMENTS	
TOTAL GROSS AREA	7,281,000 SF
MINIMUM PARKING REQUIRED	1,038 - 70
TOTAL PARKING PROVIDED	13
EXCESS SPACE REQUIRED	3
EXCESS SPACE PROVIDED	3

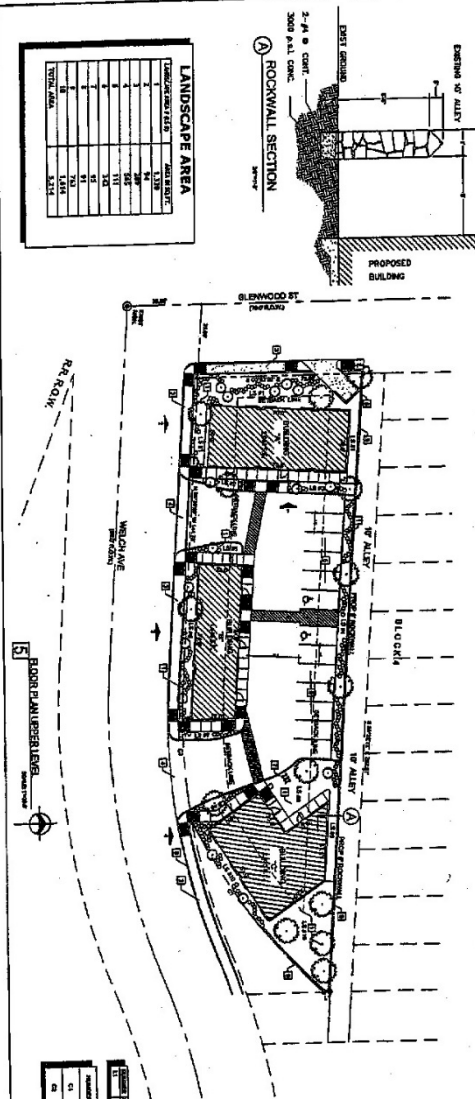
REQUEST FOR PROPOSAL REDUCTION FOR NET DEVELOPMENT

FLOOD ZONE
THIS PROPERTY LIES WITHIN
FLOOD ZONE "C" AS PER FLOOD
INSURANCE RATE MAP CONSULTANT
MVP PAPER, NO. 400214-00-08B
6/27/1, 1996

ZONING
R-5

LEGAL DESCRIPTION
PORTION OF LOTS 14-20
BLOCK 4, HILBURN SUBDIVISION
6366 ACRES
DCCD 2606004725

JAMES H. HENNING, JR. PRESIDENT HENNING & ASSOCIATES 1000 N. 10TH ST. SUITE 100 DENVER, CO 80202	51 Henning/42-748020-1A/10 REF: 10/10/10																					
ENGINEER'S SEAL 	<table border="1"><thead><tr><th colspan="3">REFERENCES -- BENCH-MARKS</th></tr></thead><tbody><tr><td colspan="3" style="height: 40px;"></td></tr><tr><th>DATE</th><th>REVISIONS</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	REFERENCES -- BENCH-MARKS						DATE	REVISIONS	BY												
REFERENCES -- BENCH-MARKS																						
DATE	REVISIONS	BY																				

[illegible][illegible]

PROJECT NAME
5713 WELCH
PROPOSED OFFICE/RETAIL CENTER

DORADO
ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
8717 E. WARDEN, 83. PALM, TEXAS 77061 (281) 395-0906

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Recommend approval of the rezoning requests with the following conditions:

1. No ingress and/or egress shall be permitted onto Glenwood Street.
2. No ingress and/or egress shall be permitted onto the adjacent alley to the north.
3. Sidewalks along the property are to be installed prior to any certificates of occupancy or any certificates of completion.
4. An eight-foot (8') high masonry wall shall be placed along the northern property line along the alley.
5. A ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or any certificates of completion.
6. For general warehouse or heavy truck (sales, storage, repair, and rental) type uses, a minimum 30% landscaping shall be required. The 30% landscaping shall be calculated in accordance with the El Paso City Code Section 18.46 Landscape, and shall include the landscaping required by El Paso City Code Section 18.46 Landscape and the landscaping required by condition No. 5.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval.

The generalized site plan is not being reviewed for conformance due to conceptual nature. 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

Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.

Note: Drainage flow patterns to be shown on site plan during building permitting.

Fire Department

Recommend approval. No adverse comments.

Police Department

No comments received.

Environmental Services

No comments received.

Streets and Maintenance Department

1. TIA not required for this application.
2. Improvements shall be made, Driveways, Sidewalks, etc. in compliance with City Designs Standards for Construction.

Note: Improvements to be required at time of building permitting.

Sun Metro

No comments received.

El Paso Water Utilities

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main along Welch Ave. The water main is located approximately 25-ft south of the right-of-way north boundary line. This main is available for service.

There is an existing 8-inch diameter water main along Glenwood St. This water main is located approximately 7.5-feet west of the property line. This main is available for service.

EPWater records indicate one (1) 1 ½-inch vacant water service (inactive meter) serving the subject property. The address for this service is 5713 Welch Ave.

Previous water pressure from fire hydrant #05414 located in the northeast corner of Welch Ave. and Glenwood St., has yield a static pressure of 90 (psi), a residual pressure of 80 (psi), and a discharge of 919 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main along Welch Ave. The sanitary sewer main is located approximately 10-feet south of the north right-of-way line. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main along Glenwood St. The sanitary sewer main is located approximately 25-feet east of the western right-of-way line. This main is available for service.

General:

EPWater requires a new service application to provide 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 EPWater – 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.

Stormwater:

EPWater-SW recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, porous pavement or other conservation efforts) to reduce the amount of developed stormwater runoff.

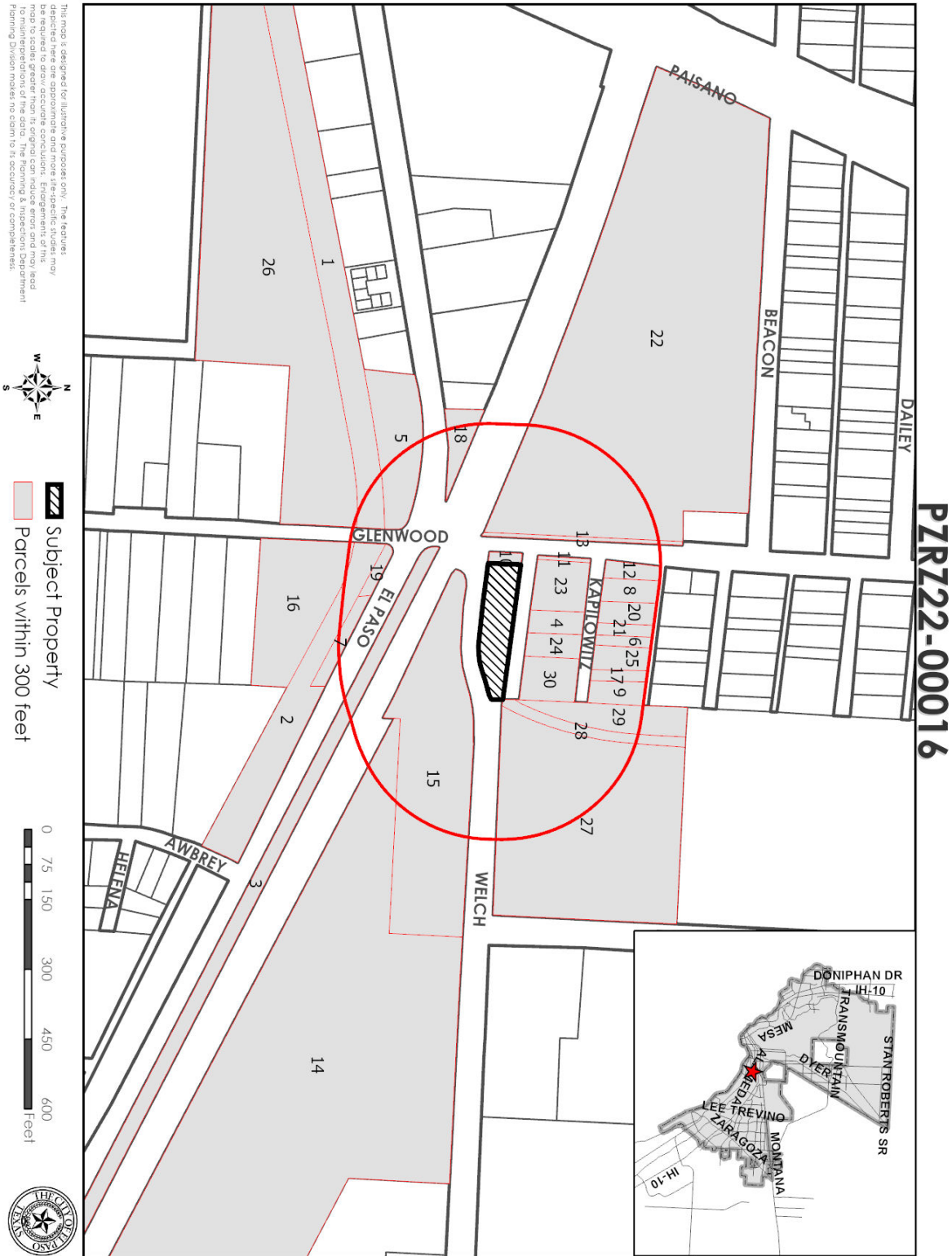
Texas Department of Transportation

No comments received.

El Paso County Water Improvement District #1

Not within the boundaries of EPCWID 1.

ATTACHMENT 5



ATTACHMENT 6

San Juan Neighborhood Improvement Association

April 04, 2022

Reference: 5713 Welch St.

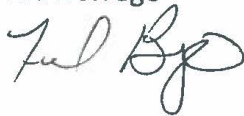
Mr Valenzuela,

The SJNIA has no problem or issues with you using your property for your trailer storage as long as you install sidewalks around your property and only use entrance on Welch street.

Welcome to our neighborhood and thank you for contacting the SJNIA.

Sincerely

Fred Borrego



President

San Juan Neighborhood Improvement Association