

11412 Montana

City Plan Commission — July 2, 2026

SITE PLAN

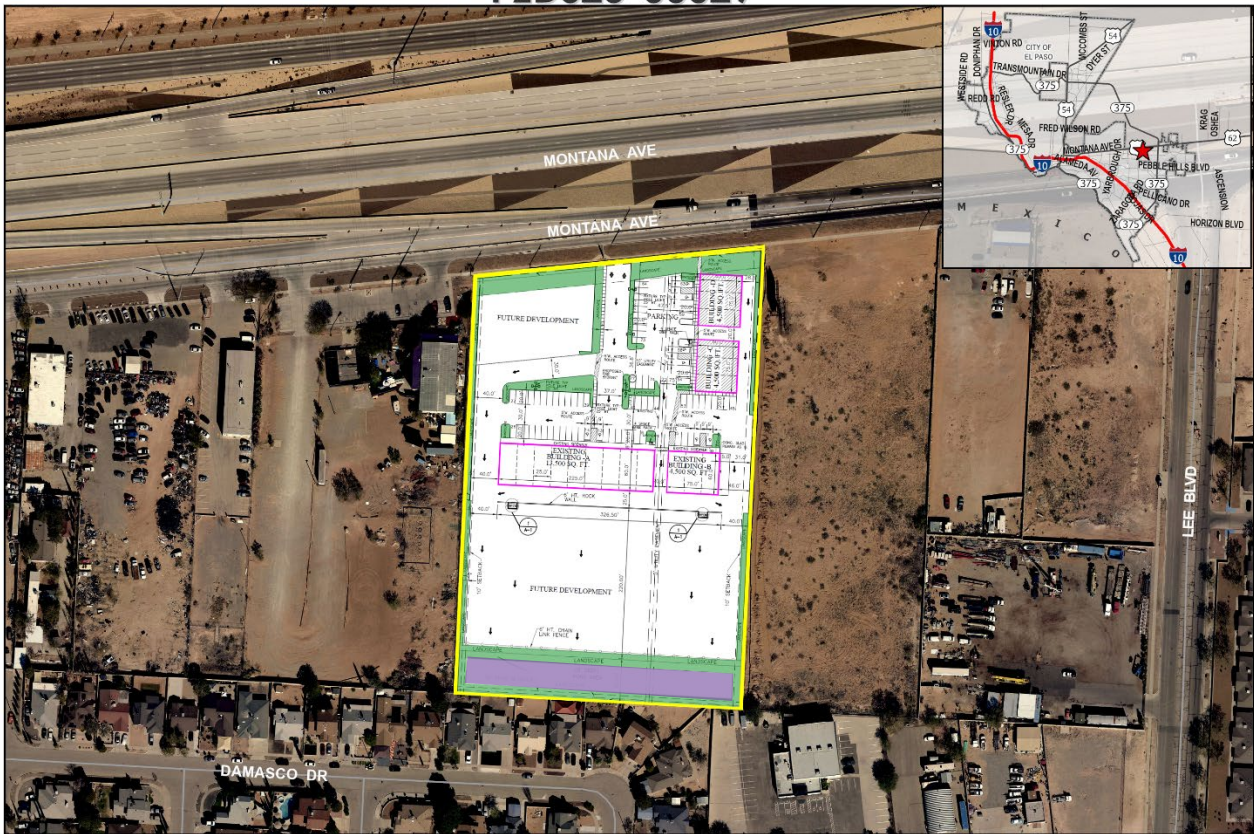


CASE NUMBER:	PZDS25-00029
CASE MANAGER:	Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov
PROPERTY OWNER:	A2ZM Real Estate LLC
REPRESENTATIVE:	Albert Sarabia
LOCATION:	11412 Montana Ave. (District 6)
PROPERTY AREA:	6.00 acres
REQUEST:	Detailed Site Development Plan Approval per Ordinance No. 7185
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan as required per Ordinance No. 7185, dated April 21, 1981, requiring approval from the City Plan Commission prior to the issuance of building permits. The applicant proposes to develop the subject property as business offices in the C-4/sc (Commercial/special contract) zone district.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request as the use of business offices is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 - Detailed Site Development Plan.

PZDS25-00029



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original may induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan for the proposed use of business offices as required per Ordinance No. 7185, dated April 21, 1981, which requires approval from the City Plan Commission prior to the issuance of building permits. The Detailed Site Development Plan shows four (4) buildings with a total square footage of 27,000 square feet, with seventy-seven (77) vehicular parking spaces, eight (8) bicycle spaces, and on-site ponding to serve the development. The development is compliant with required vehicular and bicycle parking requirements, as well as with required landscaping area. Pedestrian and bicycle access will be provided via two (2) accessible paths along Montana Avenue, providing connectivity to each building. Vehicular access will also be from Montana Avenue. There are two (2) areas on the site plan that will be reserved for future development and are noted on the Detailed Site Development Plan.

PREVIOUS CASE HISTORY: On April 21, 1981, City Council approved Ordinance No. 7185 which rezoned the subject property from R-3 (Residential) to C-4 (Commercial/special contract) and imposed a condition. The condition is as follows:

1. *First Party shall submit site development and architectural plans of the proposed development on the property to the City Plan Commission for approval prior to the issuance of any building permits.*

Note: Condition is being satisfied by this request.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with adjacent commercial uses within the area. To the north of the subject property is Montana Avenue and to the east are properties zoned C-4 (Commercial) consisting of vacant lots and a restaurant. To the south are properties zoned A-M (Apartment/Mobile Home Park) comprising of single-family dwellings, and to the west are properties zoned C-4 (Commercial) consisting of a bar and a church. The nearest school is Bill Sybert Middle School, located 0.92 miles away and the nearest park is Stanton Heights Park, located 1.09 miles away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
<p>El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.</p>	<p>Yes. Per Ordinance No. 7185, dated April 21, 1981, the property owner must obtain Detailed Site Development Plan approval from the City Plan Commission prior to the issuance of any building permits and certificates of occupancy.</p>
<p>Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. Business offices are permitted in the C-4 (Commercial) zone district by right and there are no existing supplemental use regulations required per City Code. The proposed Detailed Site Development Plan is in keeping with the applicable regulations of the C-4 (Commercial) zone district.</p>

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
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.	None. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no adverse impacts anticipated from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve any greenfield /environmentally sensitive land, or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property will be from Montana Avenue, which is classified as a freeway in the City of El Paso’s Major Thoroughfare Plan (MTP) and is suitable for commercial development. A five-foot (5’) sidewalk will be provided along Montana Avenue abutting the property, which will be subject to Texas Department of Transportation (TxDOT) approval. The nearest bus stop is the Sun Metro George Dieter Park+Ride, located 0.4 miles away along Montana Avenue, which offers connectivity to the BRIO transit system.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No adverse comments were received from the reviewing departments. The development has not received certificates of occupancy and is pending Detailed Site Development Plan approval from the City Plan Commission.

PUBLIC COMMENT: Notices are not required per El Paso City Code Section 20.04.150.

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:

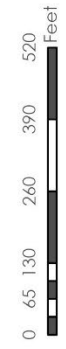
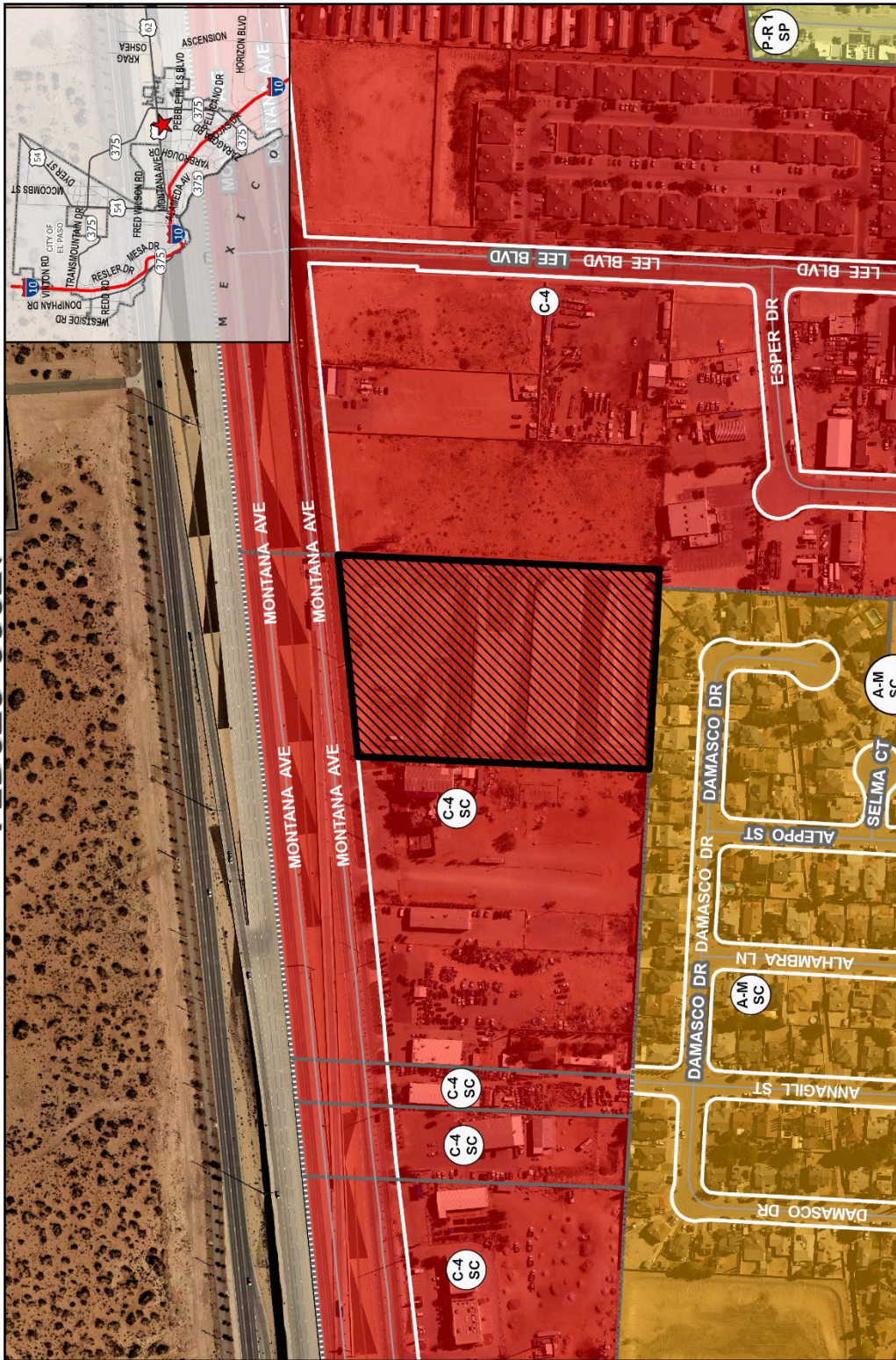
1. **Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the Detailed Site Development Plan 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 Detailed Site Development Plan, 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. Zoning Map
2. Detailed Site Development Plan
3. Elevations
4. Ordinance No. 7185
5. Department Comments

ATTACHMENT 1

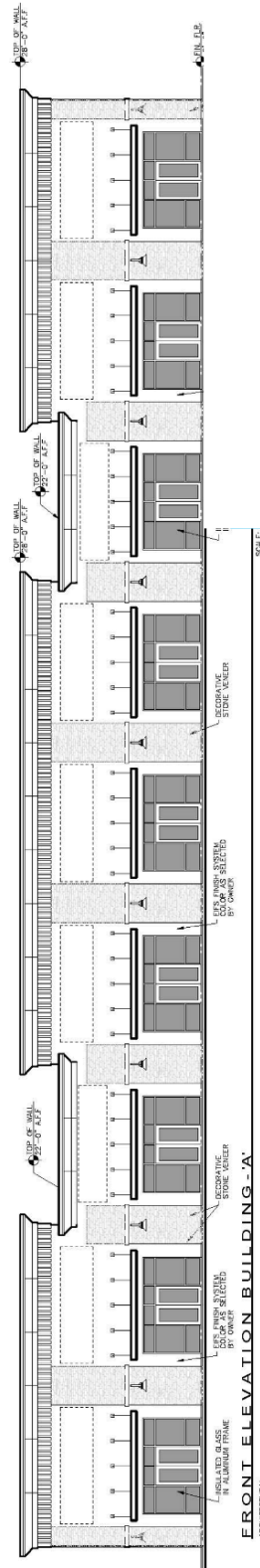
PZDS25-00029



Subject Property

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ATTACHMENT 3



ATTACHMENT 4

TO	DATE
ZONING SECTION	
LAND PLANNING	
MAPPING SECTION	<i>Rec'd 4/22/81</i>
E.D.P. SECTION	
ADVANCE SECTION	

REPRODUCE:

RETURN TO: *BY*
By (Date):
FILED :

ORDINANCE NO: *7085*
DATE: *4/21/81*

CONTRACT: *attached dated 4/17/81*
CASE NO.: *81-4621*

NOTES:

AN ORDINANCE CHANGING THE ZONING OF
 A PORTION OF TRACT 2, SECTION 31,
 BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC
 RR CO. SURVEYS, THE PENALTY BEING AS
 PROVIDED IN SECTION 25-96 OF THE EL
 PASO CITY CODE

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

That the zoning of a portion of Tract 2, Section 31,
 Block 79, Township 2, Texas & Pacific RR Co. Surveys, as
 more particularly described below, be changed to C-4 (Commercial)
 District within the meaning of the zoning ordinance and the
 zoning map of the City be revised accordingly:

A portion out of Tract 2, Section 31, Block 79,
 Township 2, Texas & Pacific RR Co. Surveys, El
 Paso, El Paso County, Texas, more particularly
 described by metes and bounds as follows, to-wit:

A line from the intersection of the south right of
 way line of Montana Avenue (U.S. Highway 62 & 180)
 and the west right of way line of Lee Blvd., bears
 south 81°11' west, 650.0 feet along the south right
 of way of Montana Avenue to the point of beginning
 of this description;

Thence south 0°33'12" east, 658.59 feet;

Thence, west, 1236.41 feet;

Thence, north 0°33'12" west, 467.09 feet along the
 common line of Tract 2 and Tract 4, to a point on
 the southerly right of way line of Montana Avenue
 (U.S. Highway 62 & 180);

Thence, north 81°11' east, 1249.32 feet along the
 southerly right of way line of Montana Avenue to
 the point of beginning;

And said parcel containing 15.9749 acres of land,
 more or less.

PASSED AND APPROVED this 21st day of APRIL, 1981.

ATTEST:

Thomas D. Westfall
 Mayor

Wilkins
 City Clerk

APPROVED AS TO FORM:

Andrew
 Assistant City Attorney

APPROVED AS TO CONTENT:

Raul Gonzalez
 Planning Department

31-4621
 APR 23 1981
 DEPARTMENT
 OF PLANNING

Apant & Apant

I certify that the zoning map has been revised to
 reflect the amendment of ordinance # 7185
 Date: 4-28-81
R. Gonzalez

I CERTIFY THAT THE FOLLOWING ZONING MAPS
 HAVE BEEN REVISIONED:
 4-28-81
 4-28-81
 4-28-81 Bldg. Department
 4-28-81 CONTROL *R. Gonzalez*

Contract
dated 4/17/81

CONTRACT

THIS CONTRACT, made this 11 day of April, 1981, by and between AYOUB AND AYOUB INVESTMENTS, a partnership consisting of HALEM A. AYOUB, Individually, HALEM A. AYOUB, Independent Executor and Trustee and GERALD AYOUB, Trustee of the Estate of CAREM A. AYOUB, Deceased, HALEM A. AYOUB and AMEEN FRED AYOUB, Independent Executors of the Estate of FRED A. AYOUB, Deceased; ZACCHIA A. AYOUB, GEORGE BODEN and wife, ROSALINE BODEN, GEORGE J. AYOUB, JOE J. JABOR, Independent Executor of the Estate of MANUEL A. JABOR, Deceased; GEORGETTE J. ALBERT; JOSEPH J. AYOUB; JOE CHEMALI and TONY JABOR, First Party and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Tract 2, Section 31, Block 79, Township 2, Texas & Pacific RR Co. Surveys, such property being more particularly described in Ordinance No. 7185, 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 to C-4 (Commercial) District within the meaning of the zoning ordinance of the City of El Paso, First Party shall submit site development and architectural plans of the proposed development on the property to the City Plan Commission for approval prior to the issuance of any building permits.

SEE SEC 25-4.2 (4)
CASE # 81-4621

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

The City may enforce this contract 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.

81-4621
APR 23 1981
DEPARTMENT
OF PLANNING

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

AYOUB AND AYOUB INVESTMENTS

By George J. Ayoub
George J. Ayoub, Managing Partner

THE CITY OF EL PASO

ATTEST:

By Thomas O. Westfall
Mayor

W. Regg
City Clerk

APPROVED AS TO FORM:

Jensen
Assistant City Attorney

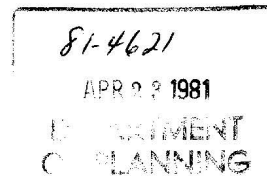
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared GEORGE J. AYOUB, Managing Partner of the partnership firm of AYOUB AND AYOUB INVESTMENTS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of AYOUB AND AYOUB INVESTMENTS, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of April, 1981.

My Commission Expires:
6/30/84

Billie Ann Brunkan
Notary Public, El Paso County, Texas



THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

BEFORE ME, the undersigned authority, on this day personally appeared Thomas D. Westfall, 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 SEAL OF OFFICE this 21st day of April, 1981.

Angela P. Smith
Notary Public, El Paso County, Texas

My Commission Expires:
Notary Public

7/5/81

81-4621
APR 28 1981
DEPARTMENT
OF PLANNING

RESOLUTION

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

That the mayor be authorized to execute a contract with AYOUB & AYOUB INVESTMENTS, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 9185

ADOPTED this 21st day of APRIL, 1981.

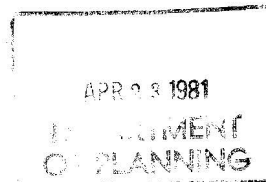
Thomas D. Waterfall

ATTEST:

Mayor

U. W. Rogers

City Clerk



ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request as the use of business offices is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 - Detailed Site Development Plan.

- Certificates of occupancy will have to be obtained prior to final approval of the Detailed Site Development Plan.
- Full coordination with TxDOT required for access from Montana Avenue.
- Future development will require resubmission of the Detailed Site Development Plan.

Planning and Inspections Department – Plan Review & Landscaping Division

No objections to the proposed detailed site. 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

Approval is recommended.

Verify all ADA ramps are directional and align across street intersections with all corresponding routes.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to the application.

Coordinate with TxDOT.

Streets Lighting:

Street Lights Department does not object to this request.

Montana Ave. is a Texas Department of Transportation (TXDOT) right-of-way (ROW). For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according

to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Contract Management:

No comments received.

El Paso Water

EPWater does not object to this request.

Water

There is an existing 8-inch diameter water main that extends within a 25-foot easement south of and parallel to Montana Ave. This water main is available to provide service.

There is an existing 24-inch diameter water main that extends along the southern portion of Montana Avenue. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations. This main is available for main extensions.

Previous water pressure from fire hydrant #6842, fronting 11420 Montana Avenue and 610-feet west of Lee Blvd., has yielded a static pressure of 47 psi, a residual pressure of 44 psi, and a discharge of 855 gallons per minute.

Sanitary Sewer

There is an existing 8-inch sanitary sewer main that extends within a 25-foot easement south of and parallel to Montana Ave. This main is available to provide service.

General

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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

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:

The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “private.”

El Paso County 911 District

No comments received.

Texas Department of Transportation

TxDOT comment is to submit for review and permit approval within 1 year from starting construction.

El Paso County Water Improvement District #1

No comments received.