

ORDINANCE NO. 019404

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 22nd day of November, 2022



THE CITY OF EL PASO
[Signature]
Oscar Leeser
Mayor

ATTEST:
[Signature]
Laura D. Prine, City Clerk

APPROVED AS TO FORM:
[Signature]
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:
[Signature]
Philip F. Etiwe, Director
Planning & Inspections Department



Rear Area Elevation - 3200 Durazo Ave. N.T.S. 5



East Elevation - 3200 Durazo Ave. N.T.S. 5



West Elevation (E. Central St.) - 3200 Durazo Ave. N.T.S. 2



South Elevation - 3200 Durazo Ave. N.T.S. 4



Building Height: 30'-0" +/- highest point.



Fence and Gate Height: 8'-0" and 13'-0" +/- highest point

Building Height: 30'-0" +/- highest point.

North Elevation - 3200 Durazo Ave. N.T.S. 1

Loya Wilke
ARCHITECTS

10000 Agguero Blvd. Suite 500
El Paso, Texas 79905
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NO.	DATE	DESCRIPTION

DeadBeach Brewery Tenant Improvement

3200 and 3230 Durazo Ave.
El Paso Texas, 79905

Master Zoning Plan

Project No. 218-003
Project Name: MZP-100.B



Back Area Elevation - 3230 Durazno Ave. N.T.S. 5



East Elevation (R. Cabedo St.) - 3230 Durazno Ave. N.T.S. 6



West Elevation (Parking Area) - 3230 Durazno Ave. N.T.S. 2



South Elevation - 3230 Durazno Ave. N.T.S. 4



Building Height: 20'-0" +/- highest point.



Fence and Gate Height: 8'-0" and 13'-0" +/- highest point

Building Height: 20'-0" +/- highest point.

North Elevation - 3230 Durazno Ave. N.T.S. 1

No.	Date	Description

**DeadBeach Brewery
 Tenant
 Improvement**

3200 and 3230 Durazno Ave.
 El Paso Texas, 79905

Master Zoning Plan

PROJECT NO: 2016-111-001
 PREPARED BY: Loya Wilke Architects
 CHECKED BY: [Name]
 DATE: 08/16/2016

EXHIBIT "B"



Wells Fargo Plaza
221 North Kansas Street, Suite 820
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PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

9/16/22
DATE
HKS
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
 3200 Durazno Ave.
 Durazno, TX 79635

Legal Description
 3200 Durazno Ave. (35,400 sq. ft.)
 3230 Durazno Ave. (30,800 sq. ft.)

Size and Use of Structures
 3200 Durazno Ave. (35,400 sq. ft.)
 3230 Durazno Ave. (30,800 sq. ft.)

Parking Calculation
 3200 Durazno Ave. (35,400 sq. ft.)
 3230 Durazno Ave. (30,800 sq. ft.)

Landscape
 3200 Durazno Ave. (35,400 sq. ft.)
 3230 Durazno Ave. (30,800 sq. ft.)

GENERAL DATA

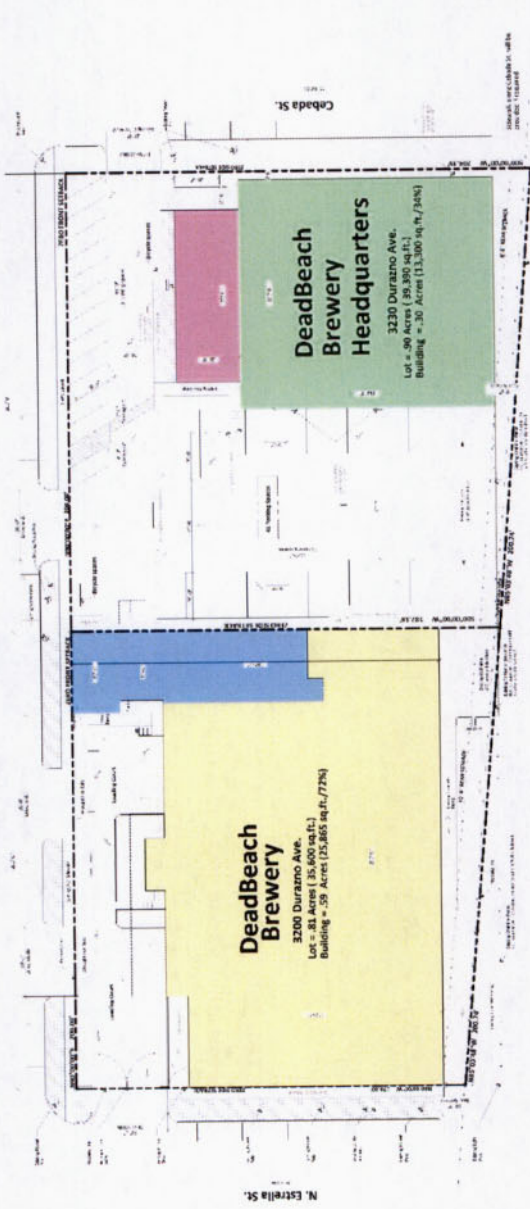
1. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local, state, and federal codes and regulations.

2. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local, state, and federal codes and regulations.

3. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local, state, and federal codes and regulations.

4. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local, state, and federal codes and regulations.

5. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local, state, and federal codes and regulations.



DeadBeach Brewery Tenant Improvement
 3200 and 3230 Durazno Ave.
 D Paved Texas, 79635

Master Zoning Plan

PROJECT NO.	2022-001
DATE	08/25/2022
SCALE	AS SHOWN
PROJECT NAME	DeadBeach Brewery Tenant Improvement
PROJECT ADDRESS	3200 and 3230 Durazno Ave., D Paved Texas, 79635
PROJECT TYPE	Master Zoning Plan
PROJECT NO.	MZP-100.A



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