

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

AGENDA DATE: August 31, 2021
PUBLIC HEARING DATE: September 28, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
David Samaniego, (915) 212-1608

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance changing the zoning of a portion of Lots 1 and 2, Block 113, Vista Del Sol Unit Sixteen Replat "S", 11101 Armour Street, City of El Paso, El Paso County, Texas from P-I (Planned Industrial) to C-4 (Commercial). 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: 11101 Armour Dr.
Applicant: Mast Partners LP, PZRZ21-00011

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from P-I (Planned Industrial) to C-4 (Commercial) to allow for a warehouse use. City Plan Commission recommended 5-0 to approve the proposed request on July 15, 2021. As of August 17, 2021, 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

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

DEPARTMENT HEAD:

Philip Etiwe

Philip E. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 1 AND 2, BLOCK 113, VISTA DEL SOL UNIT SIXTEEN REPLAT "S", 11101 ARMOUR STREET CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM P-I (Planned Industrial) TO C-4 (COMMERCIAL). 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, the zoning of **a portion of Lots 1 and 2, Block 113, Vista Del Sol Unit Sixteen Replat "S", 11101 Armour Dr.**, 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", be changed from **P-I (Planned Industrial)** to **C-4 (Commercial)**, as defined in Section 20.06.020, 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 Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2021.

THE CITY OF EL PASO:

Oscar Leeser, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Wendi N. Vineyard

Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

21-1007-2765 | 1107207

Rezoning Ordinance Full Lot No Conditions | 11101 Armour St.

WNV

METES AND BOUNDS DESCRIPTION
EXHIBIT "A"

THE PARCEL OF LAND HEREIN DESCRIBED IS A PORTION OF LOTS 1 AND 2, BLOCK 113, VISTA DEL SOL UNIT SIXTEEN REPLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARMOUR DRIVE; SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 113, VISTA DEL SOL, UNIT 16 REPLAT IN EL PASO COUNTY, TEXAS;

THENCE, NORTH 76° 12' 00" WEST, A DISTANCE OF 146.48 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE P.C. OF A CURVE TO THE RIGHT;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT TO A POINT OF REVERSE CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF VANDERBUILT DRIVE AN ARC DISTANCE OF 28.17 FEET; CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 80° 42' 10" AND A LONG CHORD BEARING OF NORTH 35°50' 55" WEST A DISTANCE OF 25.90 FEET:

THENCE CONTINUING NORTHWESTERLY ALONG SAID REVERSE CURVE AN ARC DISTANCE OF 186.92 FEET; CURVE HAVING A RADIUS OF 988.77 FEET, A CENTRAL ANGLE OF 10° 49' 53" AND A LONG CHORD BEARING OF NORTH 00° 54' 46" WEST A DISTANCE OF 186.64 FEET:

THENCE SOUTH 76° 12' 00" EAST A DISTANCE OF 213.62 FEET:

THENCE SOUTH 13° 48' 00" WEST A DISTANCE OF 197.29 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL LIES ENTIRELY WITHIN LOTS 1 AND 2, BLOCK 113, VISTA DEL SOL UNIT 16 REPLAT, IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AND CONTAINS 36,432.72 SQUARE FEET EQUAL TO 0.836 ACRES.



11101 Armour Street

City Plan Commission — July 15, 2021- **REVISED**

REZONING

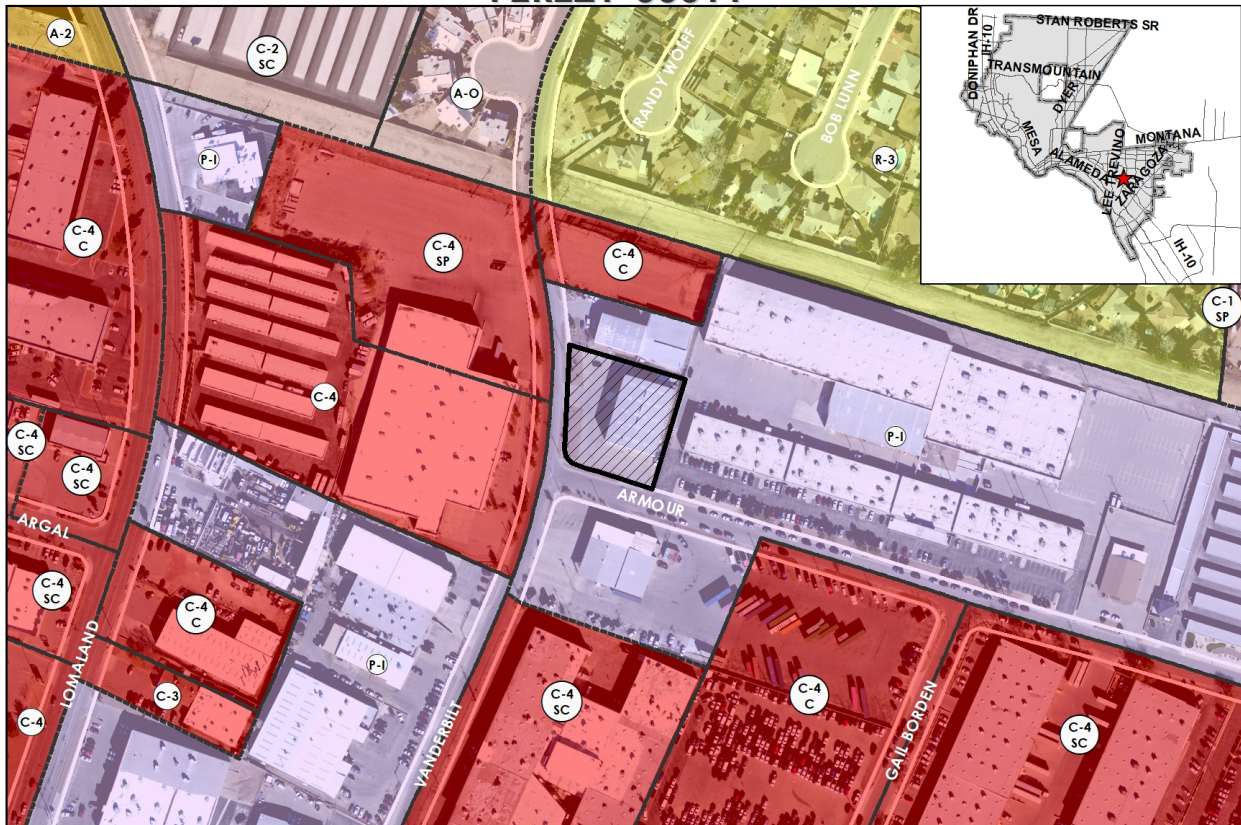


CASE NUMBER: PZRZ21-00011
CASE MANAGER: David Samaniego, 915-212-1608, SamaniegoDC@elpasotexas.gov
PROPERTY OWNER: MAST Partners LP
REPRESENTATIVE: CAD Consulting Co.
LOCATION: 11101 Armour St. (District 7)
PROPERTY AREA: 0.86 acres
REQUEST: Rezone from P-I (Planned Industrial) to C-4 (Commercial)
RELATED APPLICATIONS: N/A
PUBLIC INPUT: N/A

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from P-I (Planned Industrial) to C-4 (Commercial) to allow for a warehouse use.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The recommendation is based on the compatibility of the proposed zoning district with the surrounding commercial and industrial districts in the immediate area. Further, the proposed development meets the intent of the G7, Industrial and/or Railyards land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan in the Eastside Planning area.

PZRZ21-00011



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 can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 75 150 300 450 600 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant proposes to rezone approximately 0.86 acres of land from P-1 (Planned Industrial) to C-4 (Commercial). The property is located at 11101 Armour Street within the Eastside Planning area. There is an existing 10,824 square foot building on the property that is proposed to be used as a warehouse. Access to the development is proposed from Armour Drive and Vanderbilt Drive.

PREVIOUS CASE HISTORY: N/A

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development meets the intent of the G7, Industrial and/or Railyards land use designation of *Plan El Paso* within the Eastside Planning area. The nearest park is Reese McCord Park (1 mile) and the nearest school is El Paso Academy East Charter (0.30 miles).

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:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-7, Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes, the G-7 designation is compatible with the C-4 (Commercial) and abutting industrial and commercial zone districts. The abutting parcels to the north and east are zoned P-1 (Planned Industrial) with the parcels directly across the street zoned C-4 (Commercial). The proposed use of warehouse is permitted by right in the C-4 district and is compatible with the surrounding warehouses and intensive commercial uses.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of the district 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, the proposed use of warehouse is a permitted use, by right, in the C-4 (Commercial) zone district. In addition, properties on the same block face and directly across the street are zoned C-4 (Commercial), along Vanderbilt Drive and Armour Street, which provide access to the subject property.</p>

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:	
Preferred Development Locations: Yes, as per Policy 1.9.1 the proposed rezoning encourages the development of new industrial areas. The development proposes office warehouse, which is in line with the existing uses within its vicinity.	Yes, the proposed commercial development supplements the character within the G-7, Industrial designation of Plan El Paso. The property is located on Armour Drive and Vanderbilt Drive, both which are classified as a Local street, per the City of El Paso's Major Thoroughfare Plan.
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.	No, the proposed development is outside any historic districts or other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no adverse effects anticipated from the proposed rezoning. The existing infrastructure was originally designed for the proposed district and uses.
Natural Environment: Anticipated effects on the natural environment.	No effect on the natural environment is anticipated as the subject property is in an area that is already developed.
Stability: Whether the area is stable or in transition.	The area is stable. The subject property and the immediately abutting properties have not been rezoned within the last ten (10) years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	N/A

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is platted and is accessed from Armour Drive and Vanderbilt Drive – both which are classified as local streets on the City of El Paso's Major Thoroughfare Plan. In addition, there is an existing 8-inch diameter water main extending along Vanderbilt Drive that fronts the subject property that is available for service. The owner of the subject property is responsible for extension and on-site/off-site easement acquisition costs.

PUBLIC COMMENT: The subject property lies within the Eastside Planning area. Notices were mailed to property owners within 300 feet of subject property on June 30, 2021. As of July 8, 2021, Planning has not received any communication in support of or opposition to the rezoning request.

RELATED APPLICATIONS: N/A

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 has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

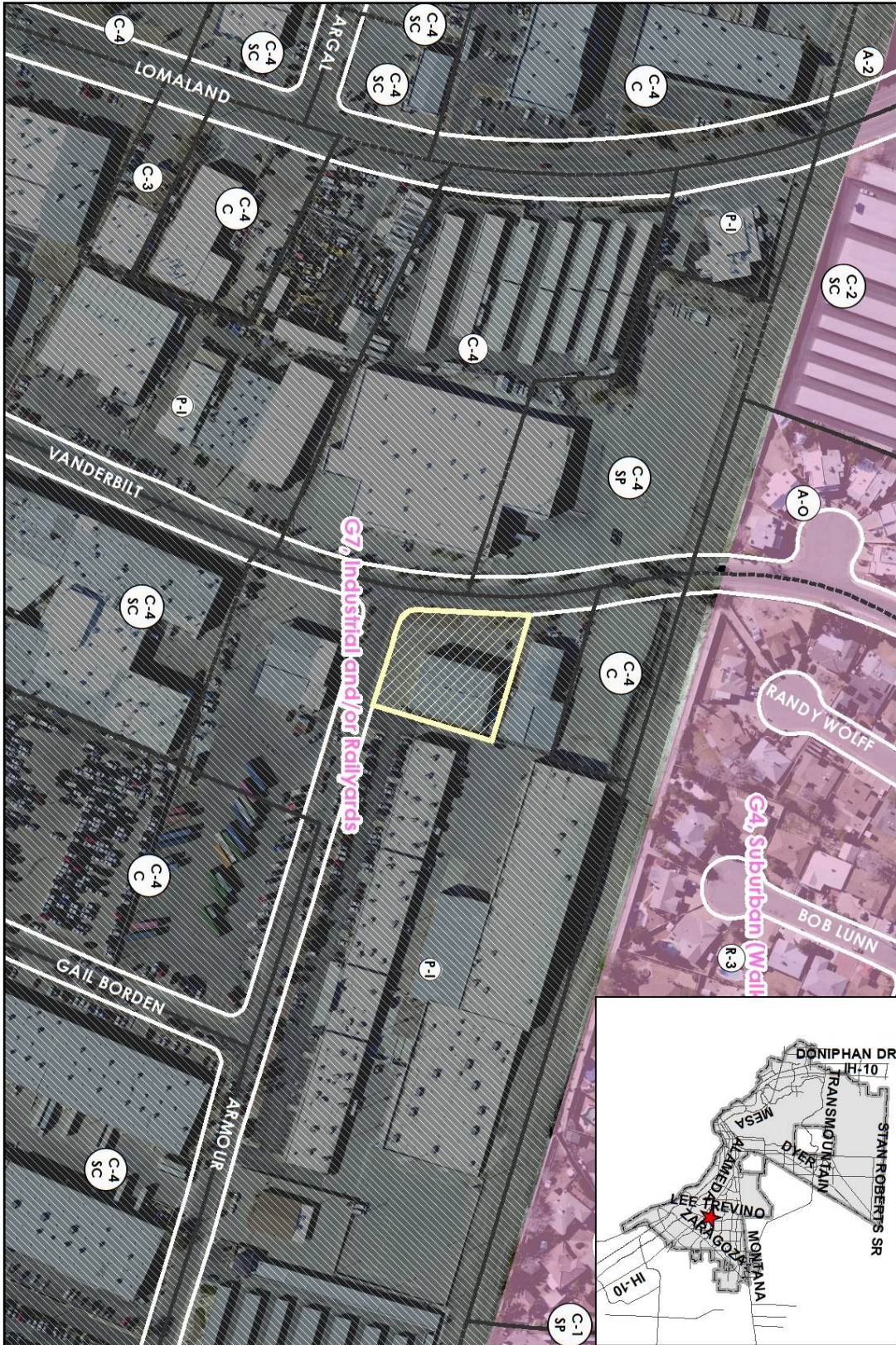
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
(Staff Recommendation)
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. Department Comments
3. Neighborhood Notification Boundary Map
4. Detailed Site Plan (Non-Binding)

ATTACHMENT 1

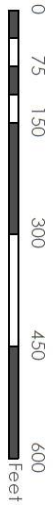
PZRZ21-00011



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Subject Property



ATTACHMENT 2

Planning and Inspections Department – Planning

Please note that this detailed site plan is required as a documentation of existing conditions on the subject property at the time of rezoning. Any changes in use or to the improvements on the subject property will be reviewed at the time of permit issuance or certificate of occupancy for compliance with all applicable regulations.

Planning and Inspections Department – Plan Review

1. Recommend approval – existing development.

Planning and Inspections Department – Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

1. No objections to proposed rezoning.

Streets and Maintenance Department

1. A TIA is not required since the rezoned property does not have the potential to generate more than 100 peak hour trips based on the proposed land use and size of the property.
2. No additional comments

Fire Department

1. Recommend approval – no adverse comments.

Sun Metro

1. Recommend approval – no objections.

Historic Land Commission

1. Historic review not required.

El Paso Water

Water:

There is an existing 8-inch diameter water main extending along Vanderbilt Dr. fronting the subject property. This main is located approximately 20-feet west of the eastern right-of-way line of Vanderbilt Dr. This water main is available for service.

There is an existing 8-inch diameter water main extending along Armour Dr. approximately 20-feet south of the eastern right-of-way line Armour Dr. This water main is available for service.

Previous water pressure readings from fire hydrant # 3753 located 190-feet south of the intersection of Vanderbilt Dr. and Armour Dr., have yielded a static pressure of 110 pounds per square inch, a residual pressure of 92 pounds per square inch, and a discharge flow of 1034 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Vanderbilt Dr. fronting the

subject property. This main is located approximately 25-feet east of the western right-of-way line of Vanderbilt Dr. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along Armour Dr. approximately 25-feet north of the southern right-of-way line Armour Dr. This sanitary sewer main is available for service.

General:

EPWU requires a new service application to provide additional 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 EPWU – 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.

EPWater - SW has reviewed the case distribution described above and has no objections to the proposal.

911

The 911 District has no objections.

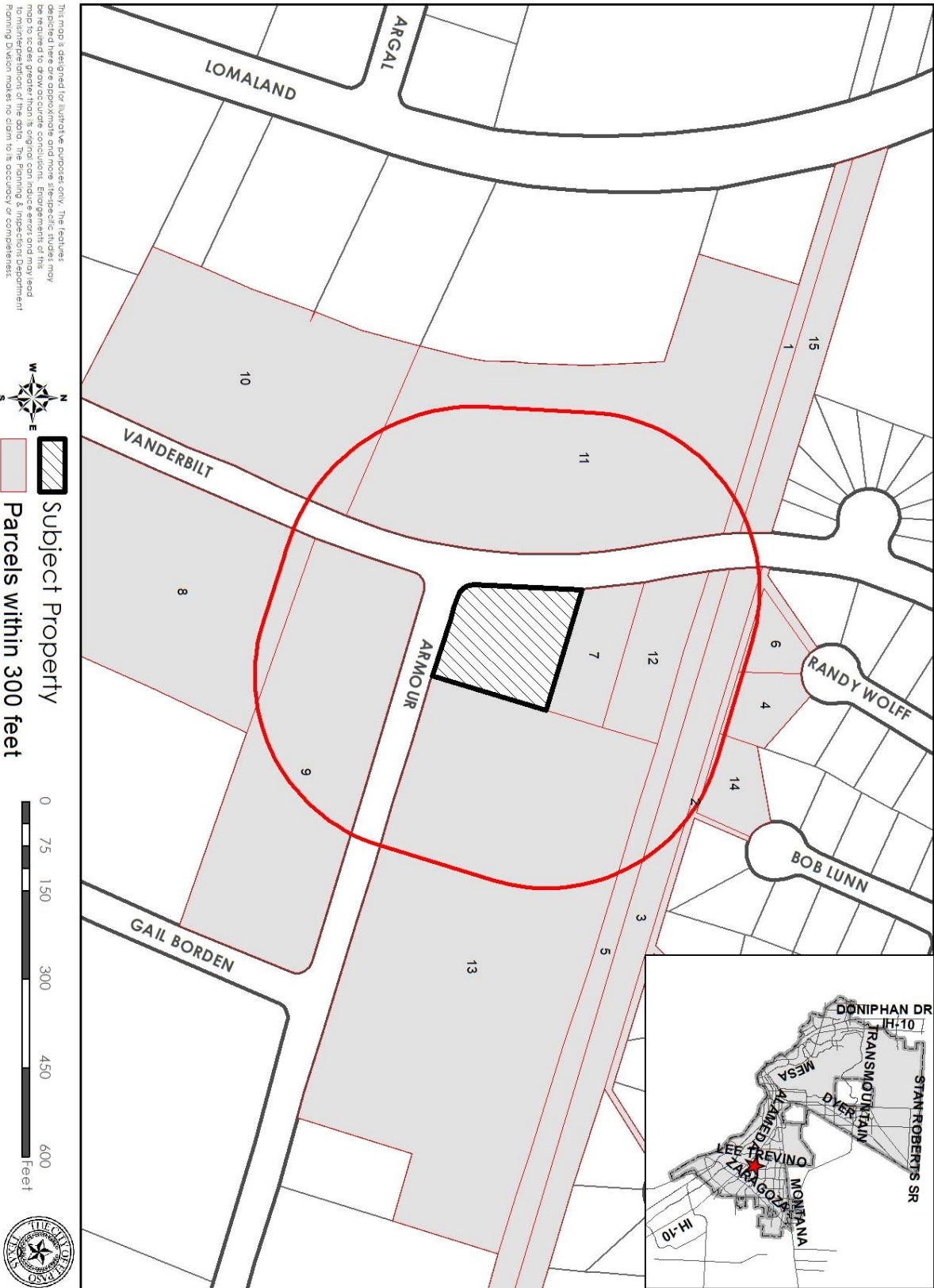
Texas Department of Transportation

Subdivision is not abutting TxDOT Right of Way

Police Department

No comments received

ATTACHMENT 3



PZRZ21-00011

ATTACHMENT 4

