

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

**DEPARTMENT:** Planning & Inspections, Planning Division

**AGENDA DATE:** December 15, 2020

**PUBLIC HEARING DATE:** January 5, 2021

**CONTACT PERSON NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Adriana Martinez, (915) 212-1611

**DISTRICT(S) AFFECTED:** 8

**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 17,18,19, and the West 15 Feet 7.5 inches of Lot 20, Block 30, Franklin Heights Addition, 1301 & 1305 Texas Avenue, City of El Paso, El Paso County, Texas from M-1 (Manufacturing) to G-MU (General Mixed Use), approving a Master Zoning Plan. The penalty being as provided 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: 1301 & 1305 Texas Avenue  
Applicants: Lucban, LLC  
PZRZ20-00020

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from M-1 (Manufacturing) to G-MU (General Mixed Use) to accommodate a mixed-use development. City Plan Commission recommended 8-0 to approve the proposed rezoning on December 3. As of December 7, 2020, 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

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

**DEPARTMENT HEAD:**



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Philip F. Etiwe – Planning and Inspections Director

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

**AN ORDINANCE CHANGING THE ZONING OF LOTS 17, 18, 19, AND THE WEST 15 FEET 7.5 INCHES OF LOT 20, BLOCK 30, FRANKLIN HEIGHTS ADDITION 1301 & 1305 TEXAS AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (MANUFACTURING) TO G-MU (GENERAL MIXED USE), 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 17, 18, 19, and the West 15 feet 7.5 inches of Lot 20, Block 30, Franklin Heights Addition, 1301 & 1305 Texas Avenue, *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 M-1 (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 “B” and the Master Zoning Report attached as Exhibit “C” 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 \_\_\_\_\_, 2021.

[SIGNATURES ON THE FOLLOWING PAGE]

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

20-1007-2662 | 1041130  
1301 & 1305 Texas Avenue  
LBJ

**PZRZ20-00020**

**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Leslie B. Jean-Pierre  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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

(Exhibits on the following pages)

**ORDINANCE NO.** \_\_\_\_\_  
20-1007-2662 | 1041130  
1301 & 1305 Texas Avenue  
LBJ

**PZRZ20-00020**



# PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

Being all of Lots 17, 18, 19, and the West 15 feet 7.5 inches of Lot 20  
Block 30, Franklin Heights Addition,  
City of El Paso, El Paso County, Texas  
April 27, 2020;

## METES AND BOUNDS DESCRIPTION

Description of a parcel of land being all of Lots 17, 18, 19, and the West 15 feet 7.5 inches of Lot 20, Block 30, Franklin Heights Addition (formerly known as Morehead's Addition), City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found city monument disk lying at the intersection of the monument line, lying 10 feet north of the centerline of Texas Street (72' right of way) and the centerline of Brown Street (70' right of way), from which a found city monument disk at the intersection with the centerline of Newman Street (70' right of way) bears North  $53^{\circ}01'54''$  East along said monument line a distance of 470.00 feet; thence along said monument line, North  $53^{\circ}01'54''$  East a distance of 35.00 feet to a point; thence leaving said line, North  $36^{\circ}58'06''$  West a distance of 26.00 feet to a set "V" on sidewalk at the intersection of the northwesterly right of way of Texas Street and the northeasterly right of way Brown Street and the **"TRUE POINT OF BEGINNING"**.

Thence along the northeasterly right of way of Brown Street, **North  $36^{\circ}58'06''$  West** a distance of **120.00 feet** to a point at the southeasterly right of way of an 18' alley;

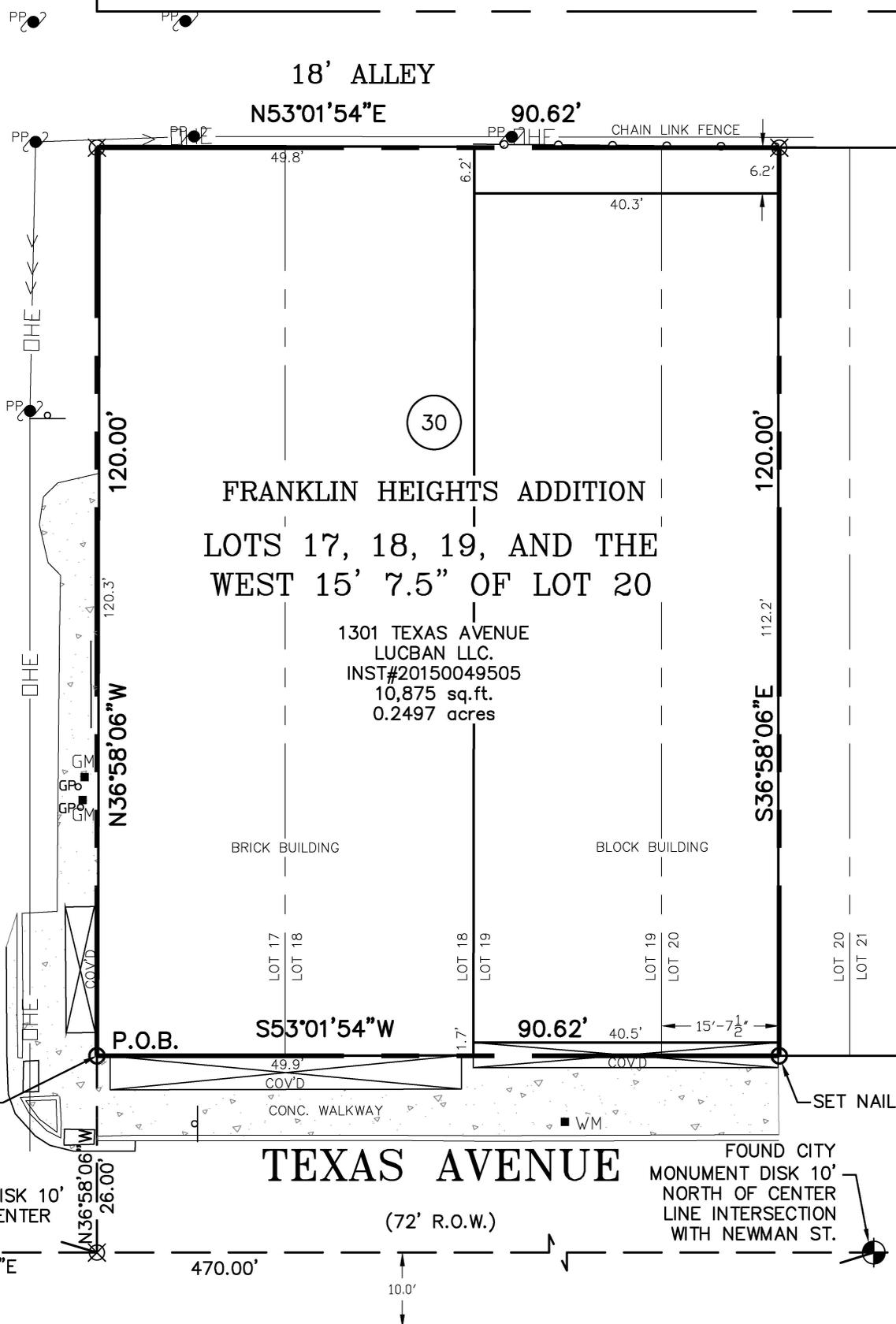
Thence along said right of way, **North  $53^{\circ}01'54''$  East** a distance of **90.62 feet** to a point;

Thence leaving said right of way, **South  $36^{\circ}58'06''$  East** a distance of **120.00 feet** to a set nail in concrete at the northwesterly right of way of Texas Street;

Thence along said right of way, **South  $53^{\circ}01'54''$  West** a distance of **90.62 feet** to **"TRUE POINT OF BEGINNING"** and containing in all **10,875 square feet** or **0.2497 acres** of land more or less.

Jesus D. Ibarra, RPLS No.6085  
April 28, 2020





**FRANKLIN HEIGHTS ADDITION  
LOTS 17, 18, 19, AND THE  
WEST 15' 7.5" OF LOT 20**

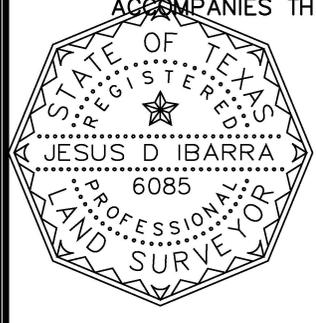
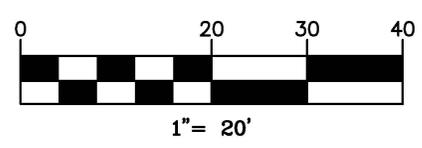
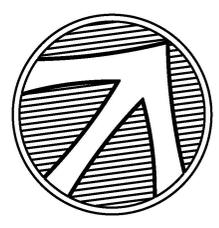
1301 TEXAS AVENUE  
LUCBAN LLC.  
INST#20150049505  
10,875 sq. ft.  
0.2497 acres

BRICK BUILDING                      BLOCK BUILDING

**TEXAS AVENUE**

**NOTES:**

1. BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT A FOUND CITY MONUMENT AT THE CENTERLINE INTERSECTION OF BROWN ST. WITH THE MONUMENT LINE (10 FOOT NORTHWEST OF CENTERLINE) OF TEXAS AVE. WITH COORDINATES:  
LATITUDE: 31°45'56.00896"N  
LONGITUDE: 106°28'36.38834"W  
HEIGHT: 3700sft
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.



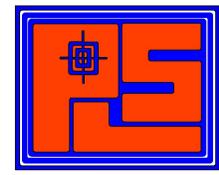
**CERTIFICATION**

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. I ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

*Jesus D. Ibarra*

4-28-2020

JESUS D. IBARRA TX, R.P.L.S. NO. 6085



**PRECISION LAND SURVEYORS**  
1041 VALLE DE ORO DR.  
EL PASO, TEXAS 79927  
(915)222-5227 - (575)640-0474

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**Required Documentation List:**

- a. Legal Description:  
BEING ALL OF LOTS 17, 18, 19, AND THE WEST 15 FEET 7.5 INCHES OF LOT 20, BLOCK 30, FRANKLIN HEIGHTS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
- b. Location and arrangement of structures:  
AS SHOWN ON PLAN.
- c. Size and use of structures:  

BREWERY AREA I:	3,972 SF
AUTOMOTIVE SHOP AREA II:	4,200 SF
DISTILLERY AREA III:	1,970 SF
TOTAL AREA:	10,142 SF

d. Lot lines with dimensions of areas:  
SEE DISTANCES ON PLAN: 120.00' X 90.62' = 10,874.4 SF

e. Required setbacks:  
NONE

f. Landscape:  
NONE

g. Open spaces:  
AS SHOWN ON PLAN

h. Curb cuts and driveways:  
AS SHOWN ON PLAN

i. Pedestrian ways and sidewalks:  
AS SHOWN ON PLAN

j. Architect seal:  
AS SHOWN ON PLAN

k. On-Site Parking:  
NONE AVAILABLE

BREWERY AREA - MIN. 1 / 864 GFA = 3 SPACES  
 PUB AREA - MIN. 1 / 144 GFA = 9 SPACES

AUTOMOTIVE SHOP - MIN. 1 / 720 GFA = 6 SPACES

DISTILLERY AREA - MIN. 1 / 960 GFA = 2 SPACES

TOTAL PARKING REQUIRED - = 20 SPACES

TOTAL PARKING PROVIDED - = 14 SPACES \*  
 \* (PER CURRENT PARKING AGREEMENT ON FILE)

ON-STREET PARKING - = 67 SPACES

PARKING REDUCTION - = N/A

l. Storm Water Drainage:  
SURFACE RUNOFF TO STREET

m. Retaining Walls:  
NONE

n. Screening Walls:  
NONE

o. Utility rights-of-way, easements:  
NONE

p. Architectural design of buildings:  
EXTERIOR ELEVATIONS AS SHOWN ON PLAN

q. Bike racks:  
NONE

**ZONING**

M-1 (EXISTING)  
 GMU (PROPOSED RE-ZONE)

**AS-BUILT EXISTING BUILDING MASTER ZONING PLAN**

1301 - 1305 TEXAS AVE.  
 EL PASO, TEXAS 79901

**ON-STREET PARKING + LOCATION MAP**  
 20.xx.000

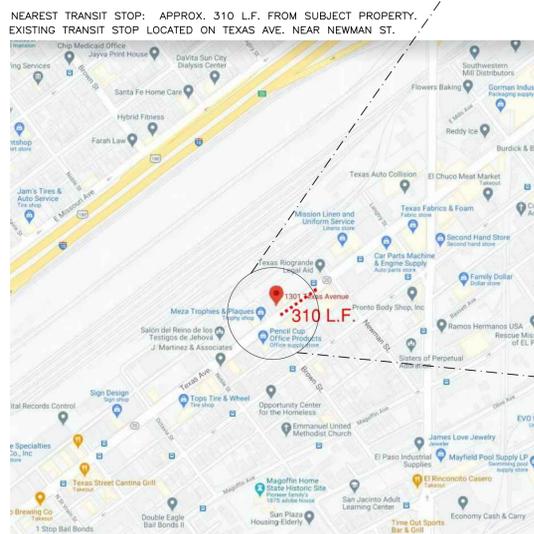
**A2.0**

SEPTEMBER 2020

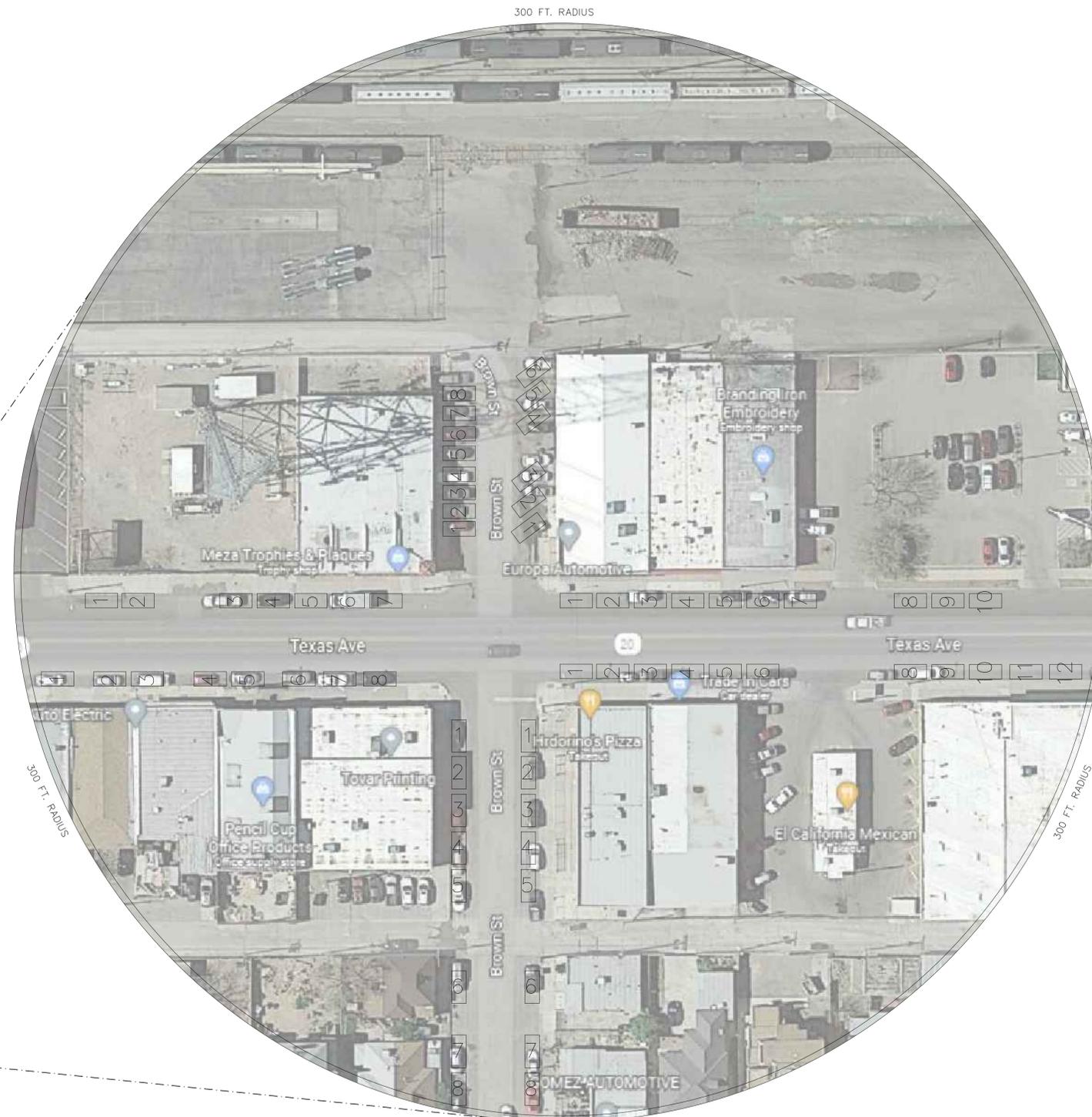
2 OF 2



TIME/DAY (TUE. 11/24)	OVERALL STREET PARKING	OVERALL OCCUPIED	OVERALL AVAILABLE
8:00 AM	67	12	55
9:00 AM	67	9	58
10:00 AM	67	17	50
11:00 AM	67	22	45
NOON	67	29	38
1:00 PM	67	18	49
2:00 PM	67	15	52
3:00 PM	67	16	51
4:00 PM	67	24	43
5:00 PM	67	13	54
6:00 PM	67	11	56
7:00 PM	67	8	59
8:00 PM	67	8	59



2/1A.0 LOCATION MAP  
 SCALE: N.T.S.



1/1A.0 AERIAL  
 SCALE: N.T.S.

**I. Purpose and Intent:**

The purpose of this project and new Master Zoning Plan is to help provide assembly use to existing businesses operating in subject property. The existing property is currently accommodating 3 tenants operating in an M-1 Zone. Many surrounding businesses are zoned C-4 allowing for assembly space such as bars, restaurants, and other similar uses. The main intent for this re-zone request is to allow the current Brewery Tenant to expand their tenant space under a future Tenant Improvement for a proposed Bar/Pub. M-1 only allows for their brewery production space but not a pub/bar.

**II. Objective:**

This district will accommodate some assembly use similar to a C-4 to help Tenants provide a wider range of services to help promote their manufactured products.

**Characteristics:**

**Description:** The District will enable the existing building tenants provide better service to surrounding area. The property is located at the intersection of Texas Street and Brown Street. This area has been historically a predominant Manufacturing District in Central El Paso but has been evolving to accommodate commercial use more in line with C-4 allowable uses.

It is also the project's intent to provide some modernization and needed maintenance to help attract customers to the area and better utilize the existing building.

The subject property is divided into 3 tenant spaces as follows:

- 1301 Texas Ave., a brewery at front (3,972 SF) and an auto shop at rear (4,200 SF)
- 1305 Texas Ave., a distillery (1,970 SF).

**Access:** There are a total of 5 entrances available off the existing pedestrian sidewalks facing Texas Avenue and Brown Street as follows:

1301 Texas Ave. – The brewery currently has 2 separate sets of aluminum storefront entrances facing Texas Ave. to serve as public entrances and a double set of hollow metal doors facing Brown St. to be utilized as a service entrance. The auto shop at rear has one hollow metal door entrance and a 10' wide overhead coiling service door facing Brown St.

1305 Texas Ave. – The distillery has one aluminum storefront entrance with double doors facing Texas Ave.

**Setbacks:** The existing building has zero setbacks along most of the surrounding property lines and has an adjoining party-wall to an adjacent building directly east.

**Density:** The current density is relatively low as it only accommodates 3 tenant spaces with no assembly use. The proposed re-zone will allow for assembly use for a portion of the tenant space as indicated on the attached MZP drawings.

**Landscaping:** Due to existing zero setbacks at the perimeter of the property, there is no open space available to provide landscaping.

**Parking:** Due to existing zero setbacks at the perimeter of the property, there is no on-site parking available within property boundary. Ample parking is available at street side as indicated on attached drawing (Approx. 67 parking spaces available within 300 ft. radius). Additionally, there is a current Parking Agreement on file with City allowing the use of 16 private parking spaces at a nearby private parking lot.

**Sub Districts:** There will be no Sub Districts in the Plan.

**Phasing:** The existing building owner has no current plans to expand the building. Only anticipated construction is to accommodate Tenant Improvements at existing tenant spaces.

### **III. Relationship with Plan for El Paso:**

This District will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's Goals to develop existing buildings, promote higher densities and mixed uses as per the Smart Growth initiatives.

### **IV. Project Data:**

- A.) General Data: Acreage: 0.25 Acre
  - Total Number of Dwelling Units: N/A
  - Total Area of Commercial Use: 10,142 S.F.
  - Total Area of Office Use: N/A
- B.) Proposed Sub-Districts: N/A
- C.) Property Development regulations per Sub-District: N/A
- D.) District Regulations:
  - i. Total area: 0.25 Acre
  - ii. Lot Coverage: N/A (Existing building, full site coverage).
  - iii. Minimum lot width: N/A (Existing building)
  - iv. Minimum building Setbacks:
    - a) Front: Zero (0) feet
    - b) Rear: Zero (0) feet
    - c) Cumulative front and rear: Zero (0) feet
    - d) Side interior: Zero (0) feet
    - e) Side Street: Zero (0) feet
    - f) Cumulative side setbacks: Zero (0) feet
    - g) Garage: N/A
  - v. Maximum Building Height: Twenty-five (25) feet
  - vi. Maximum proposed density: N/A (No residential units)
  - vii. Maximum proposed intensity for each non-residential land use:
    - a) Commercial: 7,607 S.F. 75% F.A.R.
    - b) Manufacturing: 7,607 S.F. 75% F.A.R.
    - c) Office: 5,071 S.F. 50% F.A.R.
- E.) Property Development Regulations Required per Subdistrict by Land Use Type: N/A

**Setbacks**

**Use**                      **Minimum Area**                      **Front**   **Rear**   **Side**   **Maximum Building Height**

**Motor Vehicle Sales and Service Operations:**

Auto part sales	800 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Auto repair garage	800 S.F.	0 FT.	0 FT.	0 FT.	25 FT.

**Manufacturing Uses:**

Brewery	600 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Distillery (Bev.)	600 S.F.	0 FT.	0 FT.	0 FT.	25 FT.

**Commercial Uses:**

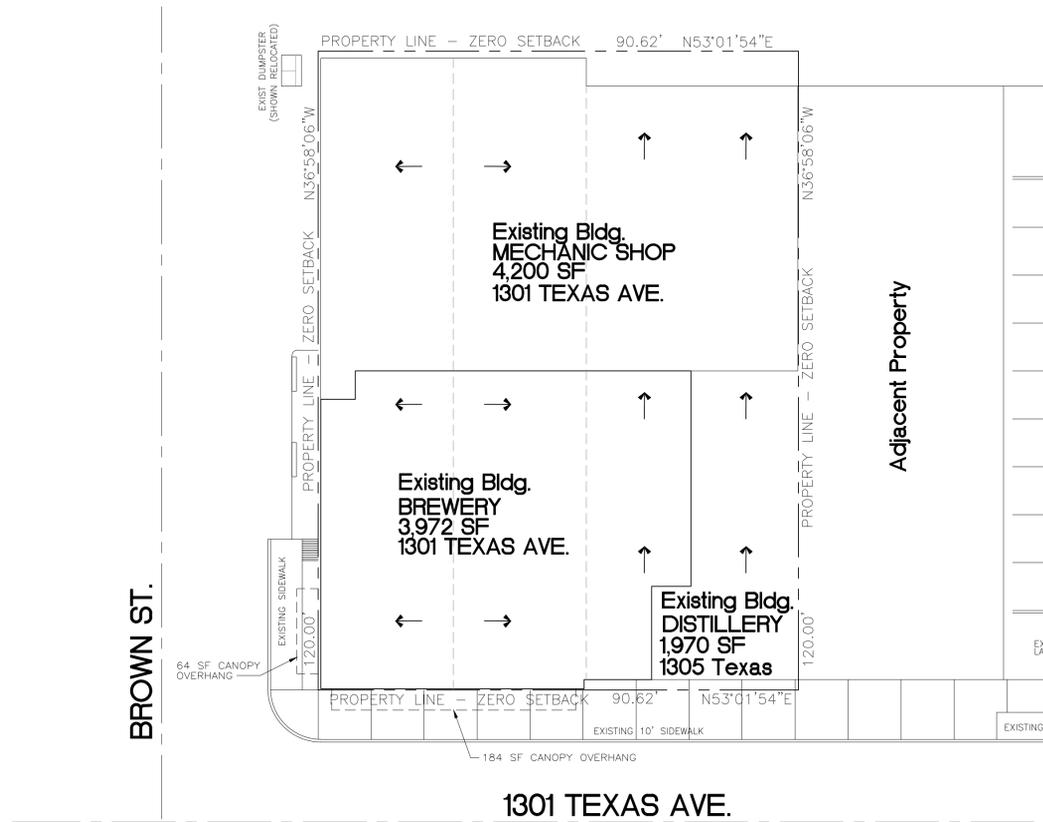
Bar/Pub	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Restaurant (sit-down)	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Office, business	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Retail (Low volume)	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Specialty Shop	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.

**Required Documentation List:**

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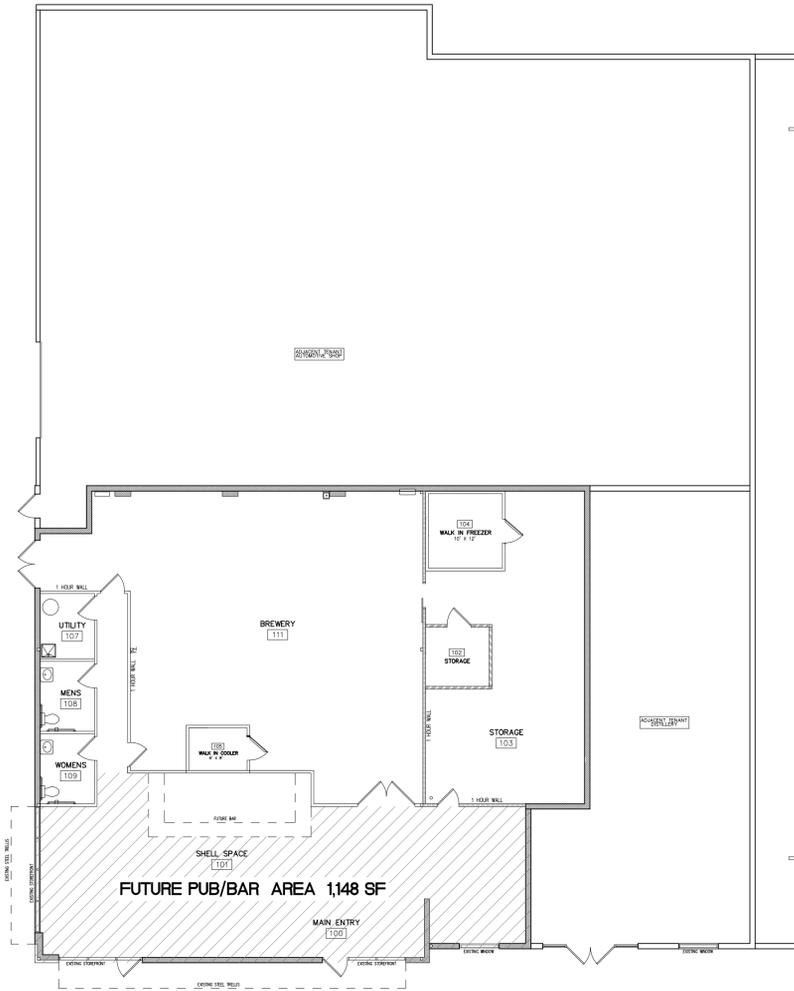
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SEE DISTANCES ON PLAN: 120.00' X 90.62' = 10,874.4 SF
- e. Required setbacks:  
NONE
- f. Landscape:  
NONE
- g. Open spaces:  
AS SHOWN ON PLAN
- h. Curb cuts and driveways:  
AS SHOWN ON PLAN
- i. Pedestrian ways and sidewalks:  
AS SHOWN ON PLAN
- j. Architect seal:  
AS SHOWN ON PLAN
- k. On-Site Parking:  
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PUB AREA - MIN. 1 / 144 GFA =	9 SPACES
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TOTAL PARKING REQUIRED -	= 20 SPACES
TOTAL PARKING PROVIDED -	= 14 SPACES *
* (PER CURRENT PARKING AGREEMENT ON FILE)	
ON-STREET PARKING -	= 67 SPACES
PARKING REDUCTION -	= N/A
- l. Storm Water Drainage:  
SURFACE RUNOFF TO STREET
- m. Retaining Walls:  
NONE
- n. Screening Walls:  
NONE
- o. Utility rights-of-way, easements:  
NONE
- p. Architectural design of buildings:  
EXTERIOR ELEVATIONS AS SHOWN ON PLAN
- q. Bike racks:  
NONE



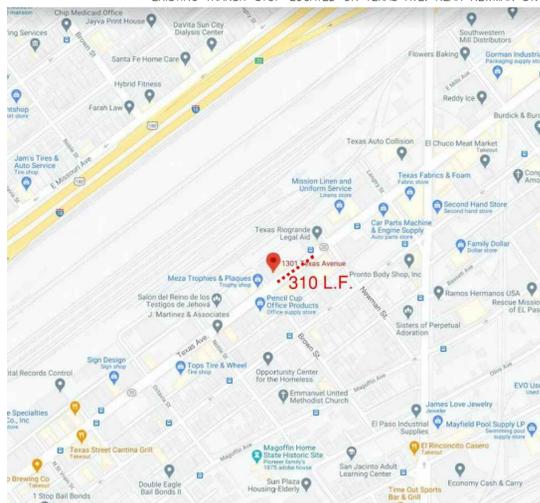
**LEGAL DESCRIPTION:**  
30 FRANKLIN HEIGHTS  
EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: .25 ACRES

**1/A1.0 SITE PLAN**  
SCALE: 1/16" = 1'-0"



**3/A1.0 EXIST. FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

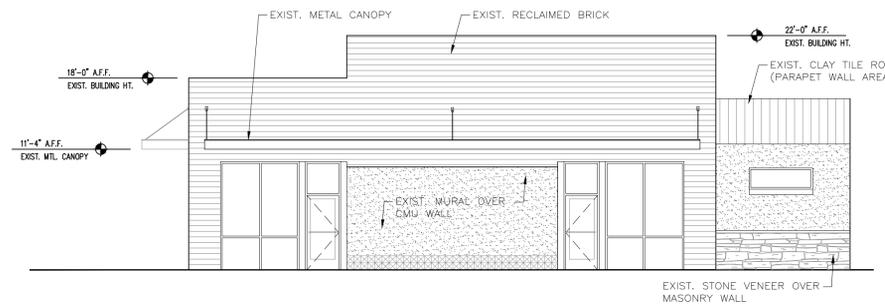
NEAREST TRANSIT STOP: APPROX. 310 L.F. FROM SUBJECT PROPERTY.  
EXISTING TRANSIT STOP LOCATED ON TEXAS AVE. NEAR NEWMAN ST.



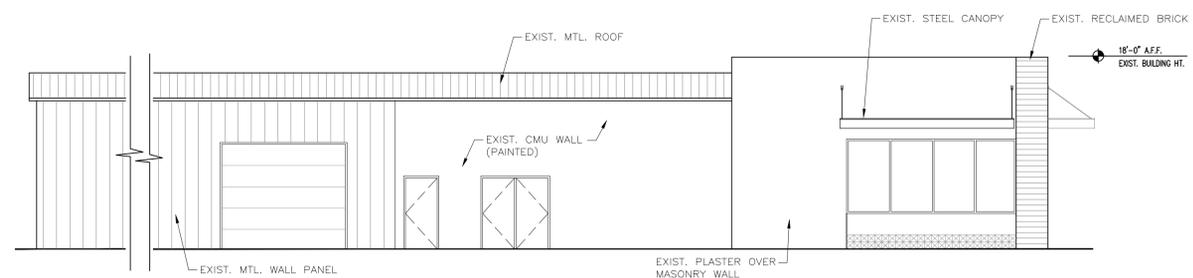
**2/A1.0 LOCATION MAP**  
SCALE: N.T.S.



**3/A1.0 AERIAL**  
SCALE: N.T.S.



**4/A1.0 EXIST. SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**5/A1.0 EXIST. WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**AS-BUILT EXISTING BUILDING MASTER ZONING PLAN**

1301 - 1305 TEXAS AVE.  
EL PASO, TEXAS 79901

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SITE PLAN, FLOOR PLAN + ELEVATIONS  
20.xx.000

A1.0

SEPTEMBER 2020 1 OF 2



Plan: B | Architecture

# 1301 and 1305 Texas Ave.

City Plan Commission — December 3, 2020 REVISED



<b>CASE NUMBER:</b>	<b>PZRZ20-00020</b>
<b>CASE MANAGER:</b>	Adriana Martinez, (915) 212-1611, <a href="mailto:MartinezAD@elpasotexas.gov">MartinezAD@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Lucban, LLC
<b>REPRESENTATIVE:</b>	Jaime Montoya, AIA
<b>LOCATION:</b>	1301 and 1305 Texas Ave. (District 8)
<b>PROPERTY AREA:</b>	0.2497 acres
<b>REQUEST:</b>	Rezone from M-1 (Manufacturing) to G-MU (General Mixed Use)
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT:</b>	N/A

**SUMMARY OF REQUEST:** The applicant is requesting to rezone from M-1 (Manufacturing) to G-MU (General Mixed Use) to allow the subject property to accommodate a brewery, distillery, and an automotive repair garage.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of rezoning the property from M-1 (Manufacturing) to G-MU (General Mixed Use) and acceptance of the Master Zoning Plan and Master Zoning Plan Report. The proposed zoning district is consistent with and will serve as a transition between existing C-4 (Commercial) and M-1 (Manufacturing) districts in the immediate area. The proposed zoning district is consistent with the surrounding neighborhood. Further, the proposed development meets the intent of the G-7, Industrial land use designation of *Plan El Paso*, the City's Comprehensive Plan in the Central Planning area.

## PZRZ20-00020

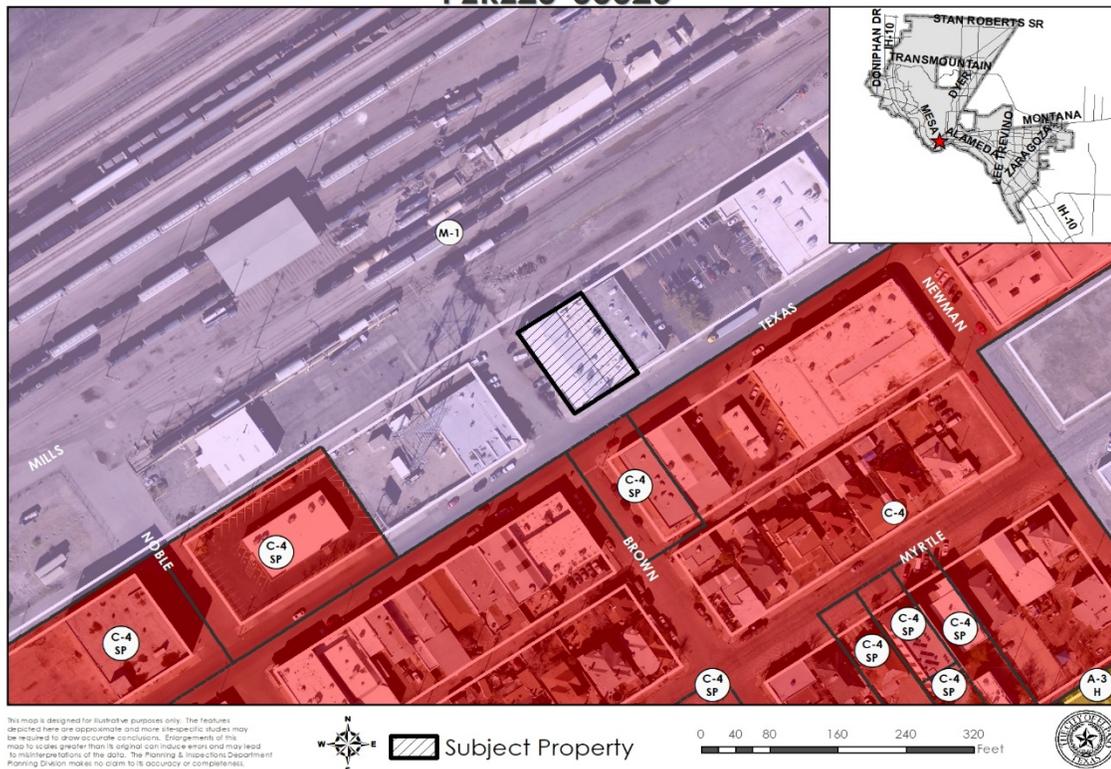


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant has submitted a Rezoning application for property located at 1301 and 1305 Texas Avenue. The property owner is requesting a rezoning from M-1 (Manufacturing) to G-MU (General Mixed Use) to accommodate a mixed-use development. The Master Zoning Plan shows one 10,142 square foot building. The proposed mix of uses consist of a 3,972 square feet brewery and bar, 1,970 square feet distillery, and a 4,200 square feet automotive repair garage.

The proposed development meets all applicable code provisions, to include the supplemental regulations of El Paso City Code 20.10.360 required for mixed-use development. As required, the applicant has provided a Master Zoning Plan depicting the proposed development and a Master Zoning Plan Report describing the permitted uses, character, and setbacks of the proposed development (see Attachment 6).

Access to the subject property is from Texas Avenue and Brown Street. There are five entrances available from the existing pedestrian sidewalks facing Texas Avenue and Brown Street. The development requires a minimum of twenty (20) parking spaces. However, the Supplemental Use Regulations for Mixed Use Development allow for consideration of shared parking, provided that it can be demonstrated through a Shared Parking Study that the proposed parking is sufficient to serve the development. There is an existing parking agreement on file dated February 13, 2020, which allows tenants from 1301 Texas Avenue to use sixteen (16) parking spaces from 1310 Texas Avenue.

The parking study shows sixty-seven (67) on-street parking spaces within 300 feet of the subject property, which per El Paso City Code Section 20.10.360 can be counted towards mixed-use development. This brings the total to eighty-three (83) parking spaces available to serve the subject property, which is sufficient to meet its parking requirements.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is consistent with the adjacent commercial development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-7 Industrial use designation of *Plan El Paso* in the Central Planning area. The nearest park is Magoffin Park (0.27 miles) and the nearest school is Douglas Elementary (0.84 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-7 – Industrial:</b> 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 mix-use communities if the rail yards were moved out of town.</p>	<p>Yes. The subject property, and the proposed development for it, meet the intent of the G-7 Industrial and/or railyards, Future Land Use designation of <i>Plan El Paso</i>. The proposed development will introduce additional commercial uses, to the established neighborhood. The surrounded properties are zoned C-4 (Commercial) and M-1 (Manufacturing). You can also find pockets of mix use zone districts such as, G-MU (General Mix Use), S-D (Special Development), and R-MU (Residential Mixed Use) within the general vicinity.</p>

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>G-MU (General Mixed Use):</b> Large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.</p>	<p>Yes, the site is suitable for uses permitted in the proposed district, and the proposed development is adjacent to commercial uses. The surrounding uses consist of a professional offices, commercial retail, restaurants, and automobile repair garage.</p>
<p><b>Preferred Development Locations:</b> Is the property in a “Compact Urban” area?</p>	<p>Yes, the subject property is located along Texas Avenue, which is classified as a major arterial as per the City of El Paso’s Major Thoroughfare Plan.</p>
<b>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<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>N/A, the property is not located within an historic district or study area.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>There are no adverse effects predicted from the proposed rezoning. The existing infrastructure was originally designed for the proposed district and uses.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>No effect on the natural environment is anticipated as the subject property is in an already developed area.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>Yes, the proposed development is within an older area of the city, which represent stability within the G-7 Industrial and/or railyards use designation of <i>Plan El Paso</i>. There has been two rezoning cases within the last five 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>N/A</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Main access to the proposed commercial development will be Texas Avenue, which is designated as a Major Arterial as per the City of El Paso’s Major Thoroughfare Plan. The subject property is part of Franklin Heights Addition Subdivision. All existing or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall comply with current Americans with Disabilities Act (ADA) and Texas Accessibility Standards (TAS) rules and regulations and the current City of El Paso Design Standards for Construction. There is an existing six (6) inch diameter water main that extends along the north side of Texas Avenue, fronting the subject property. This main is located approximately twenty-two (22) feet south of the north right-of-way line of Texas Avenue. This water main is available for service.

**PUBLIC COMMENT:** The subject property lies within the El Paso Central Business Association, Texas and Myrtle Avenue Business District Association, and Sunrise Civic Group. Notice was sent to property owners within 300 feet on November 19, 2020. As of November 25, 2020, Planning has not received any calls in support or opposition to the rezoning request.

**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:

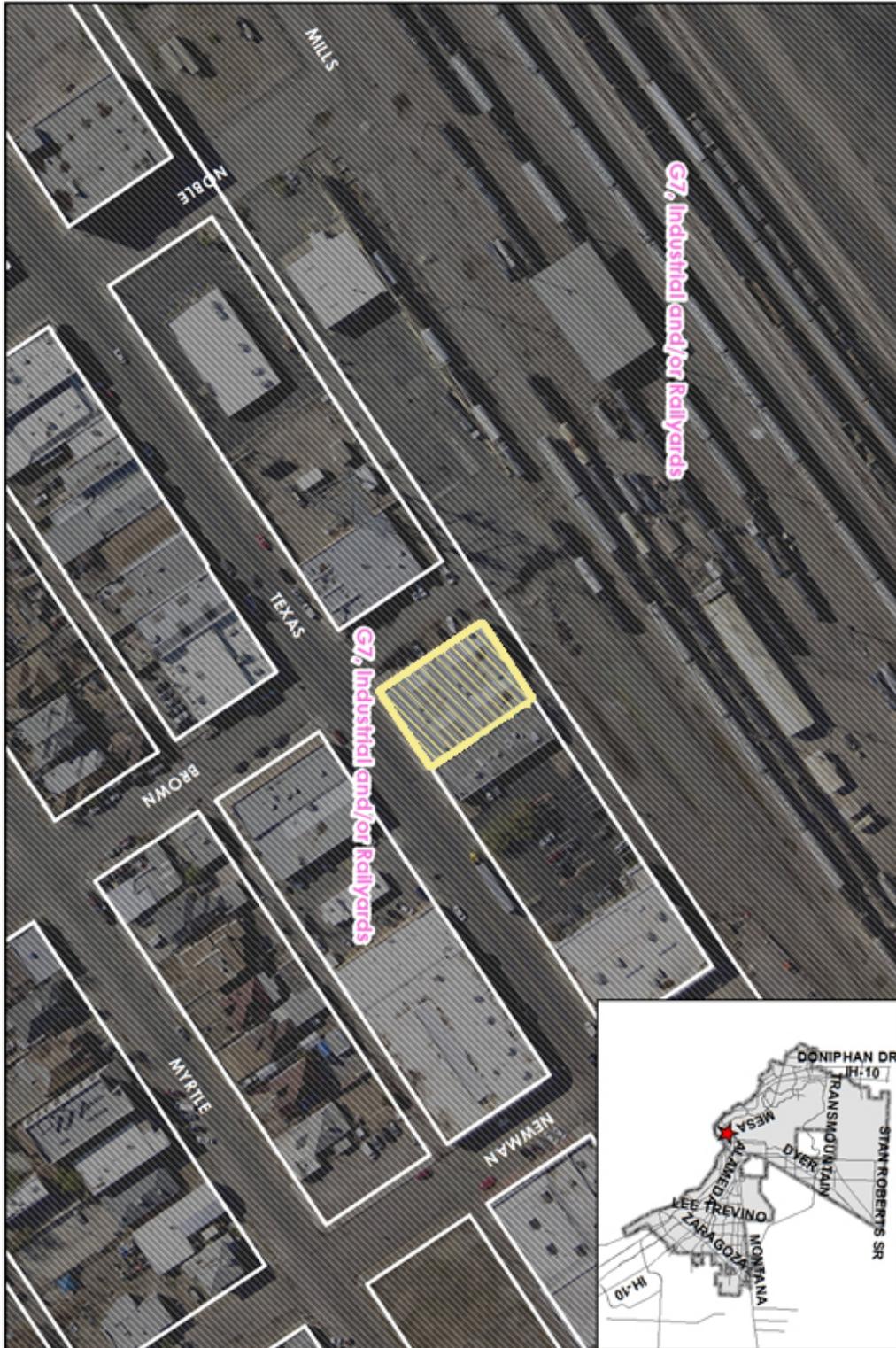
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Department Comments
3. Neighborhood Notification Boundary Map
4. Master Zoning Plan
5. Elevations
6. Master Zoning Plan Report
7. Shared Parking Agreement
8. Parking Study

# ATTACHMENT 1

PZR20-00020



This map is prepared for illustrative purposes only. The features depicted here are approximate and more specific details may be required to draw accurate conclusions. Employment of this map to other projects or a different site may not be accurate. No representation or warranty is made by the City of Mesquite for the use of this map for any other purpose.



Subject Property



# **ATTACHMENT 2**

## **Planning and Inspections Department – Planning**

No objections to the Rezoning.

### **Note:**

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be Americans with Disabilities Act (ADA) and Texas Accessibility Standards (TAS) compliant.

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

Generalized Site Plan reviewed and approved for rezoning.

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

No objections to proposed rezoning plan.

## **Fire Department**

Recommended approval.

## **Texas Department of Transportation**

No objections.

## **Sun Metro**

Recommended approval.

## **El Paso Water Utilities**

We have reviewed the request described above and provide the following comments:

El Paso Water (EPWU) does not object to this request.

### **Water:**

There is an existing 6-inch diameter water main that extends along the north side of Texas Avenue, fronting the subject property. This main is located approximately 22-feet south of the north right-of-way line of Texas Avenue. This water main is available for service.

Previous water pressure from fire hydrant #2397 located at the southeast corner of the intersection of Texas Avenue and Brown St., has yielded a static pressure of 76 psi, a residual pressure of 38 psi, and a discharge of 1300 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.

EPWU records indicate two active 3/4-inch domestic water service connections serving the subject property. The address for these services is 1301 Texas Avenue.

### **Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of the alley north of Texas Avenue, fronting the subject property. This main is located approximately 20-feet north of the property. This sanitary sewer main is available for service.

**General:**

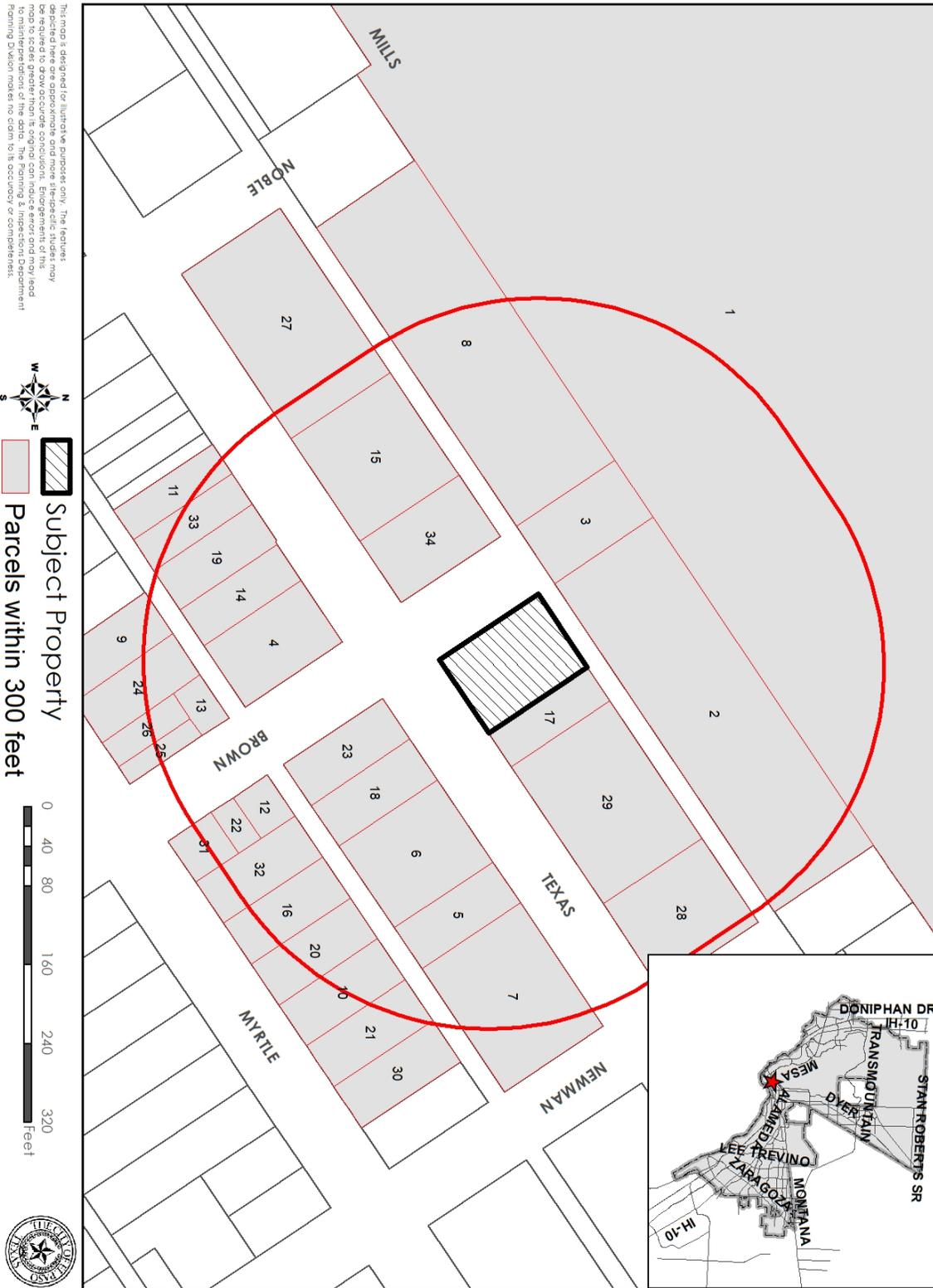
An application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal 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 Engineering**

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

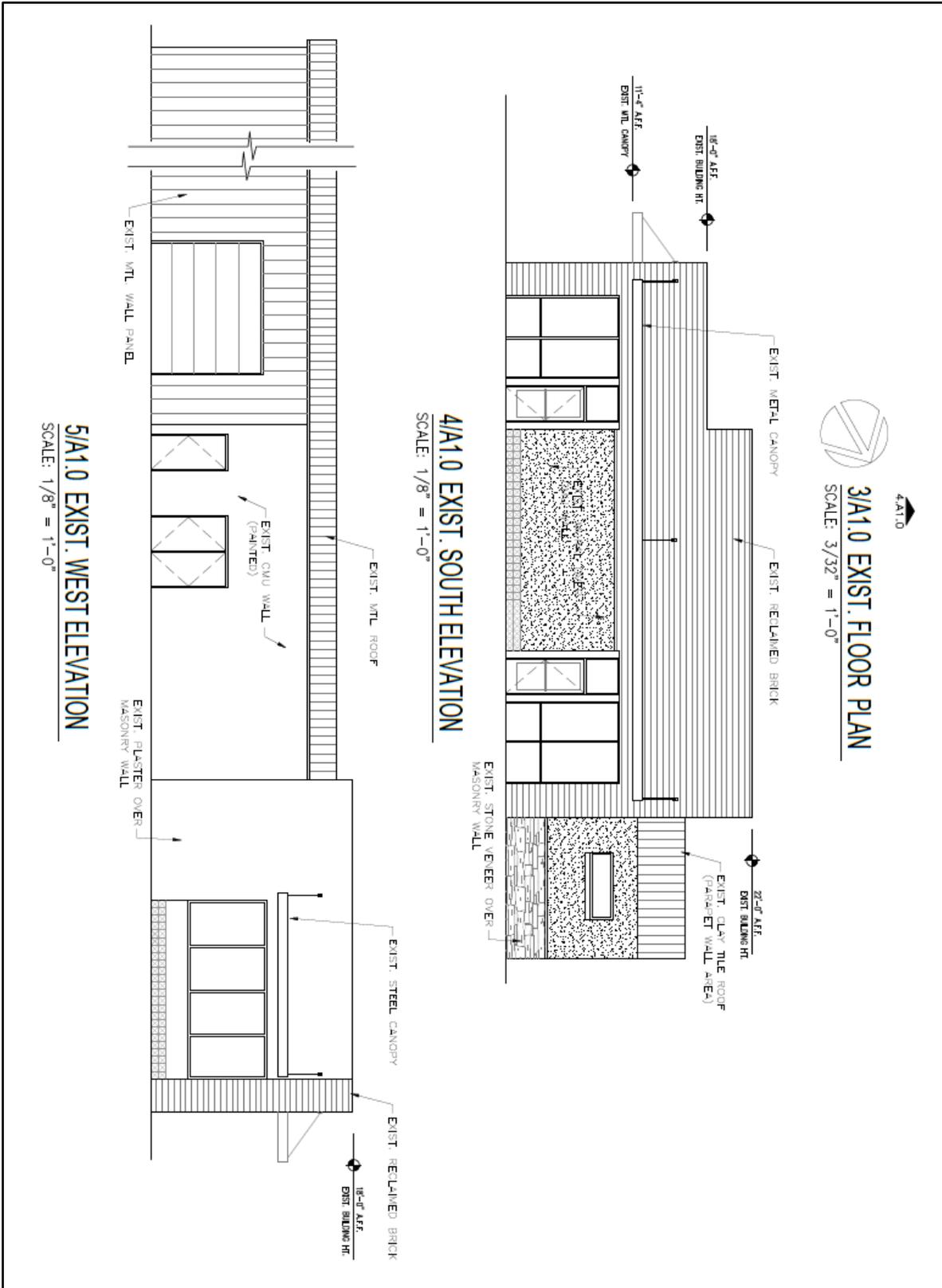
# ATTACHMENT 3

PZR220-00020





# ATTACHMENT 5



# **ATTACHMENT 6**

1301-1305 Texas Avenue / Nov. 06, 2020 / Master Zoning Plan for a General Mixed-Use District:

## **I. Purpose and Intent:**

The purpose of this project and new Master Zoning Plan is to help provide assembly use to existing businesses operating in subject property. The existing property is currently accommodating 3 tenants operating in an M-1 Zone. Many surrounding businesses are zoned C-4 allowing for assembly space such as bars, restaurants, and other similar uses. The main intent for this re-zone request is to allow the current Brewery Tenant to expand their tenant space under a future Tenant Improvement for a proposed Bar/Pub. M-1 only allows for their brewery production space but not a pub/bar.

## **II. Objective:**

This district will accommodate some assembly use similar to a C-4 to help Tenants provide a wider range of services to help promote their manufactured products.

### **Characteristics:**

**Description:** The District will enable the existing building tenants provide better service to surrounding area. The property is located at the intersection of Texas Street and Brown Street. This area has been historically a predominant Manufacturing District in Central El Paso but has been evolving to accommodate commercial use more in line with C-4 allowable uses.

It is also the project's intent to provide some modernization and needed maintenance to help attract customers to the area and better utilize the existing building.

The subject property is divided into 3 tenant spaces as follows:

- 1301 Texas Ave., a brewery at front (3,972 SF) and an auto shop at rear (4,200 SF)
- 1305 Texas Ave., a distillery (1,970 SF).

**Access:** There are a total of 5 entrances available off the existing pedestrian sidewalks facing Texas Avenue and Brown Street as follows:

1301 Texas Ave. – The brewery currently has 2 separate sets of aluminum storefront entrances facing Texas Ave. to serve as public entrances and a double set of hollow metal doors facing Brown St. to be utilized as a service entrance. The auto shop at rear has one hollow metal door entrance and a 10' wide overhead coiling service door facing Brown St.

1305 Texas Ave. – The distillery has one aluminum storefront entrance with double doors facing Texas Ave.

**Setbacks:** The existing building has zero setbacks along most of the surrounding property lines and has an adjoining party-wall to an adjacent building directly east.

**Density:** The current density is relatively low as it only accommodates 3 tenant spaces with no assembly use. The proposed re-zone will allow for assembly use for a portion of the tenant space as indicated on the attached MZP drawings.

**Landscaping:** Due to existing zero setbacks at the perimeter of the property, there is no open space available to provide landscaping.

**Parking:** Due to existing zero setbacks at the perimeter of the property, there is no on-site parking available within property boundary. Ample parking is available at street side as indicated on attached drawing (Approx. 67 parking spaces available within 300 ft. radius). Additionally, there is a current Parking Agreement on file with City allowing the use of 16 private parking spaces at a nearby private parking lot.

**Sub Districts:** There will be no Sub Districts in the Plan.

**Phasing:** The existing building owner has no current plans to expand the building. Only anticipated construction is to accommodate Tenant Improvements at existing tenant spaces.

### III. Relationship with Plan for El Paso:

This District will enhance the neighborhood's economic and social vitality and will follow the overall City of El Paso's Goals to develop existing buildings, promote higher densities and mixed uses as per the Smart Growth initiatives.

### IV. Project Data:

- A.) General Data: Acreage: 0.25 Acre
  - Total Number of Dwelling Units: N/A
  - Total Area of Commercial Use: 10,142 S.F.
  - Total Area of Office Use: N/A
- B.) Proposed Sub-Districts: N/A
- C.) Property Development regulations per Sub-District: N/A
- D.) District Regulations:
  - i. Total area: 0.25 Acre
  - ii. Lot Coverage: N/A (Existing building, full site coverage).
  - iii. Minimum lot width: N/A (Existing building)
  - iv. Minimum building Setbacks:
    - a) Front: Zero (0) feet
    - b) Rear: Zero (0) feet
    - c) Cumulative front and rear: Zero (0) feet
    - d) Side interior: Zero (0) feet
    - e) Side Street: Zero (0) feet
    - f) Cumulative side setbacks: Zero (0) feet
    - g) Garage: N/A
  - v. Maximum Building Height: Twenty-five (25) feet
  - vi. Maximum proposed density: N/A (No residential units)
  - vii. Maximum proposed intensity for each non-residential land use:
    - a) Commercial: 7,607 S.F. 75% F.A.R.
    - b) Manufacturing: 7,607 S.F. 75% F.A.R.
    - c) Office: 5,071 S.F. 50% F.A.R.
- E.) Property Development Regulations Required per Subdistrict by Land Use Type: N/A





1301-1305 Texas Avenue / Sept. 16, 2020 / Mixed-Use Table:

**Setbacks**

**Use**                      **Minimum Area**                      **Front**    **Rear**    **Side**    **Maximum Building Height**

**Motor Vehicle Sales and Service Operations:**

Auto part sales	800 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Auto repair garage	800 S.F.	0 FT.	0 FT.	0 FT.	25 FT.

**Manufacturing Uses:**

Brewery	600 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Distillery (Bev.)	600 S.F.	0 FT.	0 FT.	0 FT.	25 FT.

**Commercial Uses:**

Bar/Pub	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Restaurant (sit-down)	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Office, business	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Retail (Low volume)	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.
Specialty Shop	400 S.F.	0 FT.	0 FT.	0 FT.	25 FT.

# ATTACHMENT 7

LUCBAN, LLC  
1306 Texas Ave  
El Paso, TX 79901

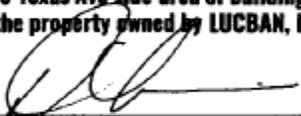
In consideration of the Landlord's leasing of the premises to the tenant, the Tenant's leasing from the landlord the premises, and the mutual benefits and obligations conferred by this lease on the Parties, and in recognition of the receipt and sufficiency of said consideration, the Parties hereby agree to the following terms and conditions:

The parties to the lease agreement is made and entered into by and between **LUCBAN, LLC (Landlord)** and **Luz Y. Salazar and Susana Saucedo dba Craft Rhythm and Brews Brewing Co. LLC (tenant)**. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord that certain property, "AS IS," with the improvements thereon, containing approximately 6000 square feet, hereinafter called the "leased premises", known as **1301 Texas Ave, El Paso, Texas 79901**, City of El Paso County, Texas or as more particularly described below or on attached exhibit:

1301 Texas Ave, El Paso, Texas 79901

**PARKING.** Tenant does not have assigned parking to this lease but have written consent of the Landlord to use:

**1310 Texas Ave side area of building for a total of 16 parking spaces, allowing for a shared parking agreement in the property owned by LUCBAN, LLC.**

  
\_\_\_\_\_  
Don Luciano

2/13/20  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
C.B. Banks

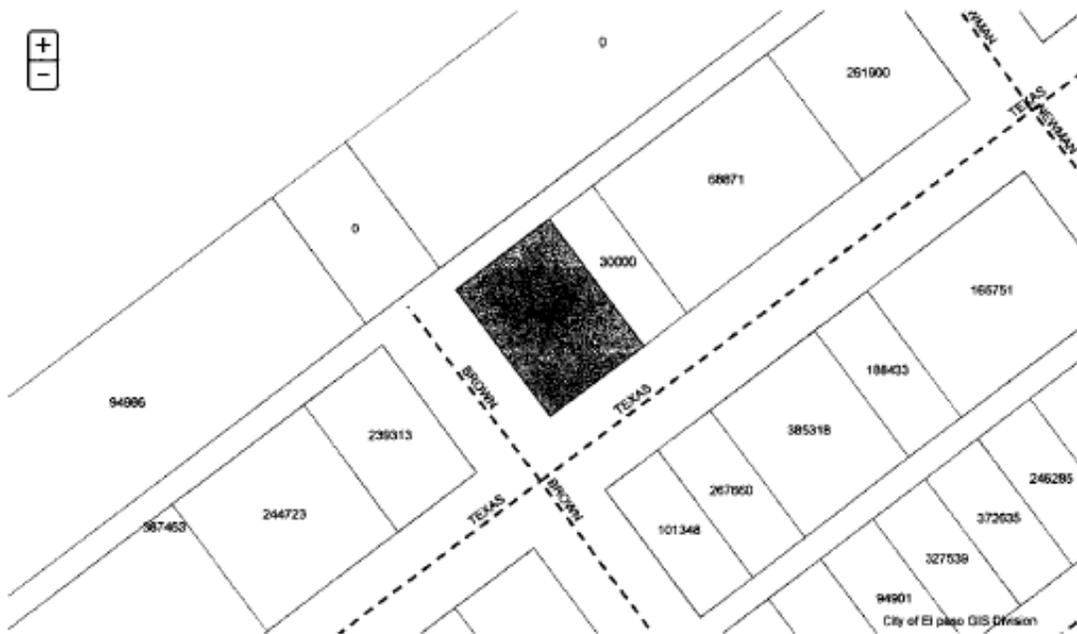
2-14-20  
\_\_\_\_\_  
Date

## Map for 352017

### Disclaimer

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This feature is in beta release and all information provided should be considered a "work in progress". Data may be incomplete and some properties might not have associated GIS data. If after repeated attempts to load the page, the map does not show the property, the data does not exist in our beta release. If the map is zoomed in and does not center on the correct property, please refresh the page. The map may also display the property correctly, but not highlight it in a darker color. This can also be fixed by refreshing the page.







ITEM 5

# 1301 and 1305 Texas Ave. Rezoning

PZRZ20-00020

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# PZRZ20-00020



## Aerial Rezoning



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.



0 12.5 25 50 75 100 Feet



# PZRZ20-00020



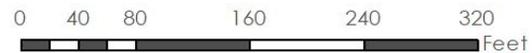
## Existing Zoning



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.



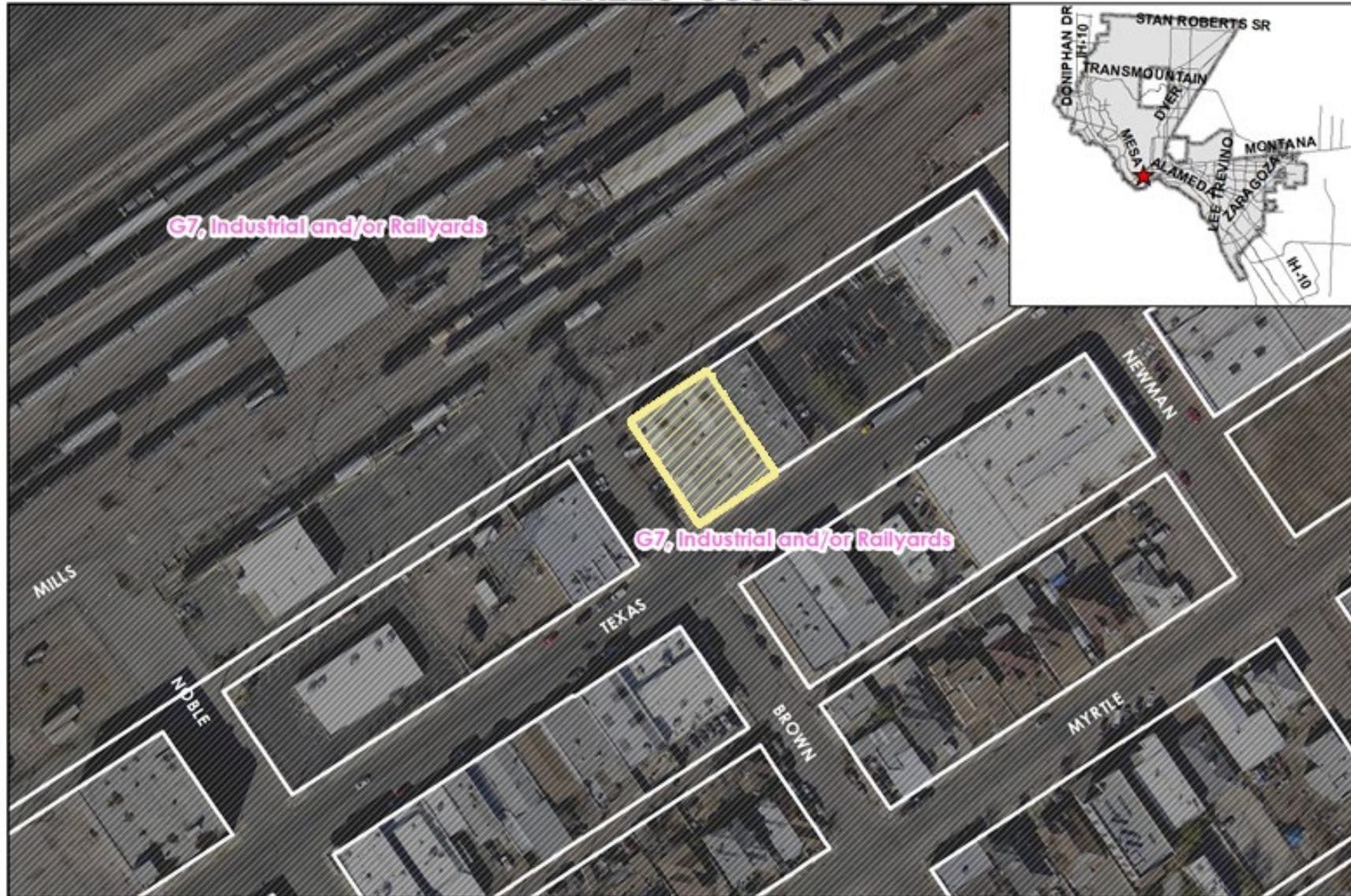
 Subject Property



PZRZ20-00020



# Future Land Use



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

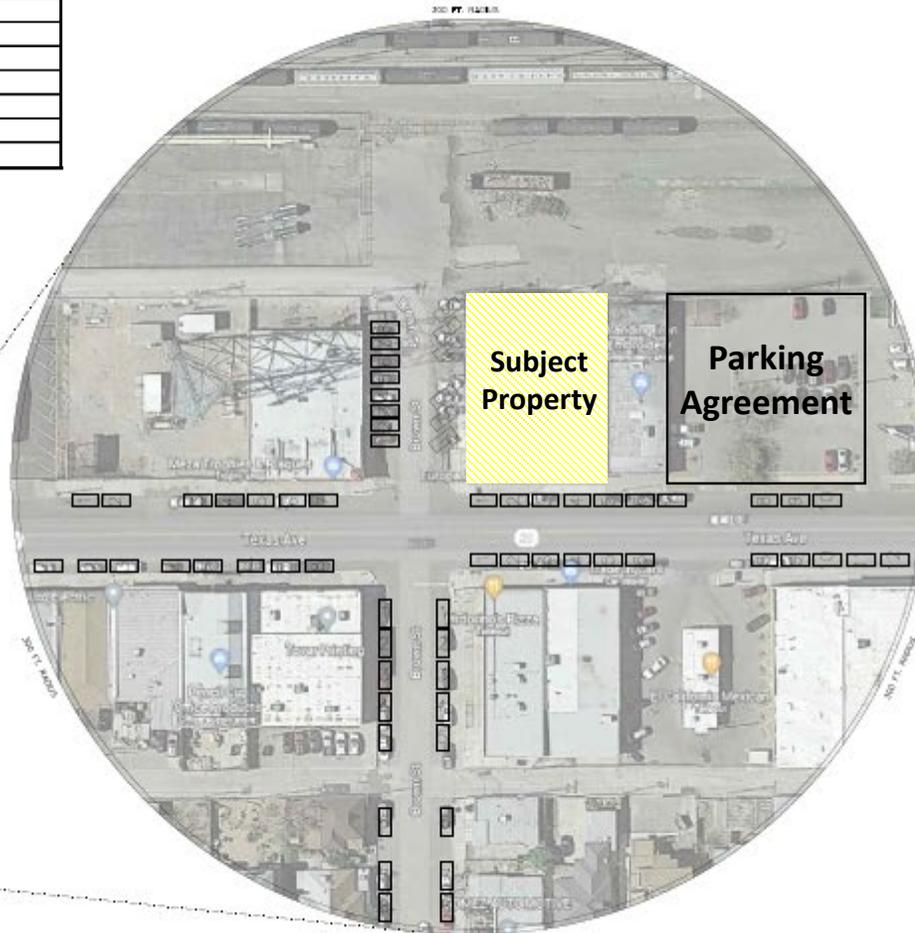




# Parking Study

TIME/DAY (TUE. 11/24)	OVERALL STREET PARKING	OVERALL OCCUPIED	OVERALL AVAILABLE
8:00 AM	67	12	55
9:00 AM	67	9	58
10:00 AM	67	17	50
11:00 AM	67	22	45
NOON	67	29	38
1:00 PM	67	18	49
2:00 PM	67	15	52
3:00 PM	67	16	51
4:00 PM	67	24	43
5:00 PM	67	13	54
6:00 PM	67	11	56
7:00 PM	67	8	59
8:00 PM	67	8	59

5:00 PM	67	13	54
6:00 PM	67	11	56
7:00 PM	67	8	59
8:00 PM	67	8	59



11A1.0 AERIAL  
SCALE: 1" = 100'

### Required Documentation List:

- a. Legal Description:
  - 1. LEGAL DESCRIPTION: SEE 11A1.0 AERIAL MAP FOR LEGAL DESCRIPTION.
- b. Location and arrangement of structures:
  - AS SHOWN ON PLAN
- c. Size and use of structures:
  - EXISTING: 10,000 SF
  - NEW: 10,000 SF
  - TOTAL: 20,000 SF
- d. Lot lines with dimensions of areas:
  - AS SHOWN ON PLAN
- e. Required setbacks:
  - NONE
- f. Landscape:
  - NONE
- g. Open spaces:
  - AS SHOWN ON PLAN
- h. Curb cuts and driveways:
  - AS SHOWN ON PLAN
- i. Pedestrian ways and sidewalks:
  - AS SHOWN ON PLAN
- j. Architectural:
  - AS SHOWN ON PLAN
- k. On-Site Parking:
  - NONE
- l. Storm Water Drainage:
  - AS SHOWN ON PLAN
- m. Retaining Walls:
  - NONE
- n. Screening Walls:
  - NONE
- o. Utility rights-of-way, easements:
  - NONE
- p. Architectural design of buildings:
  - AS SHOWN ON PLAN
- q. Sign notes:
  - NONE

### ZONING

AS-BUILT EXISTING BUILDING  
MASTER ZONING PLAN

1001 - 1005 TEXAS AVE.  
EL PASO, TEXAS 79901

ON-STREET PARKING  
LOCATION MAP

A2.0

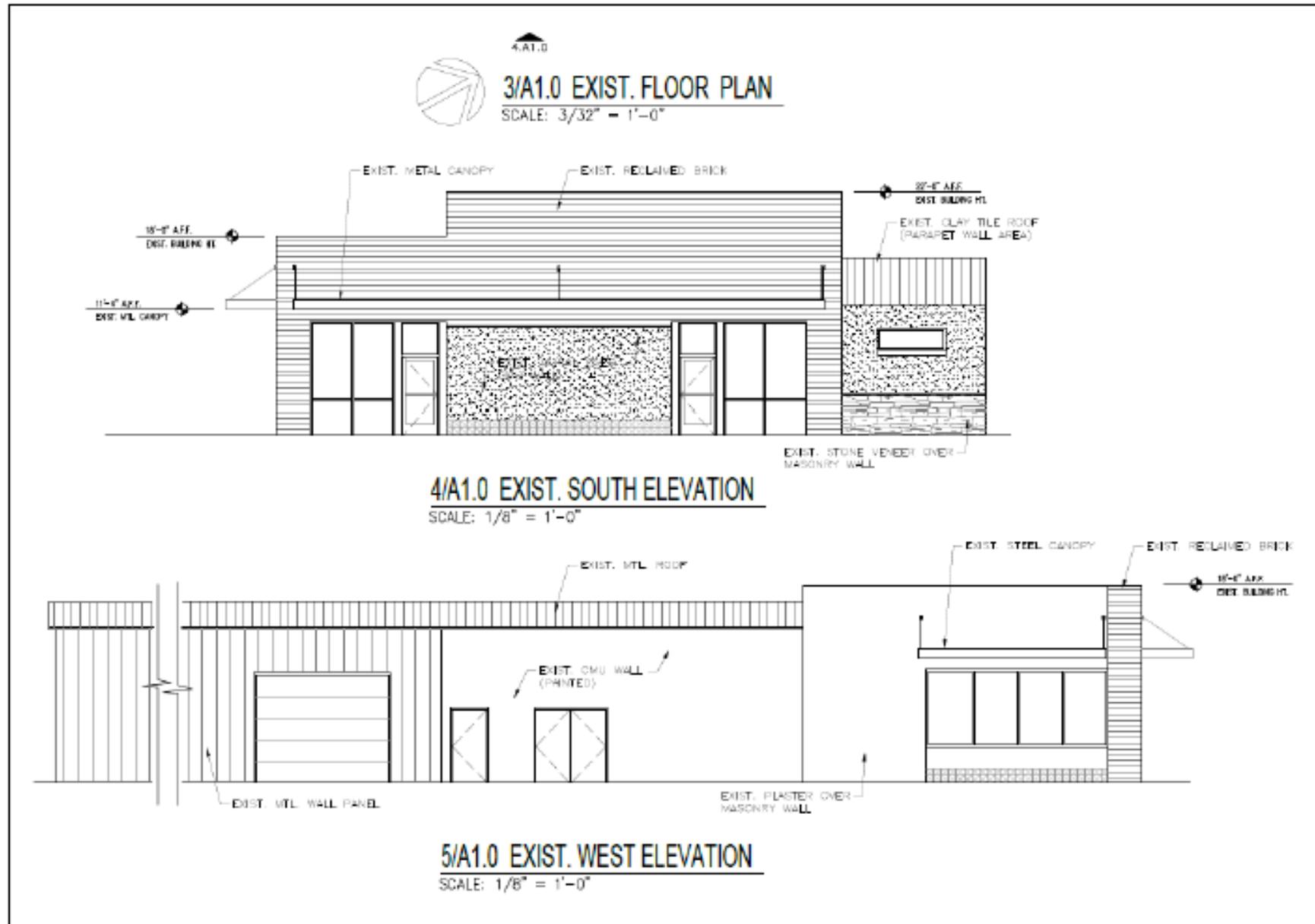
SEPTEMBER 2020

2 OF 2



Plan: B | Architecture

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# Elevations



# Subject Property

# Surrounding Development



N



W

E

S



# Public Input

- Notices were mailed to property owners within 300 feet on November 19, 2020.
- The Planning Division has not received any communications in support nor opposition to the Rezoning request.





## Recommendation

- Staff recommends **APPROVAL** of the rezoning request.



## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People