

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

AGENDA DATE: October 22, 2024
PUBLIC HEARING DATE: November 12, 2024

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

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance changing the zoning of Tract 16-A, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas, from R-F (Ranch-Farm) to C-4 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: North of Inglewood Drive and West of North Loop Drive
Applicant: Valley Cold Storage and Transportation. PZRZ24-00023

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-F (Ranch-Farm) to C-4 (Commercial) to allow for a proposed general warehouse facility. On October 17, 2024, the City Plan Commission recommended 4-2 to approve the request to rezone. As of October 21, 2024, the Planning Division has not received any communication in support or opposition to the rezoning request, additionally three persons spoke at the City Plan Commission meeting; 1 in favor and 2 provided comments of inquiry. 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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 16-A, BLOCK 2, YSLETA GRANT, 445 INGLEWOOD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-4 (COMMERCIAL), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tract 16-A, Block 2, Ysleta Grant, 445 Inglewood, located in the City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-F (Ranch and Farm)** 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.

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

1. *That no building(s) shall be constructed closer than fifty feet (50') to property lines adjacent to residential zone districts or uses*
2. *That an eight-foot (8') high masonry wall be required to be placed along the property lines abutting residential zone districts or uses.*
3. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized canopy trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
4. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*
5. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy.*
6. *That all loading and unloading areas shall be located a minimum of 250 feet away from the western property line abutting residential zoned properties.*

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

(Signatures and date following page)

ADOPTED this _____ day of _____, 2024.

THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russell Abeln

Russell T. Abeln
Senior Assistant City Attorney

Philip Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT A

METES AND BOUNDS

Tract 16-A, Block 2, YSLETA GRANT, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file under Volume 2383, Page 0706, Real Property Records, El Paso County, Texas, being more particularly described by metes and bounds as follows:

Commencing at the existing city monument lying on the centerline intersection of Newell Hays Street (50.00 feet Public Right-Of-Way) and Thygerson Lane (50.00 feet Public Right-Of-Way); Thence, South 26°58'57" East, a distance of 234.20 feet to a point for a boundary corner lying on the common boundary line of Lots 1 thru 17, Block 4, LOWER VALLEY MOBILE HOME and the property herein described being the "TRUE POINT OF BEGINNING" of this description;

THENCE, North 06°44'00" East, along said boundary line, a distance of 835.92 feet to a point for a boundary corner lying on the common boundary line of Tract 15-J 1-A, Block 2 YSLETA GRANT and the property herein described;

THENCE, North 81°56'00" East, along said boundary line, a distance of 28.29 feet to a point for a boundary corner;

THENCE, North 63°26'00" East, a distance of 341.68 feet to a point for a boundary corner;

THENCE, South 35°54'00" East, leaving said boundary line, a distance of 121.60 feet to a point for a boundary corner lying on the westerly right-of-way line of Juan de Herrera Main Lateral (60.00 feet Public Right-Of-Way);

THENCE, 74.42 feet, along said right-of way line and with a curve to the left, having a radius of 87.01 feet, a central angle of 49°00'12" and a chord which bears South 83°06'59" East, a distance of 72.17 feet to a point for a boundary corner lying on the common boundary line of Lot 1, Block 1, INGLEWOOD SUBDIVISION and the property herein described;

THENCE, South 14°50'00" East, along said boundary line, a distance of 609.00 feet to a point for a boundary corner;

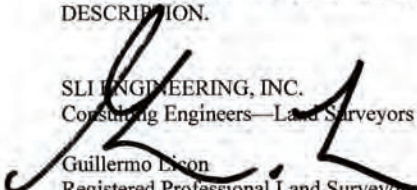
THENCE, South 07°56'00" East, a distance of 510.00 feet to a point for a boundary corner;

THENCE, South 75°01'00" West, leaving said boundary line, a distance of 81.90 feet to a point for a boundary corner lying on the northerly right-of-way of Inglewood Road (60.00 feet Public Right-Of-Way);

THENCE, North 71°57'00" West, along said right-of-way, a distance of 759.12 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 668,718.08 Square Feet (15.3517 Acres) of land, more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.


SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors
Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



445 Inglewood

City Plan Commission — October 17, 2024



CASE NUMBER:	PZRZ24-00023
CASE MANAGER:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER:	Valley Cold Storage and Transportation
REPRESENTATIVE:	SLI Engineering Inc.
LOCATION:	445 Inglewood Drive (District 7)
PROPERTY AREA:	15.35 acres
REQUEST:	Rezone from R-F (Ranch-Farm) to C-4 (Commercial)
RELATED APPLICATIONS:	PLCP24-00005 Comprehensive Plan Amendment
PUBLIC INPUT:	As of October 10, 2024, no comments received.

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-F (Ranch-Farm) to C-4 (Commercial) to allow for general warehouse.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITIONS** of the request. The proposed zoning district is consistent with the surrounding neighborhood. Further, the proposed development meets the intent of the G-7, Industrial and/or Railyard land use designation of *Plan El Paso*, the City's Comprehensive Plan in the Mission Valley Planning area. The following conditions are:

1. *That no building(s) shall be constructed closer than fifty feet (50') to property lines adjacent to residential zone districts or uses*
2. *That an eight-foot (8') high masonry wall be required to be placed along the property lines abutting residential zone districts or uses.*
3. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized canopy trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
4. *That a minimum 500-foot distance be required between any establishments meeting both of the following criteria:*
 - a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
 - b. *Providing outdoor amplified sound.*
5. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy.*

Location map on following page

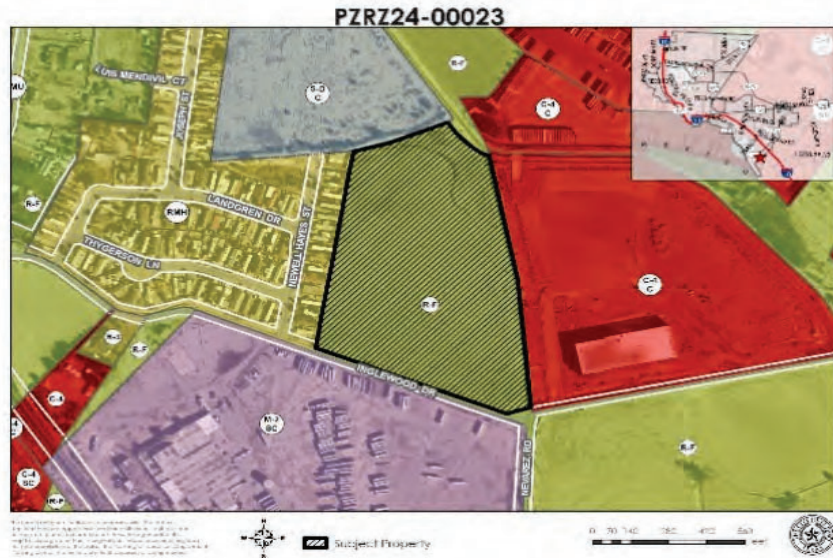


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from R-F (Ranch-Farm) to C-4 (Commercial) to allow for general warehouse. The conceptual plan shows a general warehouse building. Access to the subject property is provided from Inglewood Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the adjacent commercial and manufacturing districts within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-7, (Industrial), Future Land Use Designation in the Mission Valley Planning area. The nearest park is Caribe Park (1.9 miles) and the nearest school is Del Valle High School (2.4 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><u>G-7, Industrial and/or Railyard:</u> 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 railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes, the subject property and the proposed development meet the intent of the G-7 - Industrial, Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to other commercial and manufacturing zone districts.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:

<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of this 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. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.</p>	<p>Yes, the proposed development is a permitted use in the C-4 (Commercial) zone district. Surrounding properties are zoned C-4 (Commercial), M-2 (Manufacturing), and R-F (Ranch-Farm). Properties to the south and east feature similar commercial and manufacturing uses.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes, the proposed commercial development supplements the character within the G-7, Industrial designation of <i>Plan El Paso</i>. The property is located on Inglewood Drive which is classified as a collector on the City of El Paso’s Major Thoroughfare Plan.</p>
<p>THE PROPOSED ZONING DISTRICT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</p>	
<p>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.</p>	<p>N/A. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>The proposed development is not anticipated to pose any adverse effects on the community. The proposed development will match development immediately surrounding the subject property.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is in transition from O3, Agriculture to G-7, Industrial as per the Future Land Use designation of <i>Plan El Paso</i>. The most recent rezoning was for a property to the east in August 2021 from R-F (Ranch-Farm) to C-4 (Commercial). Additionally, in June 2022, the property to the farther east located on North Loop Drive was rezoned from R-F (Ranch and Farm) to C-4 (Commercial).</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:

Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is in transition from inactive agricultural uses for the property to commercial uses. The proposed zoning supplements the character within the existing commercial and manufacturing development within its vicinity.
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ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access to Inglewood Drive, which is designated as a collector in the City’s MTP. All appropriate infrastructure shall be installed at the time of development, which may include sidewalks, water and sewer extensions, stormwater drainage, and roadway improvements. There are no bus stops within walkable distance (0.25 mile) of the subject property, and the closest bus stop is 0.79 miles away on Alameda Avenue and Inglewood Drive.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to the proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the Mission Valley Civic and Corridor 20 Civic Association, both notified prior to submittal of the Rezoning Application. A meeting was held between staff, the applicant, and representatives of the applicable neighborhood associations (Mission Valley Civic and Corridor 20 Civic Association) on September 4, 2024. Public notices were mailed to property owners within 300 feet on October 3, 2024. As of October 10, 2024, the Planning Division has not received any communication in support or opposition to the rezoning request.

RELATED APPLICATIONS: There is a Future Land Use Map Amendment application (PLCP24-00005) running concurrently with the current rezoning application to change the Future Land Use Map designation of the property from O-3, Agriculture to G-7, Industrial and/or Railyard.

CITY PLAN COMMISSION OPTIONS:

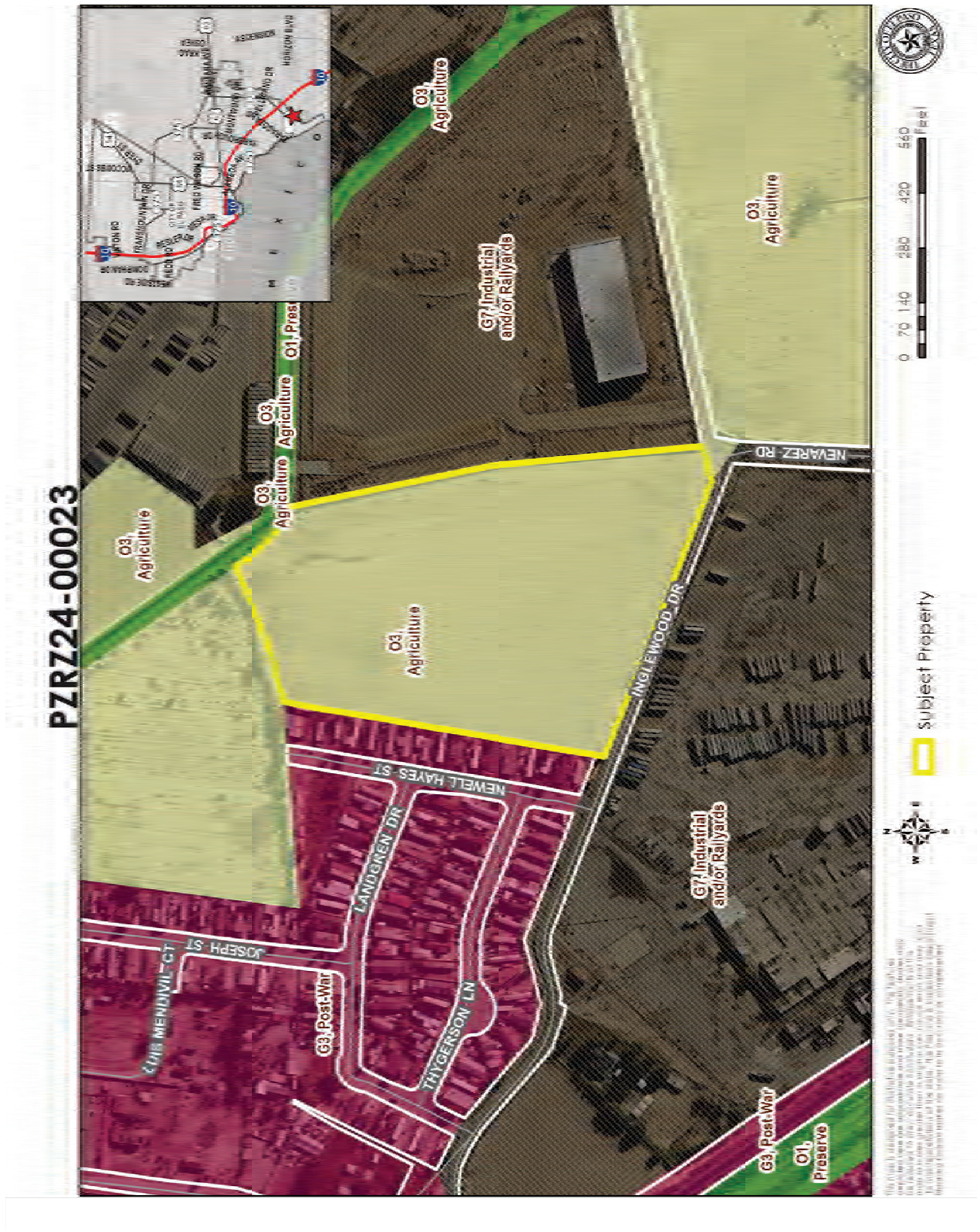
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



1
AS 1
CONCEPTUAL SITE PLAN
SCALE: 1" = 50'



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL WITH CONDITIONS of the request. The proposed zoning district is consistent with the surrounding neighborhood. Further, the proposed development meets the intent of the G-7, Industrial and/or Railyard land use designation of Plan El Paso, the City's Comprehensive Plan in the Mission Valley Planning area. The following conditions are:

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5. *That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy*

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

Planning and Inspections Department – Land Development

Recommend approval.

1. The Proposed ponding area(s) shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Verify and label ponds as "Private Retention Ponding Areas" if applicable. Label any landscape areas.
2. Coordinate and obtain approval from the Water Improvement District #1 for proposed development containing and abutting existing irrigation laterals. Verify if lots will retain water rights and/or easements.

Fire Department

No adverse comments to request.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has review drafted TIA report and below are our recommendations:

1. To propose a right turn at intersection of Inglewood & North Loop
2. Propose recommendation for traffic signal timing on Americas & North Loop also at Nevarez & Alameda

3. Developer will need to improve half of Nevarez Rd adjacent to property and other necessary improvements for heavy vehicle traffic flow
4. Improvement required at intersection of Inglewood and Nevarez
5. What will happen if favorable of heavy traffic is used at Nevarez and Alameda? (under recommendations section)
6. Provide analysis at intersection of Alameda & Inglewood to report

If any changes to development or increase capacity to area, will need to submit a new complete TIA report.

Sun Metro

Sun Metro currently does not service the immediate area. Does not affect Sun Metro transit services.

El Paso Water

No comments received.

El Paso Electric

We have no comments for Inglewood Dr. Please have the owner note a few distribution lines along the properties.

Texas Department of Transportation

No comments received.

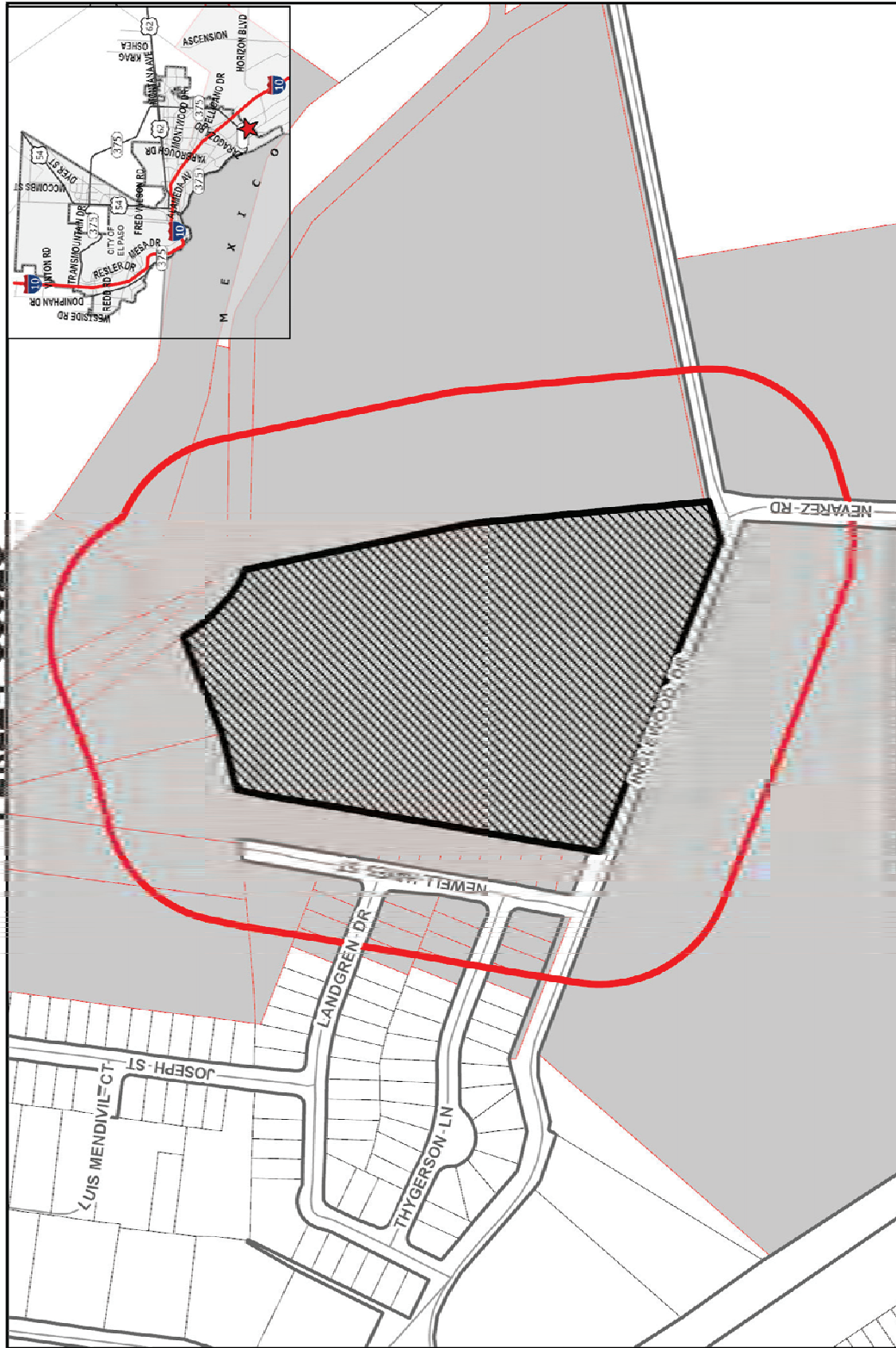
El Paso County Water Improvement District #1

No comments received.

El Paso County 911 District

The 911 District has no comments/concerns regarding the rezonings.

ATTACHMENT 4



PZR24-00023



 Subject Property
 300 Feet Buffer Area
 100 Feet Utility Area



The map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to create final engineering drawings. Engineering drawings are subject to change without notice and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or complete tenor.