

10642 Montana

City Plan Commission — April 24, 2025

SITE PLAN

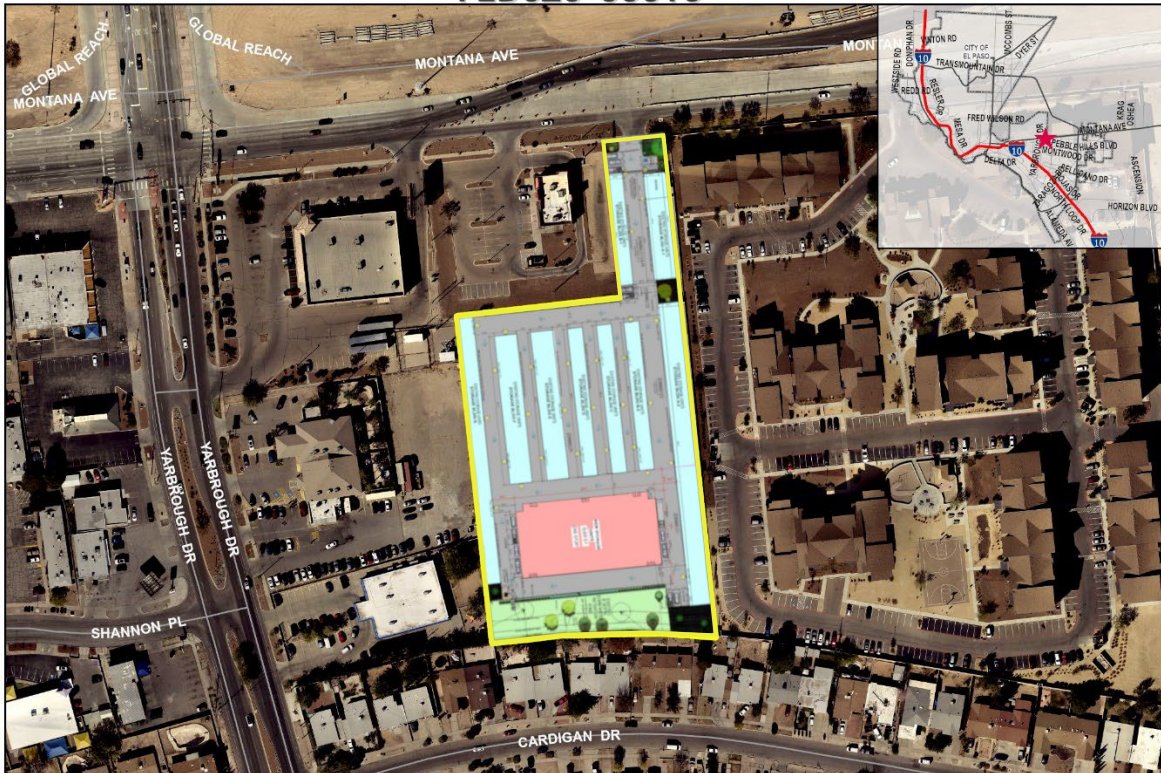


CASE NUMBER:	PZDS25-00010
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	El Paso Six Storage 18 (TX) LLC
REPRESENTATIVE:	Jeff Tondre (ESP Associates, Inc.)
LOCATION:	10642 Montana Ave. (District 3)
PROPERTY AREA:	3.44 acres
REQUEST:	Detailed Site Development Plan Approval per P-I (Planned Industrial) zone district.
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan, as required under the standards of the P-I (Planned Industrial) zoning district. The proposed development consists of expanding the subject property for use as a self-storage warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permitted by right within the P-I (Planned Industrial) zoning district, subject to approval of a Detailed Site Development Plan. The proposed development is compatible with surrounding commercial uses and meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan. Furthermore, the development complies with the G-4 Suburban (Walkable) future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

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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 the 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 37.5 75 150 225 300 Feet



Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The subject property is currently split-zoned among three districts: C-1 (Commercial), C-4 (Commercial), and P-I (Planned Industrial). The applicant is requesting approval of a Detailed Site Development Plan, as required by the P-I zoning district, which is the most restrictive of the three and the most dominant zoning on the property. The site plan proposes the development of a 3.44-acre property located at 10642 Montana Avenue for the expansion of an existing self-storage warehouse. There are nine (9) existing self-storage warehouse buildings and applicant is proposing a single-story addition that will add approximately 18,800 square feet of self-storage units warehouse building. The development meets the parking requirement of twelve (12) spaces, with the applicant providing fourteen (14) spaces, along with four (4) bicycle parking spaces. Pedestrian and vehicular access to the site will be provided via Montana Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is compatible with the surrounding commercial and residential uses. To the north, the property is zoned C-4 (Commercial) and is currently a restaurant and adjacent is the state highway. To the south, the adjacent properties are zoned R-4 (Residential) and developed with single-family homes. To the east, the property is split-zoned C-1 and C-4 (Commercial) and is developed with apartments. To the west, the area includes a restaurant, a school, and retail uses within the C-1 (Commercial) zoning district. The nearest school, Reginald “Reg” Washington Elementary School, is located approximately 0.24 miles from the site, and the closest park, Pebble Hills Park, is located about 0.95 miles away.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Criteria	Does the Request Comply?
El Paso City Code Section 20.04.140 – When Required. Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.	Yes. The subject property is split-zoned across three districts, with P-I (Planned Industrial) being both the most restrictive, requiring a Detailed Site Development Plan, and the most dominant zoning on the property and within the proposed development area. In accordance with the zoning district standards, approval of a Detailed Site Development Plan is required prior to any further development permitted within the P-I (Planned Industrial) zone.
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met P-I (Planned Industrial) District: The purpose of this district is to establish an industrial environment for certain types of manufacturing, business or industrial uses which are compatible with any adjacent land use by performance, appearance, and general operating characteristics. The regulations of the district are designed so that all operations and activities, specifically including but not limited to, the storage of materials of all kinds are conducted within a building or appropriately screened.	Yes. The proposed self-storage warehouse is a permitted use within the P-I (Planned Industrial) zoning district, subject to approval of a Detailed Site Development Plan. The development is also subject to the supplemental use regulations outlined in Section 20.10.610 – Self-storage warehousing, all of which are being met.
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.	There are no Historic Districts or Special Designations on the subject property.

COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan.
Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Montana Avenue, which is designated as a freeway on the City of El Paso’s Major Thoroughfare Plan (MTP). The existing roadway infrastructure is adequate to support the proposed development. There are three (3) bus stops located within a 0.25-mile walking distance of the site, with the nearest stop approximately 0.09 miles away. Sidewalks along Montana Avenue further enhance pedestrian accessibility to and from the property.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments.

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

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:

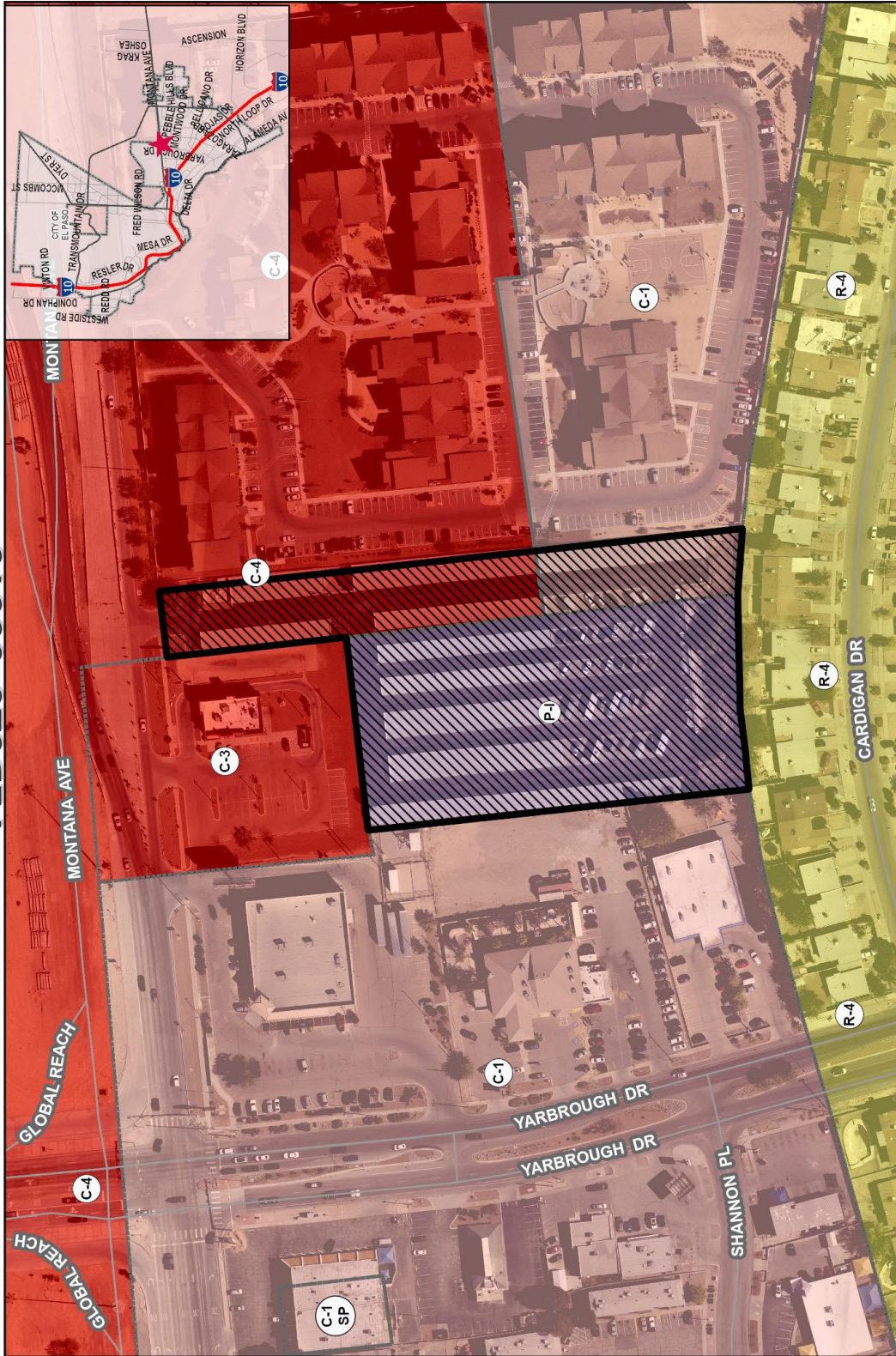
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.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

ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Department Comments

ATTACHMENT 1

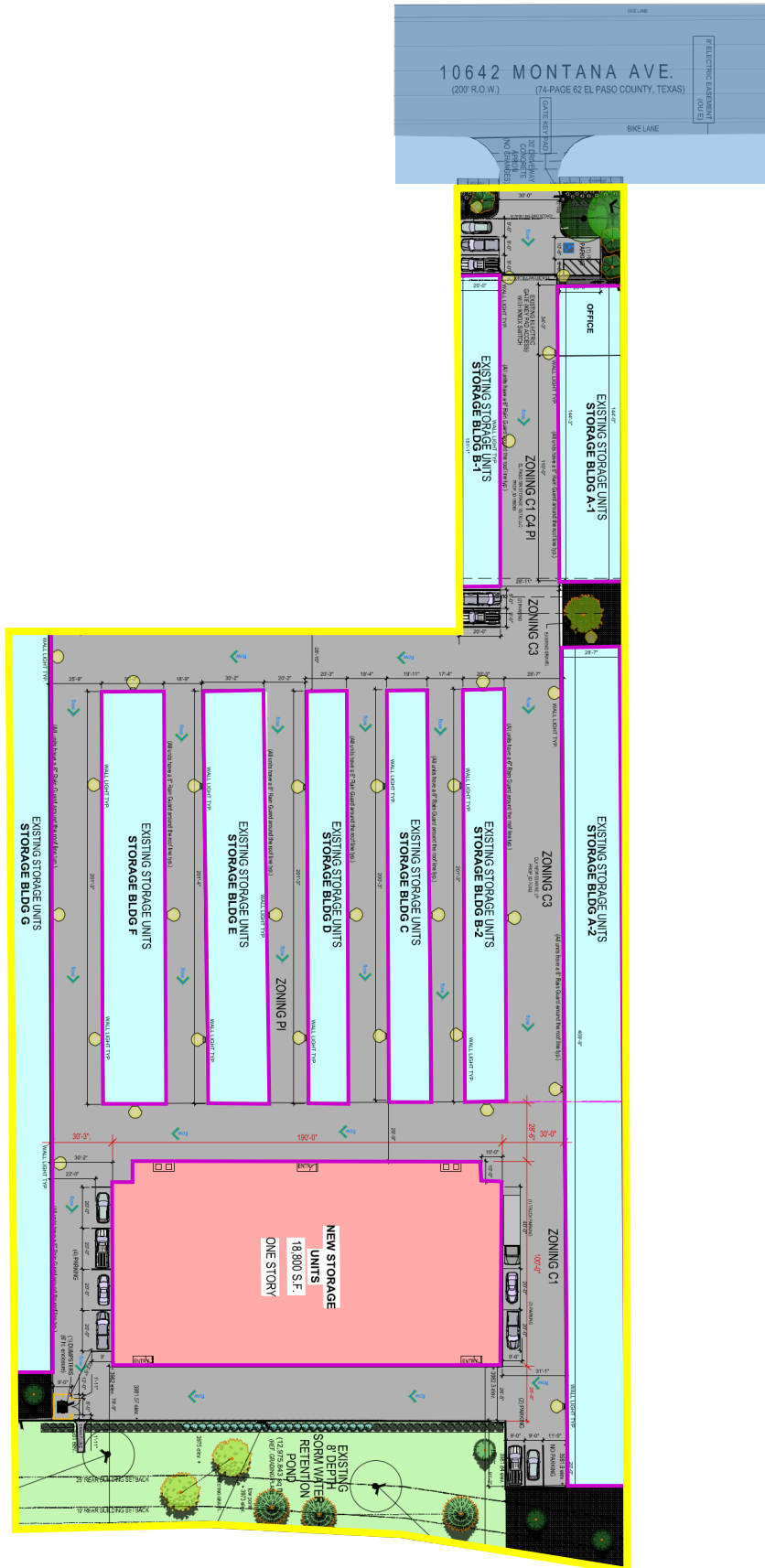
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Subject Property

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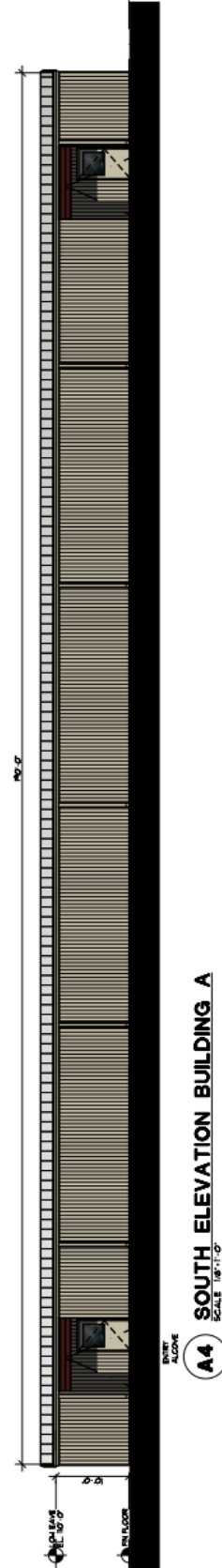
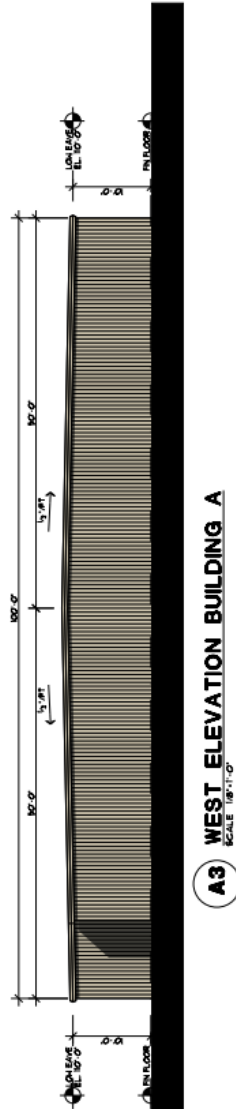
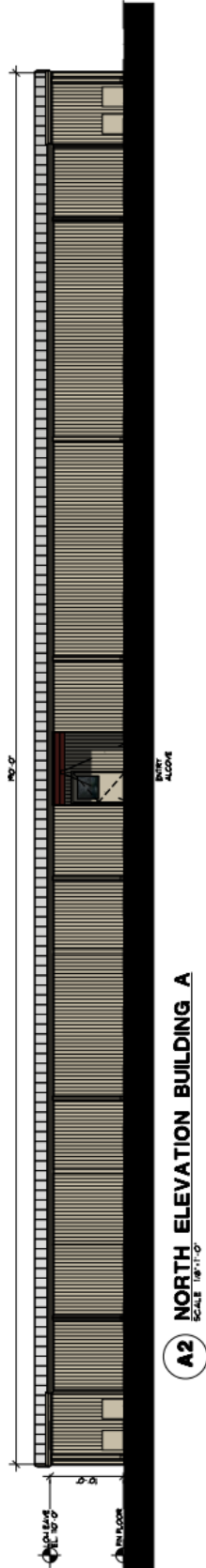
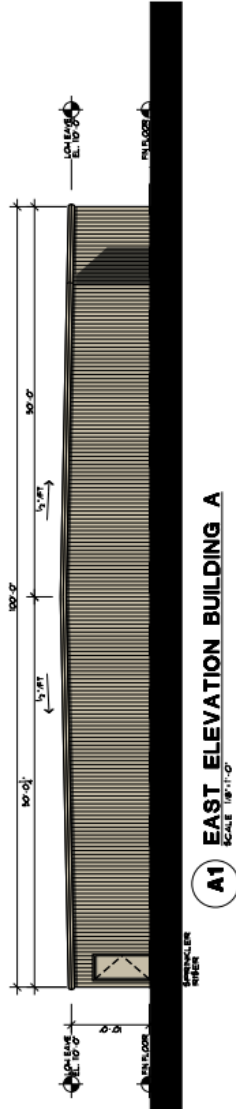
ATTACHMENT 2



ATTACHMENT 3

MATERIAL LEGEND

	PREFINISHED METAL GUTTER RAKE TRIM OR COPING CAP
	MBCI LIGHT STONE (VERIFY MATCH w/ EXISTING)
	PREFINISHED VERTICAL REVERSE U METAL PANEL
	MBCI LIGHT STONE (VERIFY MATCH w/ EXISTING)
	24 GA. HORIZONTAL TYPE D METAL PANEL
	COLOR RED ACCENT
	PREFINISH STANDING SEAM ROOF
	MBCI GALVALUME
	HOLLOW METAL DOOR w/ HALF GLASS
	PANT TO MATCH MBCI LIGHT STONE



ATTACHMENT 4

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the request. The proposed use is permissible by right with a Detailed Site Development Plan approval in the P-I (Planned Industrial) zone district and is compatible with surrounding commercial uses. The proposed development meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan. Furthermore, the development complies with the G-4 Suburban (Walkable) future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

Staff recommends consolidating the zoning of the subject property under a single zoning district for consistency in the future.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval. No comments for the proposed detailed site plan.

Planning and Inspections Department – Land Development

No objections to proposed detailed site plan. Just show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff.

Fire Department

No adverse comments.

Police Department

No comments provided

Environment Services

No comments provided.

Streets and Maintenance Department

Traffic and Transportation Engineering:

No objections to application.

Street Lights Department:

Does not object to this request.

Montana Ave. is a Texas Department of Transportation (TXDoT) right-of-way (ROW).

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

Street Lights Department requires that a project that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.

**18.18.190 – Submission contents.

*** 19.02.040 Criteria for approval.

Sun Metro

No comments provided.

El Paso Water

No comments provided.

EPWU-PSB Comments

No comments provided.

Sanitary Sewer

No comments provided.

General

No comments provided.

Stormwater:

There is a Retention Storm Sewer Pond in the rear of this property.

EPWater SW has no objections to the proposed development.

Texas Department of Transportation

Submit plans for TXDOT grading and drainage review.

El Paso County Water Improvement District #1

No comments provided.

Texas Gas Service

Does not have any comments.

El Paso Electric

Does not have any comments.

911 District

No comments or concerns regarding this zoning.