

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

AGENDA DATE: February 1, 2022
PUBLIC HEARING DATE: March 1, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: District 2

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Lot 1, Block 2, Butterfield Trail Aviation Park Unit Three, Replat "A", as recorded in file no. 20210042139, El Paso County Plat Records; and portions of Sections 22, 23, 26 and 27, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from C-4 (Commercial) to M-1 (Light Manufacturing). 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: South of Liberty Expressway and East of Global Reach Drive
Applicant: City of El Paso, PZRZ21-00030

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from C-4 (Commercial) to M-1 (Light Manufacturing) to allow for general warehouse and industrial development. City Plan Commission recommended 7-0 to approve the proposed rezoning on December 16, 2021. As of January 24, 2022, 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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARK UNIT THREE, REPLAT "A", AS RECORDED IN FILE NO. 20210042139, EL PASO COUNTY PLAT RECORDS; AND PORTIONS OF SECTIONS 22, 23, 26 AND 27, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-4 (COMMERCIAL) TO M-1 (LIGHT MANUFACTURING). 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 Lot 1, Block 2, Butterfield Trail Aviation Park Unit Three, Replat "A", as recorded in File No. 20210042139, El Paso County Plat Records; and portions of Sections 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, 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 **C-4 (Commercial)** to **M-1 (Light Manufacturing)**, 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 _____, 2022.

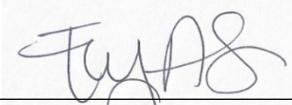
THE CITY OF EL PASO:

Oscar Leeser, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Evy A. Sotelo
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

EXHIBIT "A"



BROCK & BUSTILLOS INC.
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President - Surveying
TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION (Rezoning from C-4 to M-1)

A 593.8510 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lot 1, Block 2, Butterfield Trail Aviation Park Unit Three, Replat "A", as recorded in File No. 20210042139, El Paso County Plat Records; and portions of Sections 22, 23, 26 and 27, Block 80, Township 2, Texas and Pacific Railway Company Surveys and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a city monument found near the centerline right-of-way intersection of Walter Jones Boulevard (180 feet wide) and George Perry Boulevard (120 feet wide), said monument lying 27.94 feet southwest of the centerline of said Walter Jones Boulevard; **WHENCE**, a city monument found along the centerline right-of-way of said George Perry Boulevard and the vacated centerline right-of-way of old Guadalupe Pass Drive (76 feet wide), bears South 48°45'26" West (South 45°41'01" West~record), a distance of 1,577.90 feet; **THENCE**, leaving the centerline of said George Perry Boulevard, South 44°18'59" East a distance of 110.00 feet to the termination of said Walter Jones Boulevard as shown on Butterfield Trail Aviation Park Unit One, recorded in Book 73, Page 50, El Paso County Plat Records for the **POINT OF BEGINNING** of the parcel herein described;

THENCE, following said termination of Walter Jones Boulevard, North 45°41'01" East (North 45°36'56" East~record), a distance of 117.91 feet to the beginning of a non-tangent curve to the right;

THENCE, continuing along said termination of Walter Jones Boulevard along the arc of said non-tangent curve to the right having a radius of 50.00 feet, a central angle of 90°00'00", an arc length of 78.54 feet and whose long chord bears North 00°41'02" East (North 00°36'56" East~record), a distance of 70.71 feet to the end of said curve;

THENCE, leaving said termination of Walter Jones Boulevard, North 45°41'01" East a distance of 3,806.94 feet to an angle of the parcel herein described;

THENCE, North 89°06'02" East, a distance of 3,492.97 feet to the west boundary line of Fort Bliss Military Reservation for the northeast corner of the parcel herein described;

THENCE, following the west boundary line of said Fort Bliss Military Reservation, South 00°56'45" East a distance of 2,034.64 feet to the projected intersection of the Butterfield Trail Golf Course perimeter rockwall and the west boundary line of said Fort Bliss Military Reservation for an angle point of the parcel herein described;

THENCE, leaving the west boundary line of said Fort Bliss Military Reservation and following said existing rockwall along the perimeter of the Butterfield Trail Golf Course for the next fifteen courses;

- 1) North 68°00'01" West a distance of 999.50 feet;
- 2) North 78°31'56" West a distance of 454.45 feet;
- 3) South 84°31'16" West a distance of 598.05 feet;
- 4) South 00°59'25" West a distance of 1,665.97 feet;
- 5) South 89°49'10" West a distance of 198.35 feet;
- 6) South 86°11'23" West a distance of 95.81 feet;
- 7) North 18°02'52" West a distance of 250.40 feet;
- 8) North 53°35'38" West a distance of 152.31 feet;
- 9) North 29°06'31" West a distance of 84.65 feet;
- 10) North 86°16'46" West a distance of 100.31 feet;
- 11) South 32°26'22" West a distance of 634.61 feet;
- 12) South 47°14'33" West a distance of 204.90 feet;
- 13) South 00°52'44" East a distance of 927.66 feet;
- 14) South 59°51'27" West a distance of 56.88 feet;
- 15) South 75°57'14" West a distance of 381.86 feet;
- 16) South 04°58'20" East a distance of 305.98 feet to the projected intersection of the north right-of-way line of Cottonwoods Drive (120 feet wide) and the perimeter rockwall of said Butterfield Trail Golf Course for an angle point of the parcel herein described;

THENCE, following the projected north right-of-way line of said Cottonwoods Drive, South 39°40'19" West a distance of 1,927.17 feet to a 5/8 inch rebar with Cobb Fendley survey cap found for a point of curvature

THENCE, continuing on the north right-of-way line of said Cottonwoods Drive along the arc of a curve to the right having a radius of 640.00 feet, a central angle of 47°10'48", an arc length of 527.01 feet and whose long chord bears South 63°15'43" West, a distance of 512.24 feet to a point of reverse curvature;

THENCE, continuing along the north right-of-way line of said Cottonwoods Drive along the arc of a curve to the left having a radius of 3,271.66 feet, a central angle of 10°45'06", an arc length of 613.93 feet and whose long chord bears South 81°28'34" West, a distance of 613.03 feet to a 5/8 inch rebar with Cobb Fendley survey cap found for a point of tangency;

THENCE, continuing along the north right-of-way line of said Cottonwoods Drive, South 76°06'01" West a distance of 54.12 feet to a 5/8 inch rebar with Cobb Fendley survey cap found for a point of curvature;

THENCE, continuing along the north right-of-way line of said Cottonwoods Drive along the arc of a curve to the left having a radius of 275.95 feet, a central angle of 31°18'57", an arc length of 150.82 feet and whose long chord bears South 60°26'35" West, a distance of 148.95 feet to a point of reverse curvature;

THENCE, continuing along the north right-of-way line of said Cottonwoods Drive along the arc of a curve to the right having a radius of 45.00 feet, a central angle of 51°03'28", an arc length of 40.10 feet and whose long chord bears South 70°18'51" West, a distance of 38.79 feet to the northeasterly right-of-way line of Global Reach Drive (130 feet wide) to a point of tangency;

THENCE, following the northeasterly right-of-way line of said Global Reach Drive, North 45°12'53" West a distance of 3,086.29 feet to a point of curvature;

THENCE, continuing along the northeasterly right-of-way line of said Global Reach Drive along the arc of a curve to the right having a radius of 45.00 feet, a central angle of 88°15'46", an arc length of 69.32 feet and whose long chord bears North 01°05'00" West, a distance of 62.67 feet to the southeasterly right-of-way line of said George Perry Boulevard for a point of compound curvature;

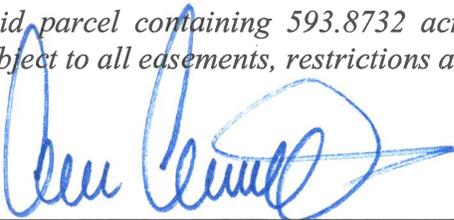
THENCE, continuing along the southeasterly right-of-way line of said George Perry Boulevard along the arc of a curve to the right having a radius of 12,478.94 feet, a central angle of 02°38'09", an arc length of 574.05 feet and whose long chord bears North 44°21'57" East, a distance of 574.00 feet to point of tangency;

THENCE, continuing along the southeasterly right-of-way line of said George Perry Boulevard, North 45°41'01" East a distance of 1,811.90 feet to a point of curvature;

THENCE, continuing along the southeasterly right-of-way line of said George Perry Boulevard along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 90°00'00", an arc length of 78.54 feet and whose long chord bears South 89°18'59" East (South 89°23'04" East-record), a distance of 70.71 feet to the termination of said Walter Jones Boulevard for the end of said curve;

THENCE, following the termination of said Walter Jones Boulevard, North 45°41'01" East, a distance of 62.09 feet to the **POINT OF BEGINNING**.

Said parcel containing 593.8732 acres (25,869,116.7 square feet), more or less, and being subject to all easements, restrictions and covenants of record.



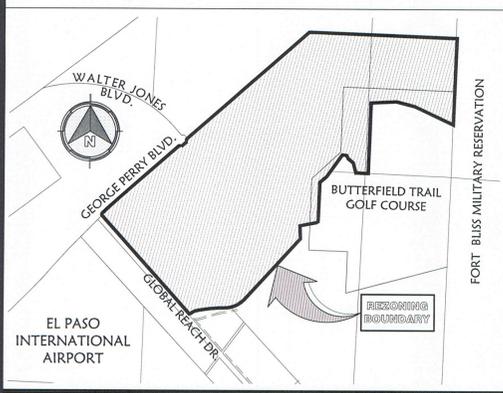
Aaron Alvarado, TX. R. P. L. S. No. 6223

Date: October 18, 2021

05100-118-601 CORRIDOR REZONE-DESC.docx



VICINITY MAP SCALE: 1"=2,000'



LEGEND

- REZONING BOUNDARY
- SECTION/SURVEY LINE
- SUBDIVISION LINE
- TRACT/LOT/RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT LINE
- MONUMENT LINE
- LIGHT POLE/STANDARD
- ELECTRIC VAULT
- FIRE HYDRANT
- WATER SERVICE MANHOLE
- WATER VAULT
- FOUND CITY MONUMENT
- LOT NUMBER
- BLOCK NUMBER
- FUTURE BUILDING

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S44°18'59"E	110.00
L2	N45°41'01"E	117.91
L3	S09°49'10"W	198.35
L4	S66°11'23"W	95.61
L5	N18°02'52"W	250.40
L6	N53°35'38"W	152.31
L7	N29°06'31"W	84.65
L8	N86°16'46"W	100.31
L9	S47°14'33"W	204.90
L10	S59°51'27"W	56.88
L11	S75°57'14"W	381.86
L12	S04°58'20"E	305.98
L13	S76°06'01"W	54.12
L14	N45°41'01"E	62.09

CURVE TABLE

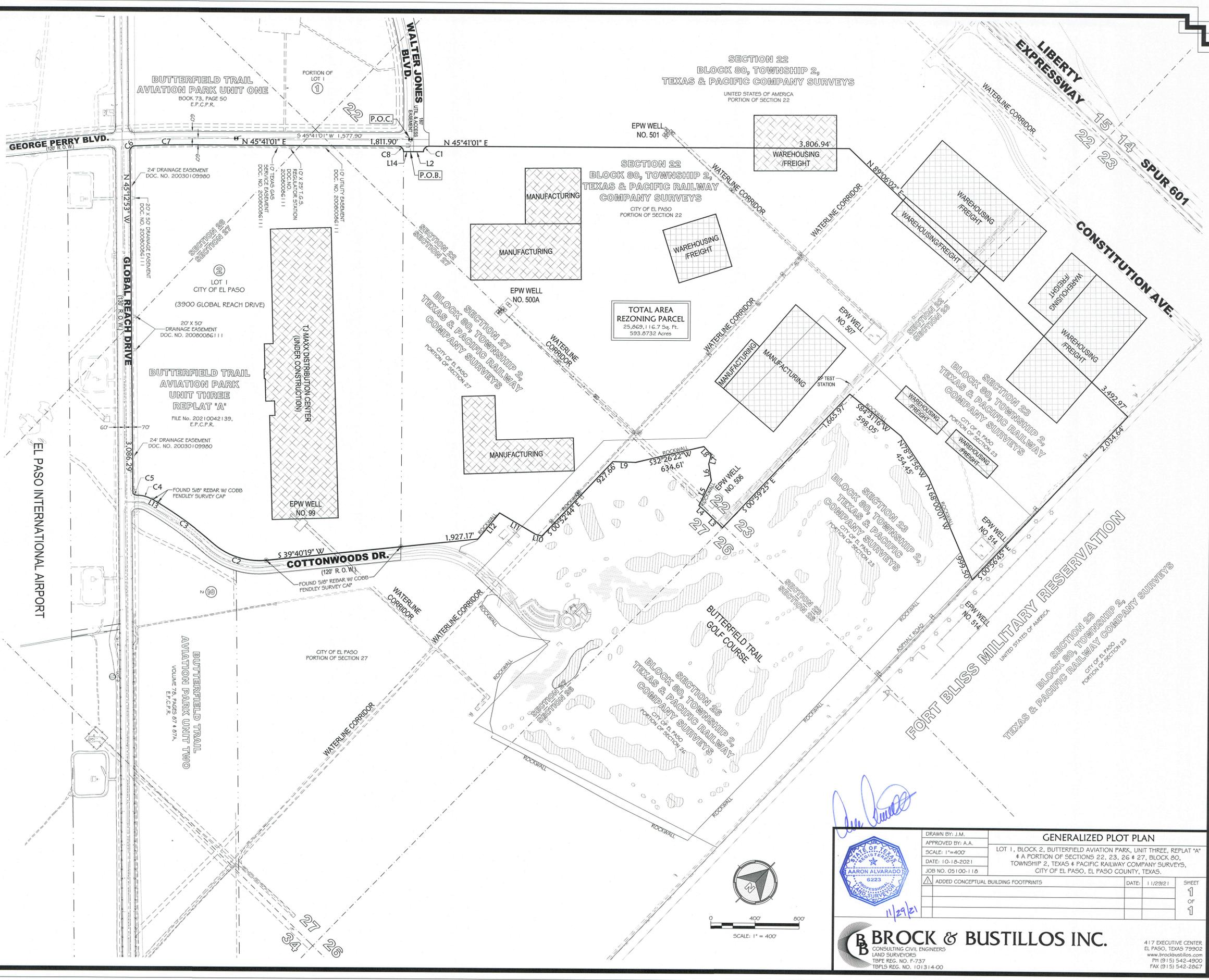
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00	90°00'00"	78.54	N00°41'02"E	70.71
C2	640.00	47°10'48"	527.01	S63°15'43"W	512.24
C3	3271.66	10°45'06"	613.93	S81°28'34"W	613.03
C4	275.95	31°18'57"	150.82	S60°26'35"W	148.95
C5	45.00	51°03'28"	40.10	S70°18'51"W	38.79
C6	45.00	88°15'46"	69.32	N01°05'00"W	62.67
C7	12476.94	2°36'09"	574.05	N44°21'57"E	574.00
C8	50.00	90°00'00"	78.54	S89°18'59"E	70.71

SUPPLEMENTAL NOTES:

1. BASIS OF BEARING IS THE SUBDIVISION PLAN FOR BUTTERFIELD TRAIL AVIATION PARK, UNIT THREE, REPLAT "A" FILE NO. 20210042139 OF THE EL PASO COUNTY PLAT RECORDS.

REFERENCE DOCUMENTS:

1. CITY OF EL PASO ORDINANCE NO. 017569 FILED APRIL 27, 2011, CITY CLERK'S DEPARTMENT.
2. CITY OF EL PASO ORDINANCE NO. 019010 FILED DECEMBER 17, 2019, CITY CLERK'S DEPARTMENT.
3. SUBDIVISION PLAN FOR BUTTERFIELD TRAIL AVIATION PARK, UNIT THREE FILED IN DOCUMENT NO. 20080086111 OF THE EL PASO COUNTY PLAT RECORDS.
4. SUBDIVISION PLAN FOR BUTTERFIELD TRAIL AVIATION PARK, UNIT TWO FILED IN BOOK 76, PAGES 87 & 87A OF THE EL PASO COUNTY PLAT RECORDS.
5. BUTTERFIELD TRAIL GOLF COURSE SITE PLAN PREPARED BY MINJARES MORA ARCHITECTS INC., FOR THE CITY OF EL PASO, DATED JULY 13, 2007., JOB NO.0409.
6. SUBDIVISION PLAN FOR BUTTERFIELD TRAIL AVIATION PARK, UNIT THREE, REPLAT "A" FILE NO. 20210042139 OF THE EL PASO COUNTY PLAT RECORDS.



John Alvarado

DRAWN BY: J.M.
APPROVED BY: A.A.
SCALE: 1"=400'
DATE: 10-18-2021
JOB NO. 05100-118

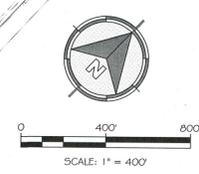
GENERALIZED PLOT PLAN

LOT 1, BLOCK 2, BUTTERFIELD AVIATION PARK, UNIT THREE, REPLAT "A"
& A PORTION OF SECTIONS 22, 23, 26 & 27, BLOCK 80,
TOWNSHIP 2, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

ADDED CONCEPTUAL BUILDING FOOTPRINTS	DATE: 11/29/21	SHEET 1 OF 1
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B BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TPE REG. NO. F-737
TBPLS REG. NO. 101314-00

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
www.brockandbustillos.com
PH (915) 542-4300
FAX (915) 542-2867



South of Liberty Expressway and East of Global Reach Drive

City Plan Commission — December 16, 2021 **(REVISED)**

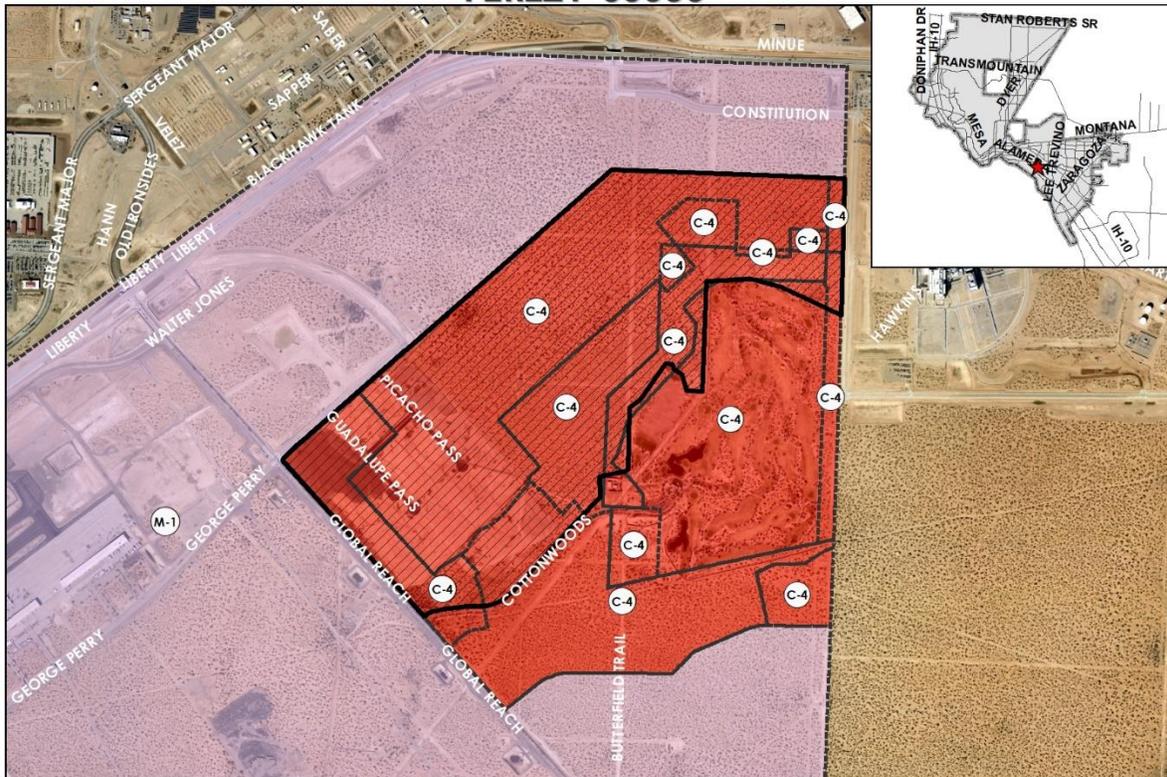


CASE NUMBER:	PZRZ21-00030
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
APPLICANT:	El Paso International Airport
REPRESENTATIVE:	Brock & Bustillos, Inc.
LOCATION:	South of Liberty Expressway and North of Global Reach Drive (District 2)
PROPERTY AREA:	593.87 acres
REQUEST:	Rezone from C-4 (Commercial) to M-1 (Light Manufacturing)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of December 9, 2021

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-4 (Commercial) to M-1 (Light Manufacturing) to allow for general warehouse and industrial development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request. The recommendation is based on the compatibility of the proposed zoning district with the surrounding manufacturing and commercial districts in the immediate area. It is also based on the consistency of the request with Plan El Paso, the City's adopted Comprehensive Plan.

PZRZ21-00030



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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 500 1,000 2,000 3,000 4,000 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-4 (Commercial) to M-1 (Light Manufacturing) to allow for proposed general warehouse and industrial business park. The conceptual site plan shows ten (10) warehouse and industrial buildings. Access to the subject property is provided from Global Reach Drive.

PREVIOUS CASE HISTORY: On May 24, 2011, City Council approved a rezoning for the subject property from A-3 (Apartment), C-4 (Commercial), and M-1 (Light Manufacturing) to SCZ (Smart Code Zone).

On December 17, 2019, City Council approved a rezoning for the subject property from SCZ (Smart Code Zone) to C-4 (Commercial).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed district is consistent with the surrounding manufacturing and commercial districts in the immediate area, and meets the established character of the neighborhood surrounding the subject property. Furthermore, the proposed development meets the intent of the G-7, Industrial and/or Railyards designation of *Plan El Paso* in the Central planning area.

COMPLIANCE WITH <i>PLAN EL PASO</i>/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 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 developments meet the intent of the G-7 Industrial and/or Railyards Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to commercial and light manufacturing zoning districts.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>M-1 (Light Manufacturing) District: The purpose of this district is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.</p>	<p>Yes, the proposed industrial development uses are consistent with the commercial and light manufacturing neighborhood. Industrial uses are common and appropriate in this sector. The surrounding properties are zoned M-1 (Light Manufacturing) and C-4 (Commercial) district.</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: 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.	Yes, the property is located on Global Reach Drive which is classified as a major arterial on 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.	N/A. The proposed development is not within any historic districts or study area plan boundaries.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	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.
Natural Environment: Anticipated effects on the natural environment.	Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area is stable and the proposed development is compatible with the existing commercial and light manufacturing zoning and uses of the surrounding properties.
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 mixed use for the property. The established area is comprised of a commercial and manufacturing development. There have been recent rezoning requests for this area to the south and east in 2011 and 2019.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property borders Global Reach Drive, which is designated a major arterial as per the City of El Paso’s Major Thoroughfare Plan. Access is proposed from Global Reach Drive. It is adequate to serve the development.

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 boundaries of El Paso Central Business Association and Sunrise Civic Group, which was notified prior to submittal of the Rezoning Application. As required, public notices were mailed to property owners within 300 feet on December 2, 2021. As of December 9, 2021, the Planning Division did not receive any communication in support or opposition to the request from the public.

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

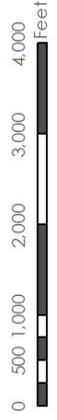
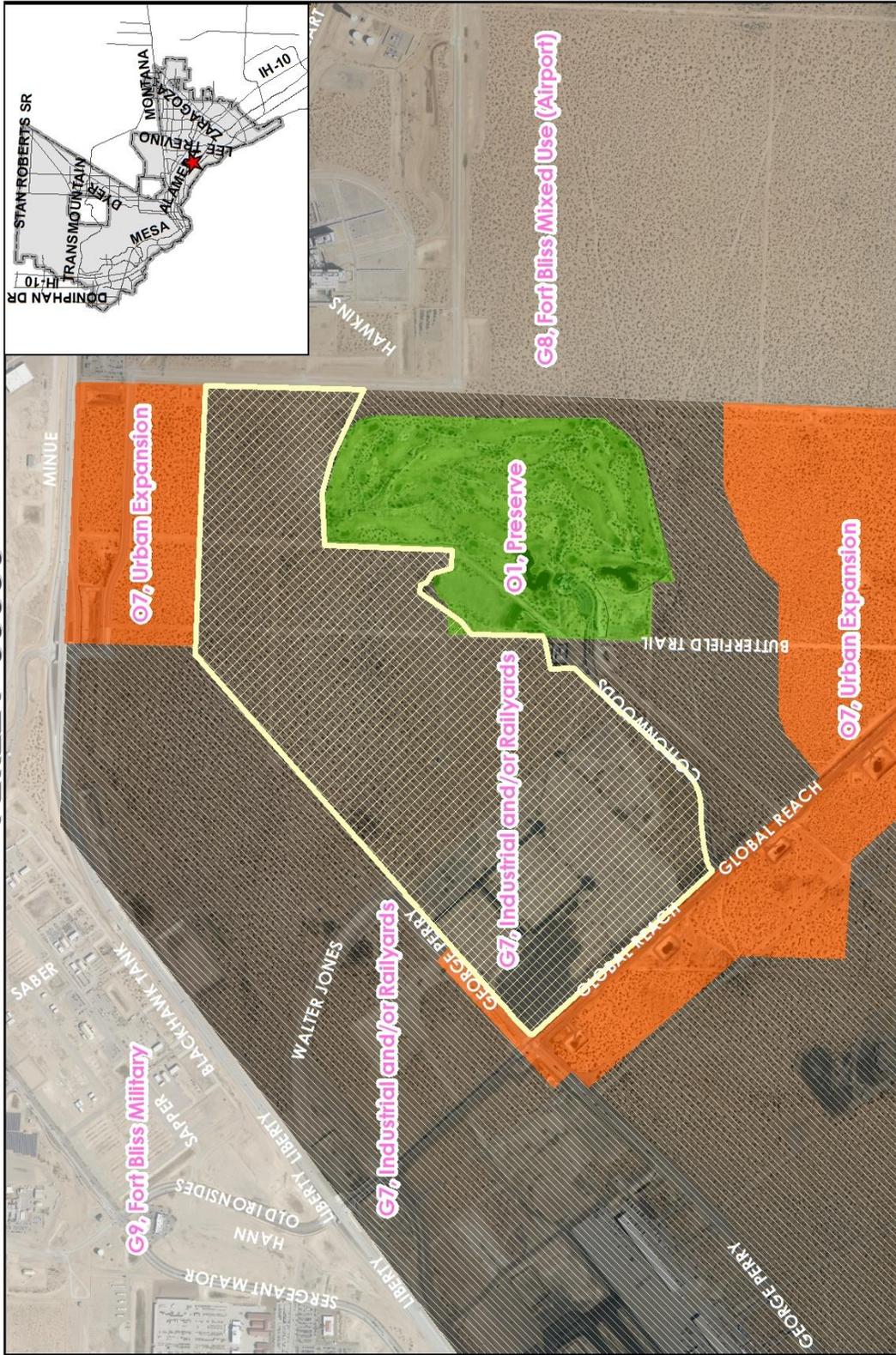
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENT 1

PZRZ21-00030

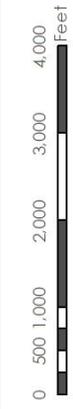
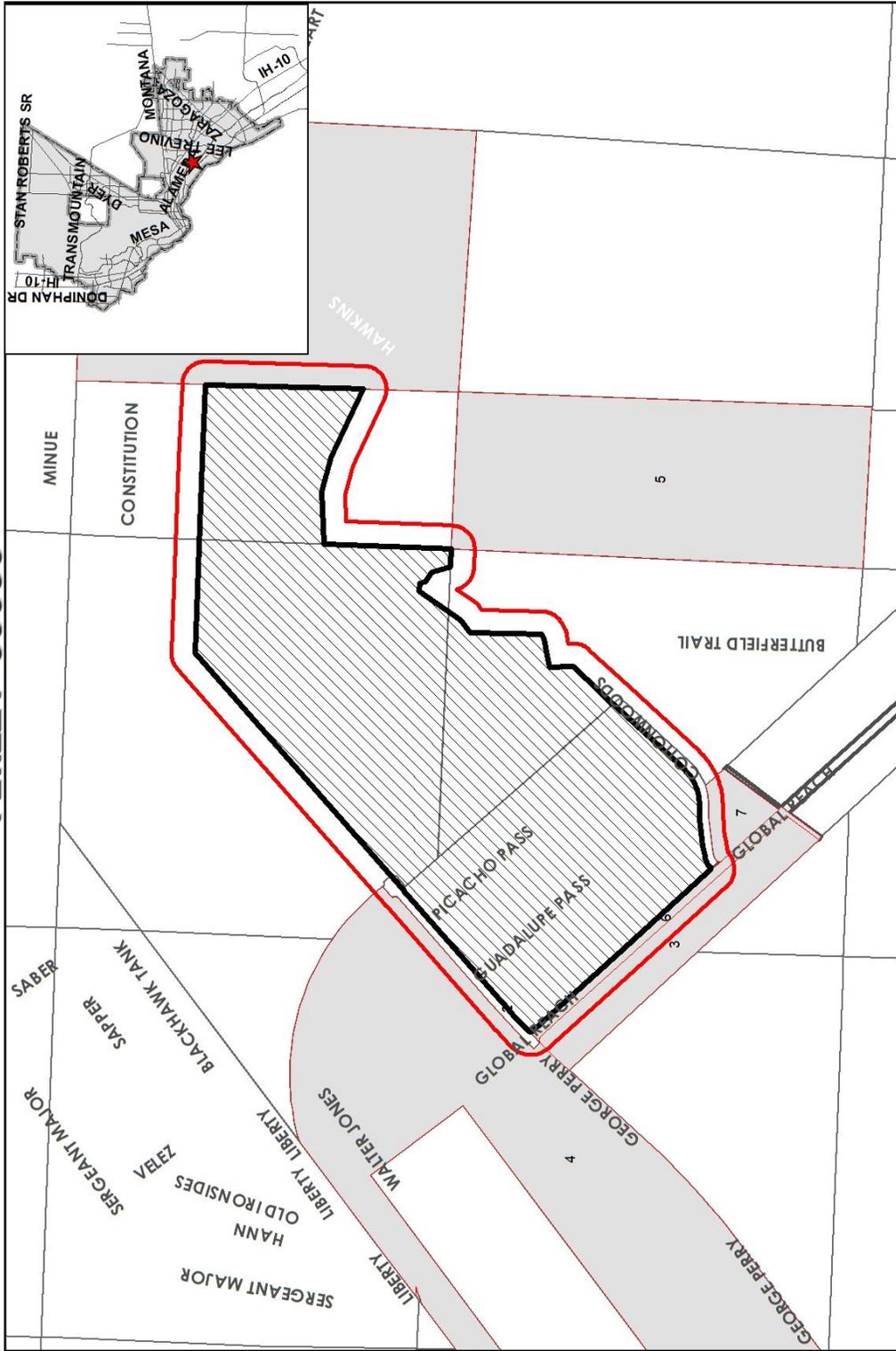


Subject Property

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ATTACHMENT 2

PZRZ21-00030

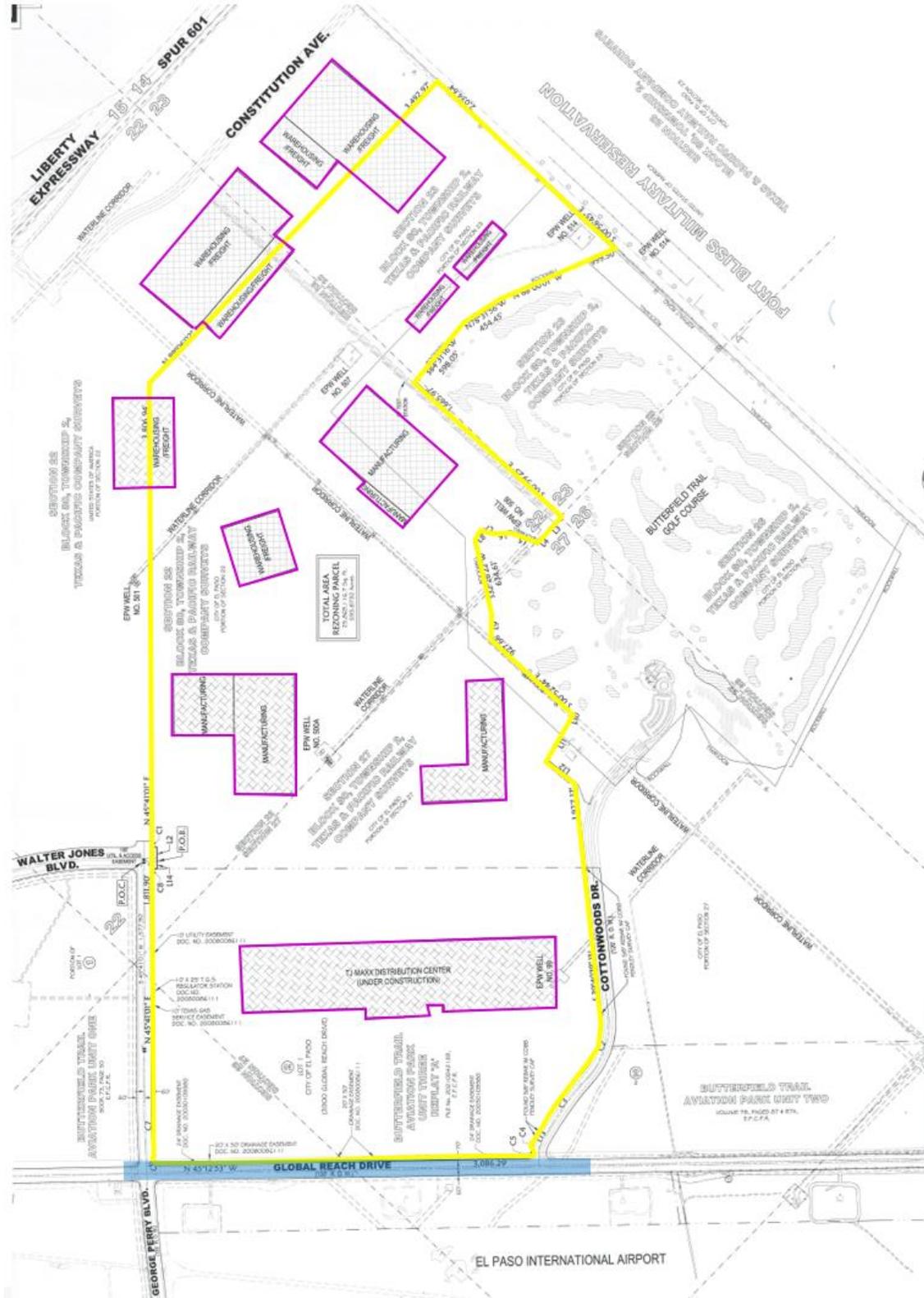


Subject Property
Parcels within 300 feet



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ATTACHMENT 3



ATTACHMENT 4

Planning and Inspections Department – Planning Division

Staff recommends approval of the rezoning request.

Planning and Inspections Department – Plan Review

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

PZRZ21-00030 – Northwest of Global Reach Drive and South of Liberty Expressway – Rezoning - Approved

1. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
2. Comply with FEMA requirements for developing within SFHA.

Street and Maintenance Department

The Tollway East Traffic Impact Analysis submitted on 12/14/21 has been approved. We have no additional comments at this time.

Texas Department of Transportation (TxDOT)

No comments received.

Fire Department

No adverse comments.

Environmental Service Department

No adverse comments.

Sun Metro

No objections.

El Paso Water

EPWater does not object to this request.

Water and sewer service capacity is limited. Water and sanitary sewer improvements are anticipated to provide service to the area at build-out. Improvements are dependent on the intensity of the use, water demands, and sewer flows. Cost of the improvements at Owner's expense.

Include all existing EPWater facilities in Master Plan. Include well symbol in Legend Table.

Water:

There is an existing 24-inch diameter water main that extends along Global Reach Dr. approximately 10 feet east of the right-of-way centerline. No direct service connections are allowed to the 24-inch diameter water main as per the El Paso Water – Public Service Board Rules and Regulations.

There is an existing 12-inch water main that extends along George Perry Blvd. approximately 5-feet south of the right-of-way centerline.

There is an existing 12-inch diameter water main that extends along Cottonwoods Dr., located approximately 29-feet south of and parallel to the northern right-of-way line.

There are existing 12-inch, 16-inch, 20-inch and 24-inch diameter flow lines that bisect the property. These mains are not available for service.

Sewer:

There is an existing 12-inch diameter sanitary sewer main that extends along George Perry Blvd. approximately 10 feet north of the right-of-way centerline.

There is an existing 8-inch diameter sanitary sewer main that extends along Cottonwood Dr., approximately 43 feet north of the right-of-way south boundary line

There is an existing 18-inch sewer main that extends along the northern portion of George Perry Blvd. This main extends approximately 180-feet east of Global Reach Blvd. then the main turns south and ends after 100 feet. No direct service connections are allowed to the 18-inch diameter water main as per the El Paso Water – Public Service Board Rules and Regulations.

There is an existing 15-inch diameter sanitary sewer main that extends along Global Reach Drive. The main is located approximately 10 feet west of the right-of-way centerline.

General

The EPWater operates and maintains wells #79, #80, #95, #200, #500, #501, #502, #506A, #507A, #508, and #515A within the property. Wells and flow lines extend within a PSB easement.

EPWater-PSB requires access to the existing wells, flow lines and appurtenances 24 hours a day, seven (7) days a week.

During the site improvement work, the Owner/Developer shall safeguard all existing flow lines, wells and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of any damage to these.

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be

at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater-PSB requires a service application to provide new services. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations. The owner 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.

El Paso Water – Stormwater Engineering

The existing ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

El Paso County Water Improvement District #1

EPCWID1 has no comments on the above mentioned item.