

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

CONSENT AGENDA DATE: January 17, 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 Set one standard for infrastructure across the city

SUBJECT:

A Resolution approving a detailed site development plan for Lot 21, Block 2, Valumbrosa, 9237 Alameda Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed detailed site development plan 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: 9237 Alameda Avenue
Applicant: Bel-Bran Properties I, LLC, PZDS23-00037

BACKGROUND / DISCUSSION:

The applicant is requesting approval of a detailed site development plan as required by Ordinance No. 9864, dated November 14, 1989, which requires City Plan Commission and City Council approval for development of a business and professional office on the subject property. City Plan Commission recommended 5-0 to approve the proposed detailed site development plan on November 20, 2023. As of December 20, 2023, the Planning Division has not received any communication in support or opposition to the detailed site development plan 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? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR LOT 21, BLOCK 2, VALUMBROSA, 9237 ALAMEDA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, BEL-BRAN PROPERTIES I, LLC (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval as per SECTION 20.04.150. The detailed site development plan is subject to the development standards in the C-1/C (COMMERCIAL/CONDITIONS) District regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "A"** and is incorporated herein by reference for all purposes; and,

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code:

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to allow for a business and professional office as required under the **C-1/C (Commercial/conditions)** District as per Section **20.04.150**, on the following described property which is located in a C-1/C (Commercial/conditions) District:

Lot 21, Block 2, Valumbrosa, 9237 Alameda Avenue, City of El Paso, El Paso County, Texas

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "A"** and incorporated herein by reference.
3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-1/C (COMMERCIAL/CONDITIONS) District regulations.
4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards

applicable in the C-1/C (COMMERCIAL/CONDITIONS) District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

APPROVED this _____ day of _____, 2024.


THE CITY OF EL PASO

Oscar Leoser
Mayor

ATTEST:

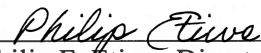
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Agreement on the following page)

DEVELOPMENT AGREEMENT

By execution hereof, BEL-BRAN PROPERTIES I, LLC, ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the C-1/C (COMMERCIAL/ CONDITIONS) District located within the City of El Paso.

EXECUTED this 18 day of December, 2023.

BEL-BRAN PROPERTIES I, LLC

By: [Signature]

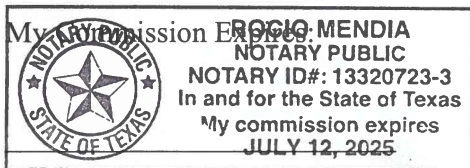
ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 18th day of December, 2023, by [Signature], in his legal capacity on behalf of BEL-BRAN PROPERTIES I, LLC.

Rocio Mendia

Notary Public, State of Texas



LEGAL DESCRIPTION
LOT 21, BLOCK 2, VALUMBROSA ADDITION,
CITY OF EL PASO, EL PASO, COUNTY TEXAS,
CONTAINING : 12,661.29 S.F. OR 0.2907 ACRES
OF LAND +/-

PROJECT ARCHITECT
WES GUNDERSEN
7704 GRAND CANYON PL.
EL PASO TEXAS 79904
PHONE 915 342-6428

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL
017-23

APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

SETBACKS

FRONT 0
REAR 10'
SIDE YARD 10'
SIDE STREET 10'

LANDSCAPE AREAS

12,661.29

REQUIRED = 1,560.50 S.F.
PROVIDED = 1,682.00 S.F.

PARKING CALCULATIONS

2,258.00 / 400 MAX. = 6 PARKING SPACES REQUIRED
2,258.00 / 576 MIN. = 4 PARKING SPACES REQUIRED
H.C. PARKING SPACES REQUIRED = 1 PARKING SPACES
H.C. PARKING SPACES PROVIDED = 1 PARKING SPACES
7 PARKING SPACES PROVIDED

7 PARKING SPACES PROVIDED

ALAMEDA AVE

TRUE NORTH PLAN NORTH

1 DETAILED SITE DEVELOPMENT PLAN
1" = 10'

0 5 10 15 20 25
GRAPHIC SCALE

KEYED NOTES

1	ESTRONG OVERHEAD ELECTRIC LINE	1	ALUMINUM STORE FRONT
2	ESTRONG 6" HIGH SIDEWALL FINISH	2	STUCCO FINISH
3	DIAPHRAGM AREA WITH 6" HIGH ENCLOSURE WALLS	3	MASSIVE PINE TREES MIN. 5' FT. HEIGHT
4	NEW CONCRETE SLAB	4	NEW LIGHT POLE
5	EXTENDING LIGHT POLE TO REAR	5	APPROXIMATE PARKING TREES BY EXISTING
6	EXTENDING DOWNPOLE TO REAR	6	FRONT SIGN NUMBER
7	EXTENDING POWER POLE TO REAR		
8	EXTENDING FIRE HYDRANT TO REAR		
9	EXTENDING WATER VALVE TO REAR		
10	NEW 6" HIGH SIDEWALL		
11	5'x6" WIDE CONC. SIDEWALK		
12	3" R/C CONC. BACK LIFT		
13	6" CONC. CURB		
14	6" CONC. DRIVEWAY		
15	CONCRETE DRIVEWAY		
16	CONCRETE DRIVEWAY		
17	WALWALAN 6" CONC. DRIVEWAY		

2 EXTERIOR ELEVATION

3 EXTERIOR ELEVATION

**DETAILED SITE DEVELOPMENT
PLAN
ALAMEDA OFFICES BLDG.**

9237 ALAMEDA AVE

EL PASO, TEXAS 79907

ALAMEDA OFFICES BUILDING
9237 ALAMEDA AVE.
EL PASO TEXAS 79907

1	OCT. 10, 2023
2	OCT. 23, 2023
3	

ISSUE DATE :
JULY 26, 2023

ISSUED FOR :
PERMIT

COMMISSION NO.
23-100

SHEET NO.
A0.0R

OF XX

9237 Alameda Avenue

City Plan Commission — November 16, 2023

SITE PLAN



CASE NUMBER: PZDS23-00037
CASE MANAGER: Nataly Nevarez, (915) 212-1644, NevarezKN@elpasotexas.gov
PROPERTY OWNER: Bel-Bran Properties I, LLC
REPRESENTATIVE: Tomas Gallegos
LOCATION: 9237 Alameda Avenue (District 7)
PROPERTY AREA: 0.29 acres
REQUEST: Detailed Site Development Plan Approval per Ordinance No. 9864
RELATED APPLICATIONS: None
PUBLIC INPUT: None as of November 9, 2023

SUMMARY OF REQUEST: The request is for approval of a Detailed Site Development Plan as required per Ordinance No. 9864, dated November 14, 1989, which requires City Plan Commission and City Council approval for development of a business and professional office on the subject property.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed use is permissible by right in a C-1/c (Commercial/conditions) zone 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 G3, Post War future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

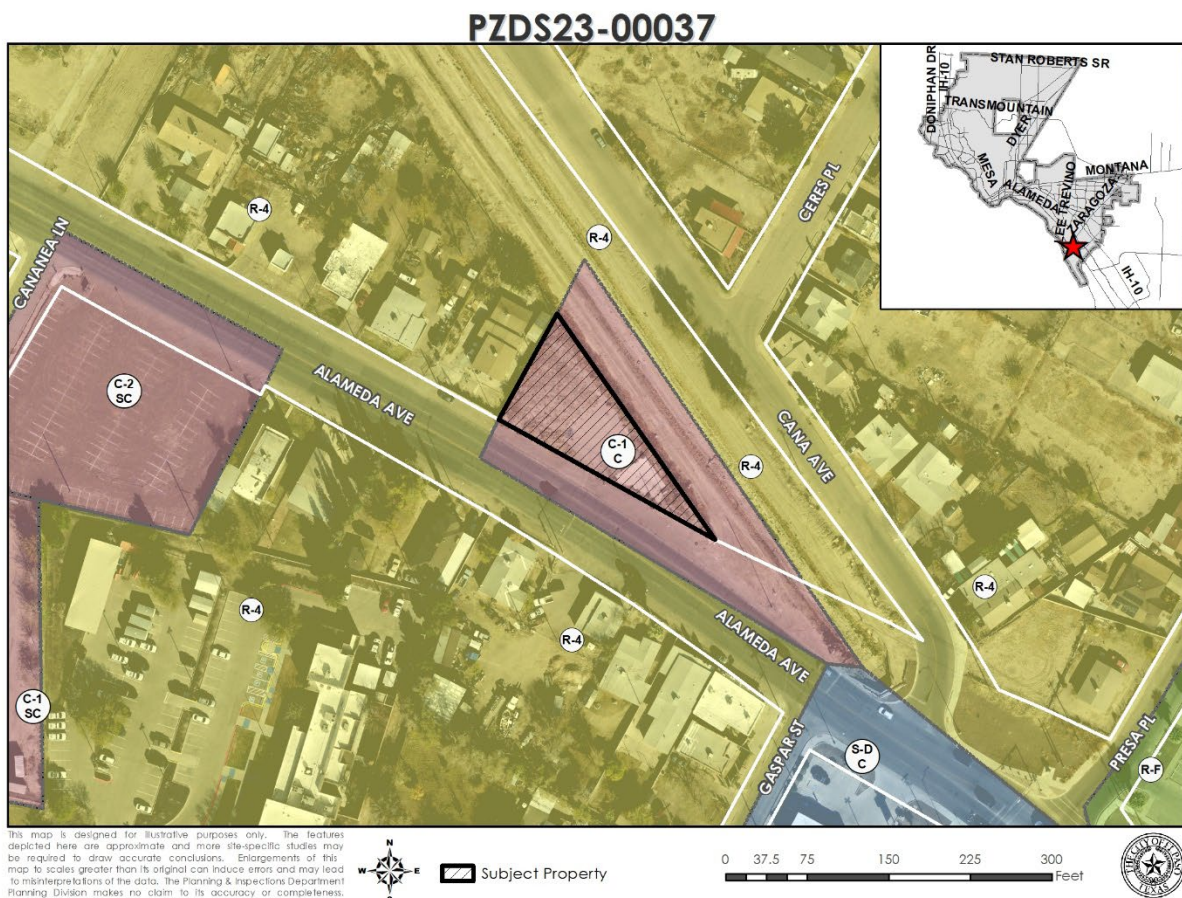


Figure A. Site Plan Superimposed on Aerial Imagery

DESCRIPTION OF REQUEST: The applicant is requesting approval of a Detailed Site Development Plan as required per Ordinance No. 9864, dated November 14, 1989 which requires City Plan Commission and City Council approval. The Detailed Site Development Plan contains a 0.29-acre parcel with a 2,258 square-foot office building with a maximum height of 16.6 feet. Parking and bicycle parking minimum requirements are met, with seven (7) and three (3) spaces respectively shown on the site plan. Access will be provided from Alameda Avenue.

PREVIOUS CASE HISTORY: On November 14, 1989, the subject property was rezoned from R-4 (Residential) to C-1 (Commercial) with conditions imposed via Ordinance No. 9864 (Attachment 3). Below are the applicable conditions:

1. *Prior to the issuance of a certificate of occupancy, the property must be landscaped in the following manner:*

A. *A five-foot (5') wide landscaped strip must be provided along the entire front of the property line adjacent to Alameda Avenue, except for driveway openings. The landscape must consist of drought-tolerant vegetation and ground cover.*

B. *Mondale Pine Trees must be planted along the west property line adjacent to Lot 20, Block 2, Valumbrosa Addition. Each tree must be a minimum of five feet (5') in height at the time of planting and spaced 10 feet (10') apart.*

2. *Prior to the issuance of a building permit a detailed site development plan must be reviewed by the Commission and approved by the Mayor and City Council.*

Note: *Conditions are being satisfied by this request.*

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with surrounding residential establishments as the purpose of the C-1 (Commercial) zoning district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities. To the north, south, east and west are single-family dwellings zoned R-4 (Residential). The nearest school is Presa Elementary School 0.26 miles away and the nearest park is Pavo Real Park which is 0.12 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. Per Ordinance No. 9864, dated November 14, 1989, the property owner must obtain Detailed Site Development Plan approval by the City Plan Commission and City Council prior to the issuance of any building permits.

COMPLIANCE WITH <i>THE ZONING ORDINANCE</i> – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:	
Compatibility with Zoning Regulations: The zoning district permits the proposed use, and all applicable regulations are met C-1 (Commercial) District: The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The subject property will have a proposed use of business and professional office, which are permitted by right in the C-1 (Commercial) zone district.
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.	None. The subject property is not located within any Historic District nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the special permit.	None. There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request.
Natural Environment: Anticipated effects on the natural environment.	None. 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 Alameda Avenue, which is designated as a major arterial per the City of El Paso's major Thoroughfare Plan (MTP) and are appropriate to serve the proposed development. The nearest bus stop is located approximately 0.62 miles from the subject property. The applicant is proposing to install a new 5-foot sidewalk along the front property line.

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:

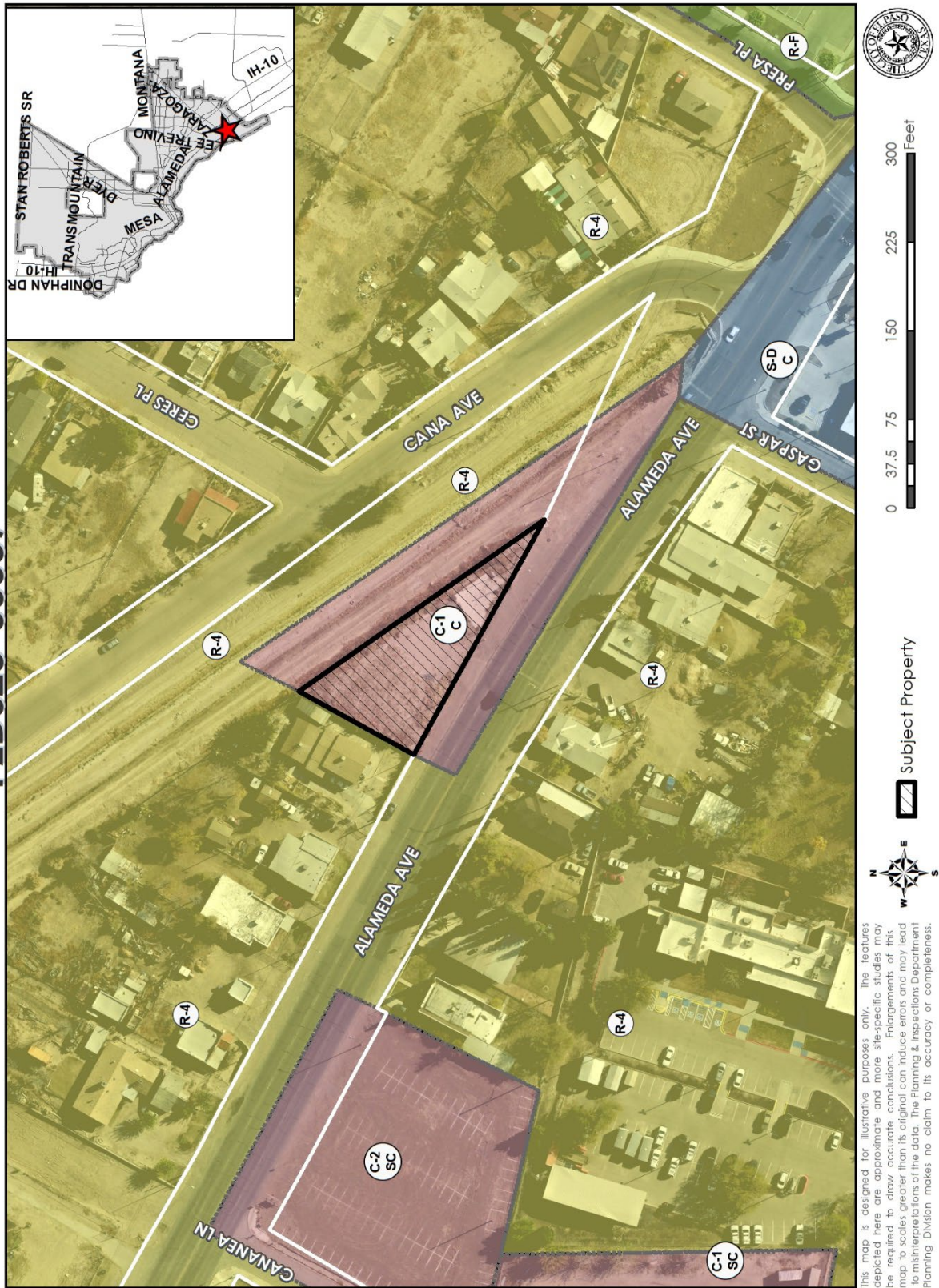
1. **Approve/Recommend Approval** of the Detailed Site Development Plan, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. (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:

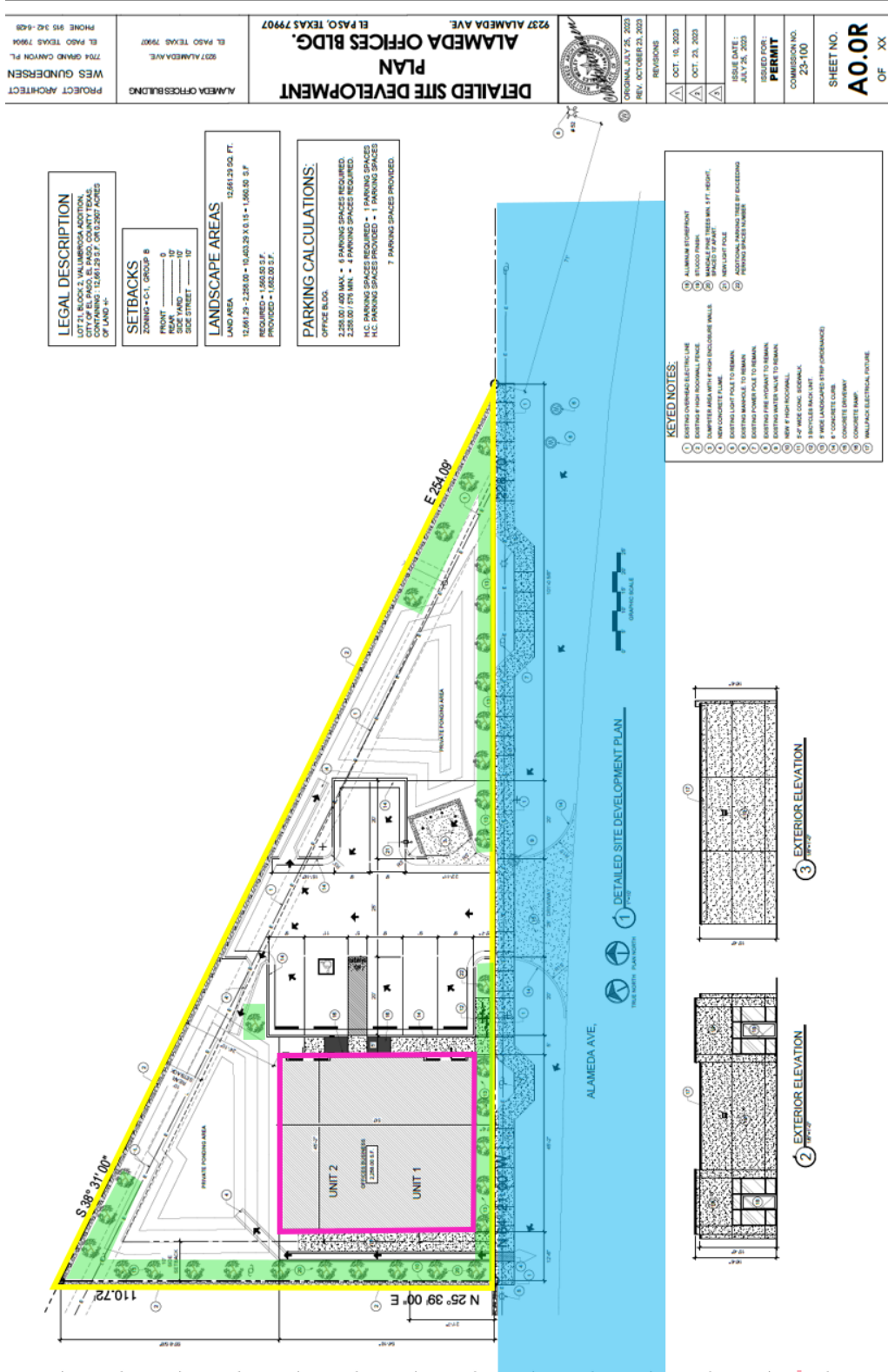
1. Zoning Map
2. Detailed Site Plan
3. Ordinance No. 9864
4. Department Comments

ATTACHMENT 1

PZDS23-00037



ATTACHMENT 2



ATTACHMENT 3

000061

AN ORDINANCE CHANGING THE ZONING OF
ALL OF LOT 21, BLOCK 2, VALUMBROSA ADDITION,
AND IMPOSING CERTAIN CONDITIONS.
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of all of Lot 21, Block 2, Valumbrosa Addition, be changed from R-4 (Residential) to C-1 (Commercial) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-4 (Residential) to C-1 (Commercial), in order to protect the health, safety and welfare of adjacent property owners and the residents of the city:

1. Prior to the issuance of a certificate of occupancy, the property must be landscaped in the following manner:
 - A. A five-foot (5') wide landscaped strip must be provided along the entire front of the property line adjacent to Alameda Avenue, except for driveway openings. The landscape must consist of drought-tolerant vegetation and ground cover.
 - B. Mondale Pine Trees must be planted along the west property line adjacent to Lot 20, Block 2, Valumbrosa Addition. Each tree must be a minimum of five feet (5') in

1

000061

89-5492

height at the time of planting and spaced
10 feet (10') apart.

2. Prior to the issuance of a building permit a detailed site development plan must be reviewed by the Commission and approved by the Mayor and City Council.

These conditions run with the land, are a charge and servitude thereon, and bind the current property owner and any other successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this day of 14th of November.
1989.

I certify that the zoning map has been revised to
reflect the amendment of ordinance #9864
By [Signature] Date 14 NOV 89

THE CITY OF EL PASO

[Signature]
City Clerk

[Signature]
Mayor

APPROVED AS TO FORM:

C. Cotamio
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Department of Planning,
Research and Development

(ACKNOWLEDGEMENT CONTINUES ON FOLLOWING PAGE)

2 I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: T.H./J.R.
6-20-90 COUNTER
6-20-90 ORIGINAL
6-20-90 [Signature] Inspection
6-20-90 CONTROL [Signature]

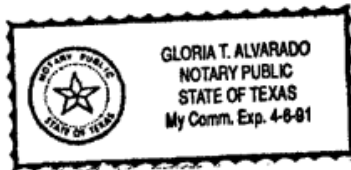
000864

89-5492

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 17th of
day of November, 1989, by SUZANNE S. AZAR, as Mayor of
the CITY OF EL PASO.



Gloria T. Alvarado
Notary Public, State of Texas
Notary's Printed or Typed Name

My Commission Expires:

ZNG8: 5492.89
CC:lcl
10/11/89

3

000864

89-5492

RECEIVED

NOV 30 1989

PLANNING DEPT.
LAND DEVELOPMENT

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Recommend approval.

Planning and Inspections Department – Plan Review & Landscaping Division

No adverse comments.

Planning and Inspections Department – Land Development

1. Provide a 5' concrete sidewalk abutting the property line.
2. Verify and provide 6ft rock wall from high side around the private ponds and on the border between the commercial and residential area.
3. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.

Note: Comments have been addressed.

Fire Department

Any additional process should be approved by the Fire Marshall Office.

Streets and Maintenance Department

1. Parking along building, follow the Van-Accessible parking standards
2. No TIA required

Note: Comments have been addressed.

El Paso Water

EPWater-PSB does not object to this request.

EPWU-PSB Comments

There is an existing 12-inch diameter water main that extends along Alameda Avenue, located approximately 30-feet south of the north right-of-way line. This main is available for service.

EPWater-PSB records indicate one (1) active ¾-inch domestic water meter serving the subject property. The service address for this meter is 9237 Alameda Avenue.

Previous water pressure reading from fire hydrant #00052, located on Alameda Ave. approximately 90-feet west of the intersection of Alameda Avenue & Gaspar Street, has yielded a static pressure of 100 (psi), a residual pressure of 80 (psi), and a discharge of 1,678 (gpm). 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

Sanitary Sewer

There is an existing 8-inch diameter sanitary sewer main that extends along Alameda Avenue, located approximately 26-feet southeast of the northern right-of-way line. This main is available for service. It dead-ends approximately 133-feet from the southeast corner of the property.

There is an existing 8-inch diameter sanitary sewer main that extends along Alameda Avenue, located approximately 57-feet southeast of the northern property line. This main is available for service.

General

EPWater-PSB requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current 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:

No comments provided.

Texas Department of Transportation

Please have the requestor submit for a driveway permit with grading and drainage plans to TxDOT.