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

DEPARTMENT: Planning & Inspections Department, Planning Division

AGENDA DATE: Consent Agenda; Public Hearing: January 12, 2016

CONTACT PERSON/PHONE: Larry F. Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Michael McElroy, (915) 212-1612, McElroyMS@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

Discussion and action requesting the City Council to waive the requirement that an application for infill development meet two criteria as stated in Section 20.10.280 when only one factor is met, for the property legally described as Tract 10B5, Block 17, Ysleta Grant, 7756 Wenda Drive, City of El Paso, El Paso County, Texas (District 7)

BACKGROUND / DISCUSSION:

Property meets only one criterion: located in a state enterprise zone.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A


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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Larry F. Nichols
Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

RESOLUTION

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

That the City Council hereby waives the two factor requirement to designate a property with an infill development overlay pursuant to Municipal Code 20.10.280A for the following property legally described as Tract 10B5, Block 17, Ysleta Grant, 7756 Wenda Drive, City of El Paso, El Paso County, Texas.

APPROVED this the _____ day of _____, 2016.


THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Brie L. Franco
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

MEMORANDUM

DATE: December 15, 2016

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Michael McElroy, Senior Planner

SUBJECT: Request for waiver of one requirement for Infill Development Section 20.10.280

The applicant is requesting a waiver of one of two requirements of Section 20.10.280 Infill Development of the El Paso City Code which requires that the subject property where an infill development is proposed be located in a subdivision that has been in existence for 30 years or more or that it be located in any state, federal or local tax increment zone, empowerment zone or redevelopment area. The subject property is located in a state enterprise zone and complies with one of the two requirements. The City Code allows for one of the two requirements to be waived by City Council. The subject property has not been platted, necessitating the waiver of the requirement for a subdivision that has been in existence for 30 years or more.

Attachments: Request Letter, Detailed Site Development Plan



November 19, 2015

City of El Paso Development Department
Attn: Michael McElroy

RE: Infill Requirement Waiver
7756 Wenda Drive
El Paso, TX 79915

Dear Mr. McElroy

CAD Consulting Co., representing Miguel and Lazara Quinones, owners of 7756 Wenda Drive (Quinones Place), PID Y805999017B1034, legally described as Tract 10B5, Block 17, Ysleta Grant, request on behalf of our project, a WAIVER of a requirement for a subdivision to be 30 years old to be eligible to receive an Infill Designation to seek a Special Permit as addressed in 20.10.280 A. Infill Development of The City of El Paso Municipal Code.

If you have any questions, please call me at 633-6422.

Thank You

A handwritten signature in dark ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

PARKING CALCULATIONS

PARKING SPACES, REQ'D. AS PER CH. 20 APPENDIX "C" OF ZONING ORDINANCE FOR TOWN OF EL PASO, TEXAS		
PARKING COUNT:	REQUIRED SPACES:	PROVIDED:
SINGLE-FAMILY HOME	2 PARKING SPACES	2 PARKING SPACES

LANDSCAPING REQUIRED

EXPANSION TO THE PARCEL:
TOTAL FLOOR GROSS AREA (EXPANSION) x 15% = LANDSCAPE REQ'D.
TOTAL FLOOR GROSS AREA : 1,562.44 x 15% = 234.37 SQ. FT. REQUIRED
PROVIDED 42,894.27 SQ. FT.

LEGEND

[Symbol]	= UTILITY BOX
[Symbol]	= WATER METER
[Symbol]	= MANHOLE
[Symbol]	= POWER POLE
[Symbol]	= GAS METER
[Symbol]	= TREES

KEYED NOTES

1.	EXISTING LANDSCAPE AREA.
2.	EXISTING DRIVEWAY TO MEET CITY AND OR STATE STANDARDS.
3.	EXISTING CHAIN LINK TO REMAIN.
4.	EXISTING EDGE OF PAVEMENT

EXISTING ZONING:

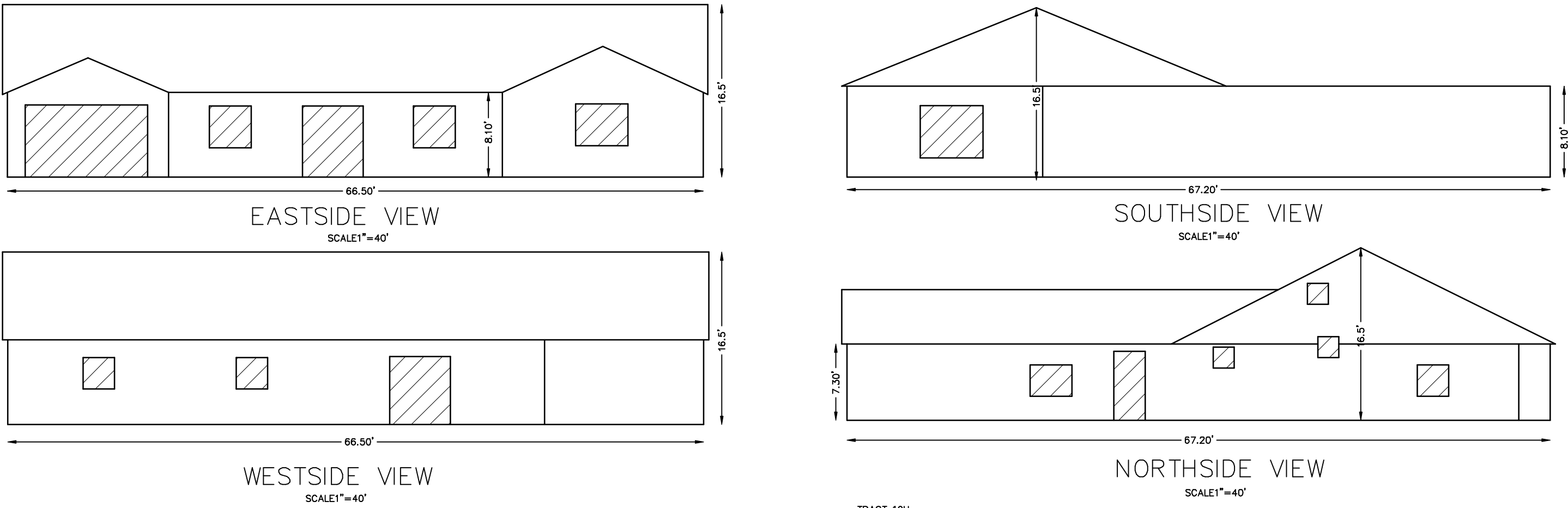
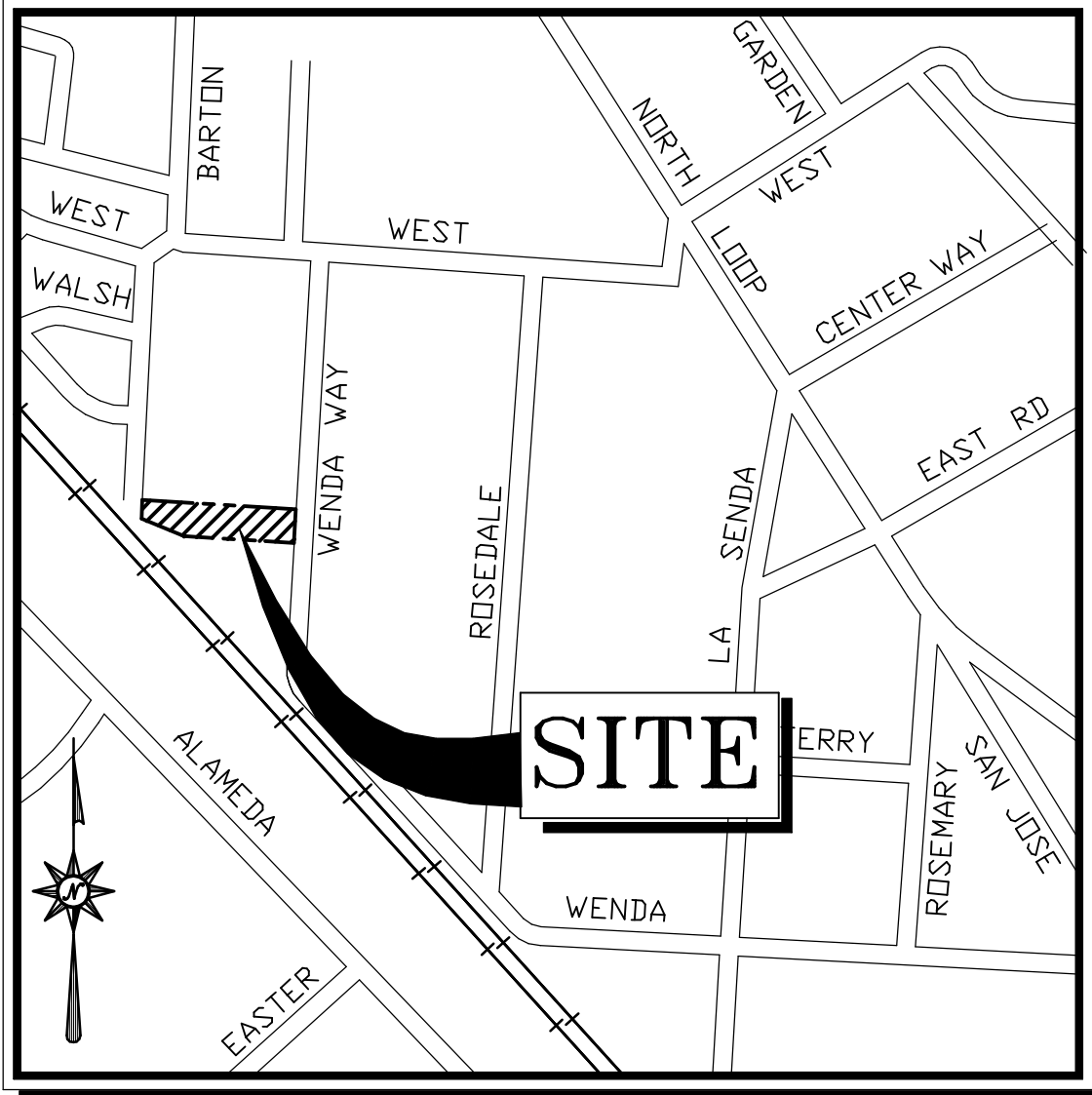
YARD, LOT AND HEIGHT STANDARDS AS PER R-3 ZONING

A. All uses shall have a minimum front yard of twenty feet, rear yard of twenty feet and a side yard of five feet where adjacent to a residential or apartment district or ten feet for a side yard abutting a side street; except that for multifamily dwellings the minimum yard standards shall be:

- 1. FRONT YARD: 20 FEET
- 2. REAR YARD: 20 FEET
- 3. INTERIOR SIDE YARD: 5 FEET
- 4. SIDE STREET SIDE YARD: 10 FEET
- 5. MINIMUM CUMULATIVE FRONT AND REAR YARD: 50

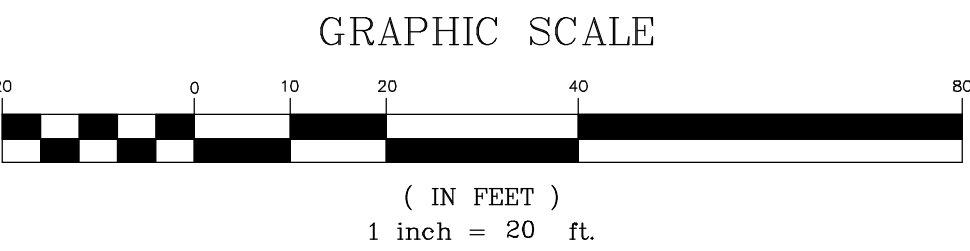
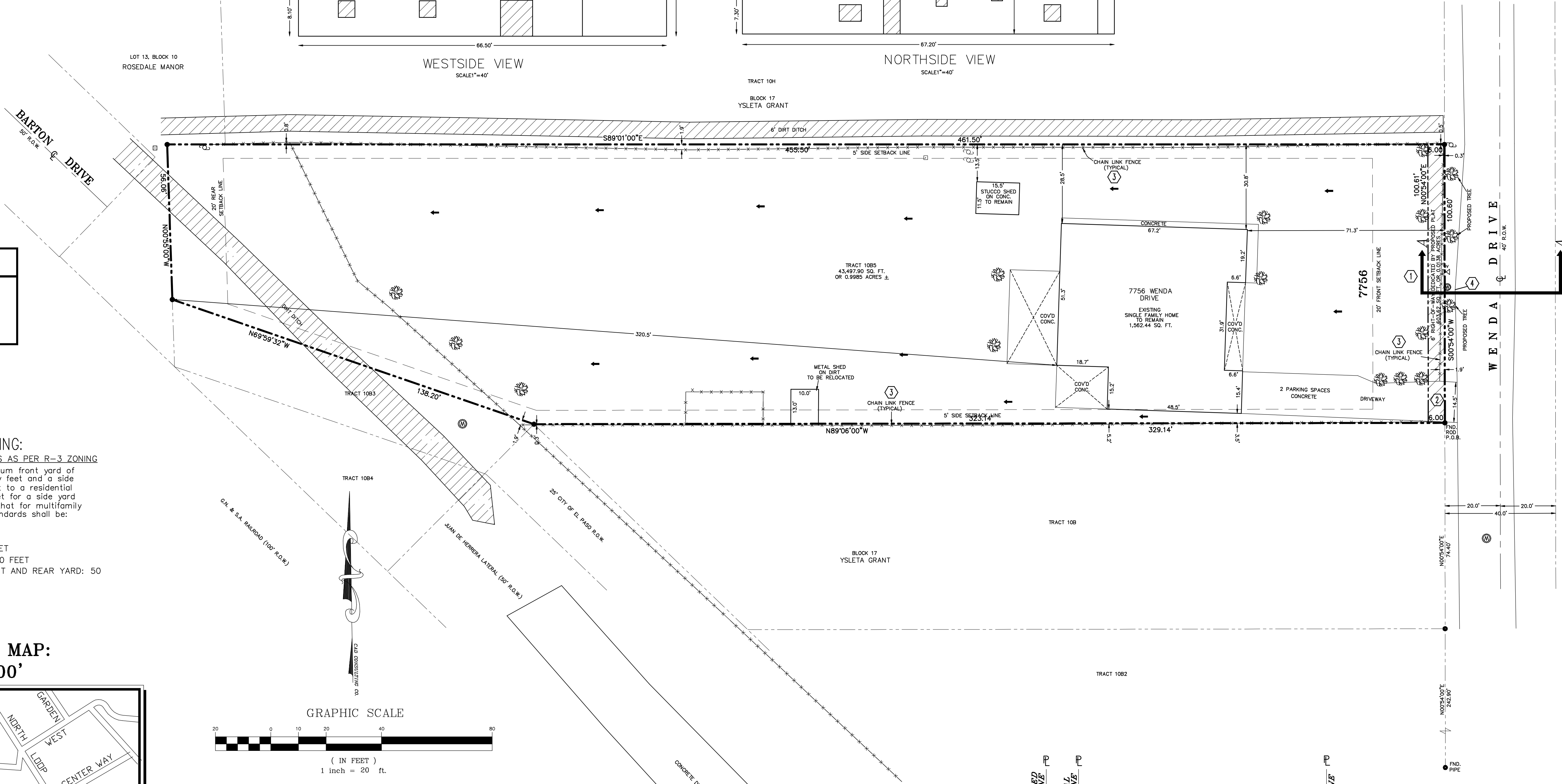
LOCATION MAP:

1" = 600'



DETAILED SITE DEVELOPMENT PLAN

BEING ALL OF TRACT 10B5, BLOCK 17
YSLETA GRANT
CITY OF EL PASO, EL PASO COUNTY TX.
CONTAINING:
43,497.90 SQ. FT.
OR 0.9985 ACRES ±
SEE EXHIBIT "A"

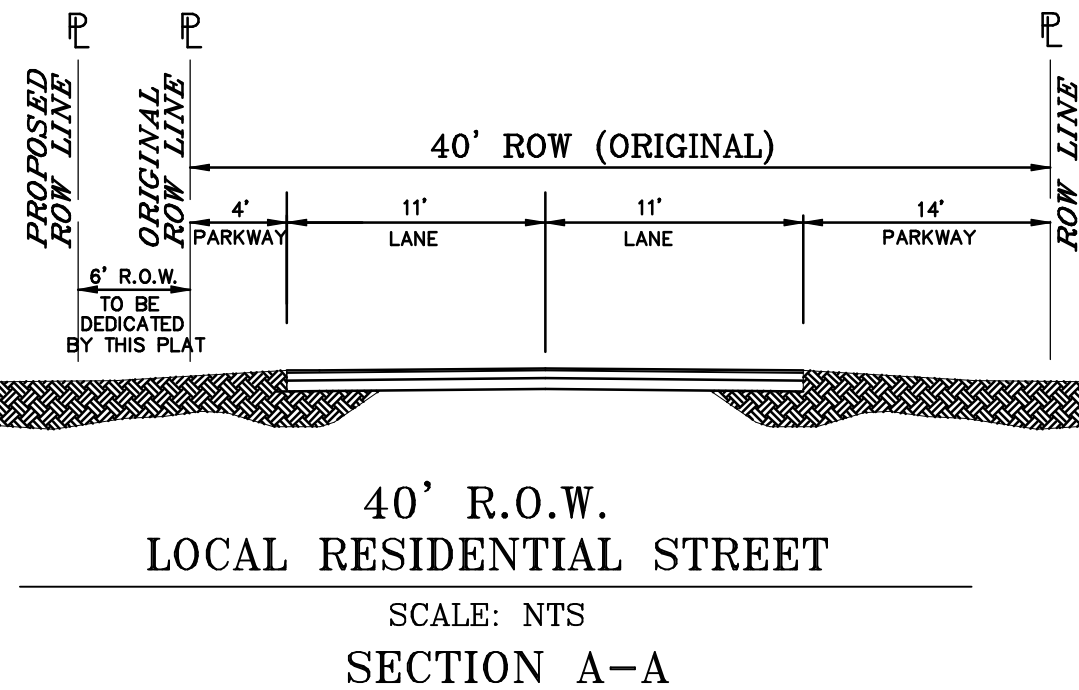


METES AND BOUNDS DESCRIPTION

FIELD NOTE DESCRIPTION of being all of Tract 10B5, Block 17, Ysleta Grant, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:
COMMENCING FOR REFERENCE at the common boundary corner of Tract 10B and 10B5, same being the westerly right-of-way line of Wenda Drive (40' R.O.W.), and the POINT OF BEGINNING of the herein described parcel;
THENCE, leaving said westerly right-of-way line, and along common boundary line, North 89°06'00" West, a distance of 329.14 feet to a point;
THENCE, leaving said common boundary line, North 69°59'32" West, a distance of 138.20 feet to a point;
THENCE, North 00°55'00" West, a distance of 56.06 feet to a point;
THENCE, South 89°01'00" East, a distance of 461.50 feet to a point;
THENCE, South 00°54'00" West, a distance of 100.60 feet to the POINT OF BEGINNING of the herein described parcel and containing 43,497.90 square feet or 0.9985 acres of land more or less.

CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
TEL (915) 633-6422

NOTES:
1) ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE X COMMUNITY PANEL NO. 480214-0044-C, DATED 02-16-06



CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM# 10099300



Recommendation/Public Input

- City Council has sole authority in granting a waiver of one of the two requirements for infill development prior to the submittal of an infill special permit per Title 20 Zoning Code, Section 20.10



Infill Requirement Waiver

7756 Wenda



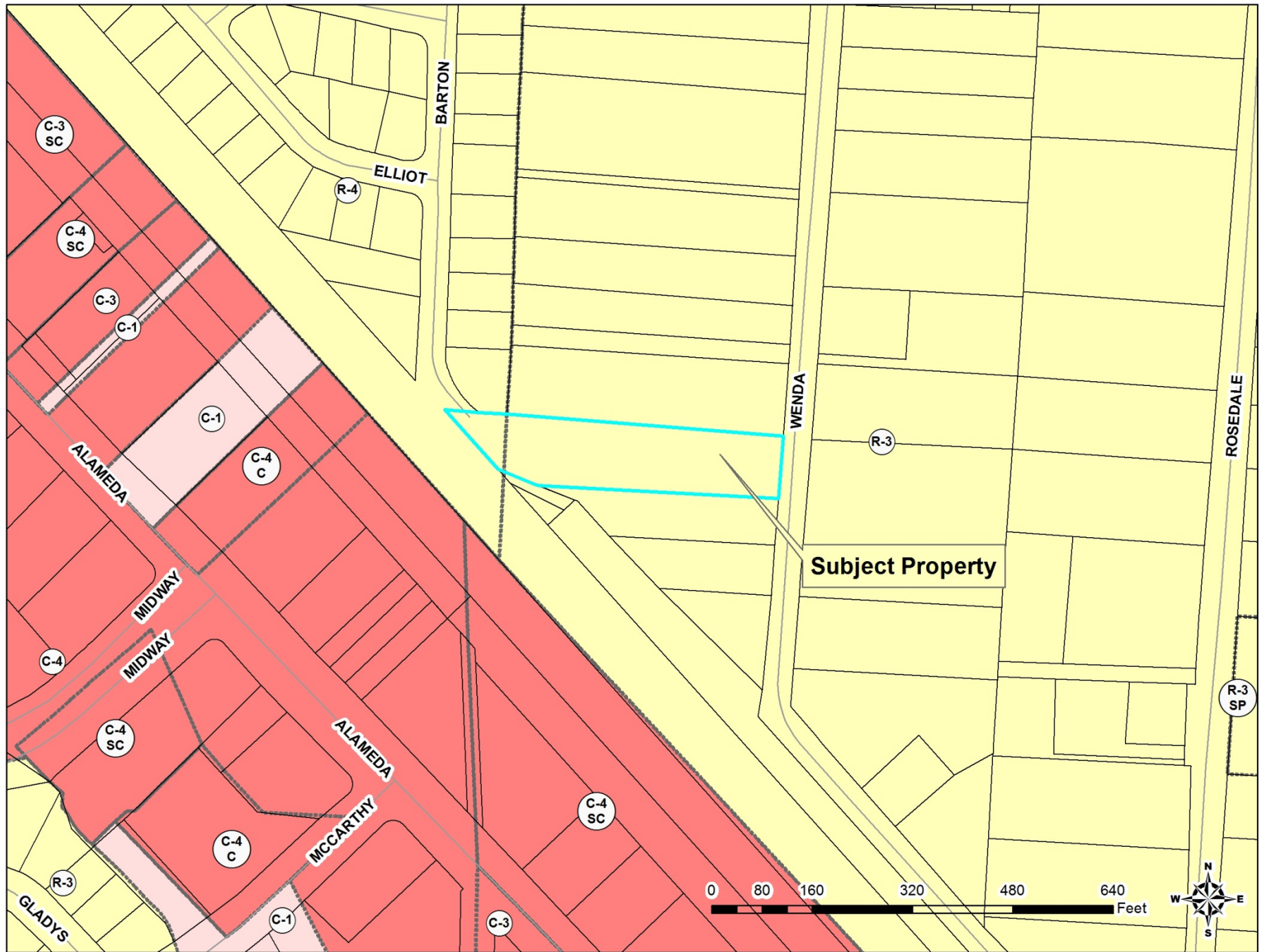
LOCATION CRITERIA.

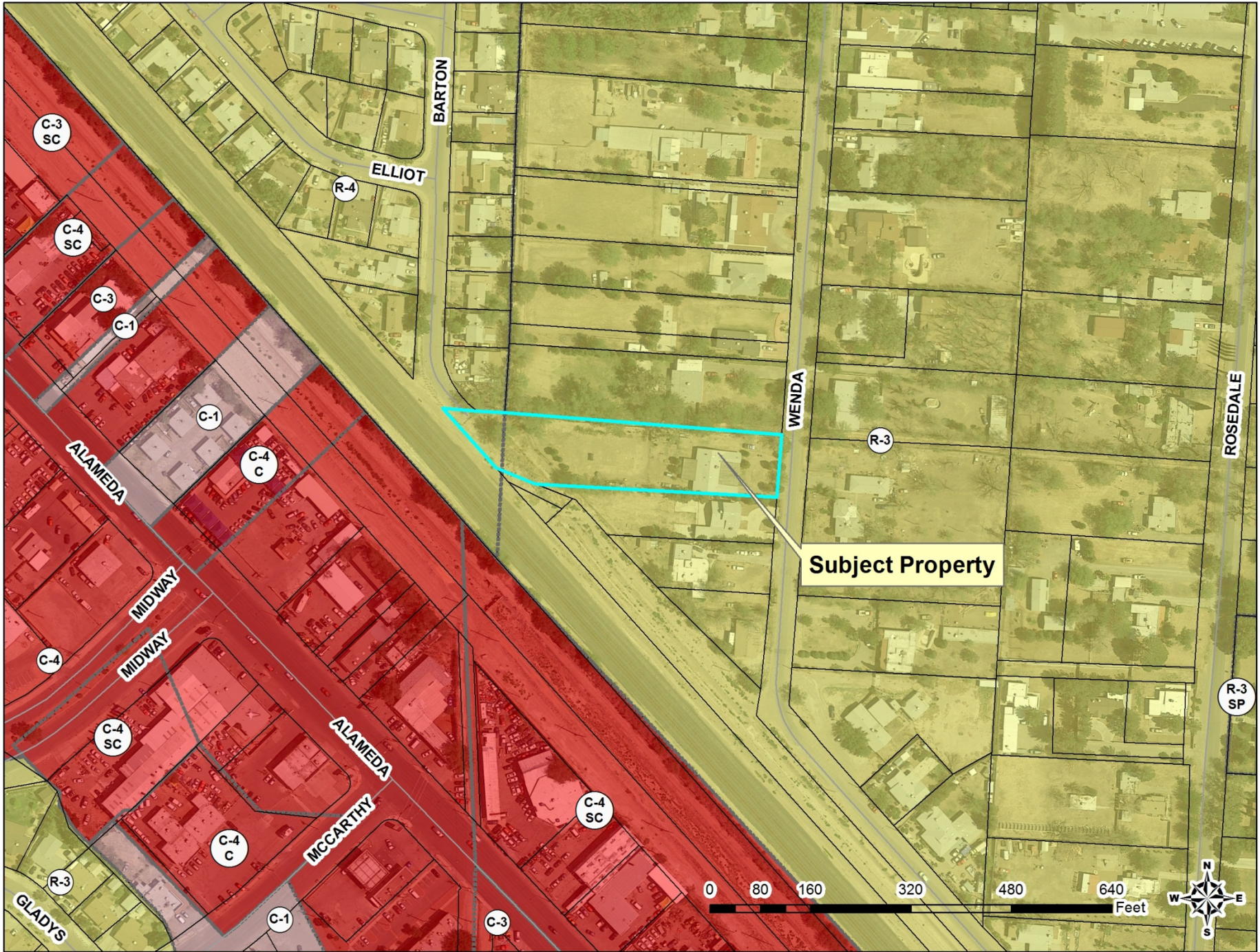
An infill development may be designated for any property on which at least two of the following factors are present:

1. The property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to CHAPTER 20.14 of this title, or the property is located within a designated historic district,
2. Or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years.

WAIVER PROCESS:

Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met.







BARTON

ELLIOT

ALAMEDA

MIDWAY

MIDWAY

ALAMEDA

MCCARTHY

GLADYS

WENDA

ROSEDALE

Subject Property

0 80 160 320 480 640 Feet





Request Letter



November 19, 2015

City of El Paso Development Department
Attn: Michael McElroy

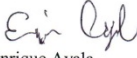
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CAD Consulting Co.

