

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: March 24, 2015
Public Hearing: April 14, 2015

CONTACT PERSON/PHONE: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. PZST15-00002 to allow for infill development with a reduction in lot width and depth, and a reduction in front, rear, side, cumulative front and rear, and cumulative side and side street setbacks on the property described as Tract 3A2, Block 3, Upper Valley Surveys, South of Sunset Drive and East of Lazy Willow Drive, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Sunset Drive and East of Lazy Willow Drive. Property Owner: KWH West, LLC. PZST15-00002 (**District 8**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission Approval Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST15-00002 TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN LOT WIDTH AND DEPTH, AND A REDUCTION IN FRONT, REAR, SIDE, CUMULATIVE FRONT AND REAR, AND CUMULATIVE SIDE AND SIDE STREET SETBACKS ON THE PROPERTY DESCRIBED AS TRACT 3A2, BLOCK 3, UPPER VALLEY SURVEYS, SOUTH OF SUNSET DRIVE AND EAST OF LAZY WILLOW DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, KWH West, LLC, has applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction in lot width and depth, and a reduction in front, rear, side, cumulative front and rear, and cumulative side and side street setbacks; and,

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

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

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

1. That the property described as follows is in a R-2 (Residential) Zone District:

Tract 3A2, Block 3, Upper Valley Surveys, South of Sunset Drive and East of Lazy Willow Drive, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "A"; and,

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow infill development for a reduction in lot width and depth, and a reduction in front, rear, side, cumulative front and rear, and cumulative side and side street setbacks; and,

ORDINANCE NO. _____

PZST15-00002

3. That this Special Permit is issued subject to the development standards in the R-2 (Residential) District regulations and is 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 "B" and incorporated herein by reference for all purposes; and,
4. That if at any time the Owner fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST15-00002 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owner shall sign an Agreement incorporating the requirements of this Ordinance. 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.

ADOPTED this _____ day of _____, 2015.

THE CITY OF EL PASO

 Oscar Leeser
 Mayor

ATTEST:

 Richarda Duffy Momsen
 City Clerk

APPROVED AS TO FORM:



 Karla M. Nieman
 Assistant City Attorney

APPROVED AS TO CONTENT:

 Mathew S. McElroy, Director
 Planning & Inspections Department

ORDINANCE NO. _____

PZST15-00002

EXHIBIT "A"

PROPERTY DESCRIPTION

The Fields Subdivision

Description of a parcel of land being all of Tract 3A2, Block 3, Upper Valley Surveys, City of El Paso, El Paso County, Texas, map of said Block 3 by JW Carter and dated December 1929 on file at the El Paso Central Appraisal District, El Paso County, Texas and also being one of those parcels recorded in book 2660, page 901, El Paso County Clerks Records, and described as follows:

Beginning at an old rebar found at the southeasterly corner of said Tract 3A2, said rebar lying at the intersection of the northerly ROW line of the Montoya Spur Drain/Nemexas Drain (120' wide) and the westerly ROW line of the Montoya Drain (120' wide), said rebar lying South 88°45'32.4" West (bearing basis) a distance of 2294.58' from an old rebar found at the southeasterly corner of Tract 3D of said Block 3, and being the "Point Of Beginning";

Thence, with said northerly ROW line of the Montoya Spur Drain/Nemexas Drain, South 88°44'21" West a distance of 833.56' to a rebar with cap stamped "SL1" found at the southwesterly corner of said Tract 3A2;

Thence, with the easterly ROW line of Lazy Willow Drive (70' wide ROW dedicated in plat of The Willows filed in book 59, pages 73 and 73A, El Paso County Plat Records), the following courses and distances:

-North 01°13'39" West a distance of 239.03' to a rebar found;

-along the arc of a curve to the left a distance of 197.27', having a central angle of 32°40'00", a radius of 346.00' and a chord that bears North 17°33'39" West a distance of 194.61' to a rebar found;

-North 33°53'39" West a distance of 370.32' to a point;

-along the arc of a curve to the right a distance of 31.34', having a central angle of 89°47'00", a radius of 20.00' and a chord that bears North 10°59'51" East a distance of 28.23' to a rebar found;

-North 34°06'39" West a distance of 10.18' to a point on the southerly ROW line of Sunset Road (50' ROW);

Thence, with said southerly ROW line of Sunset Road, North 55°51'05" East a distance of 472.43' to a rebar found at the northwesterly corner of that parcel recorded in Clerk's File #20050057138;

Thence, with the westerly boundary line of said parcel recorded in Clerk's File #20050057138, South 34°33'14" East a distance of 39.87' to a rebar with cap stamped "4680" found at the southwesterly corner of said parcel recorded in Clerk's File #20050057138;

Thence, with the southerly boundary line of said parcel recorded in Clerk's File #20050057138, North 56°07'54" East a distance of 52.04' to a rebar with cap stamped "4680" found at the southeasterly corner of said parcel recorded in Clerk's File #20050057138 and lying on said westerly ROW line of the Montoya Drain;

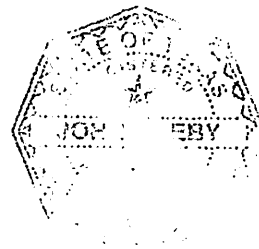
Thence, with said westerly ROW line of the Montoya Drain, South 33°53'16" East a distance of 1155.40' to an angle point;

Thence, continuing with said westerly ROW line of the Montoya Drain, South 03°20'01" East a distance of 52.01' to the "Point Of Beginning" and containing 624,121 sq. ft. or 14.3278 acres.

Based on a field survey performed under my supervision and dated July 15, 2013.


John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc. TBPLS FIRM #10001200
13998 Bradley Road
El Paso, TX. 79938 915-241-1841

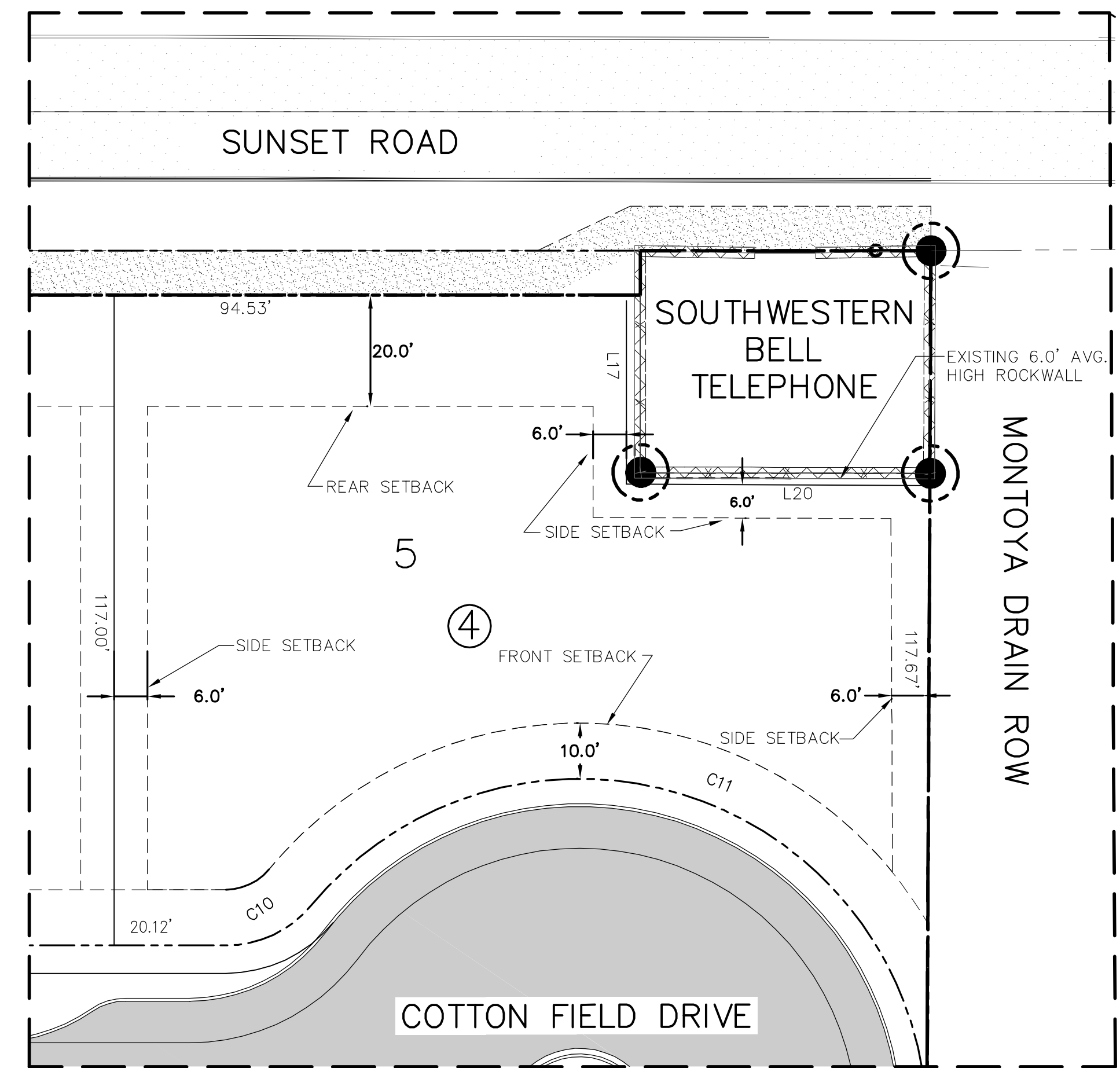


PROPOSED LOT SETBACKS

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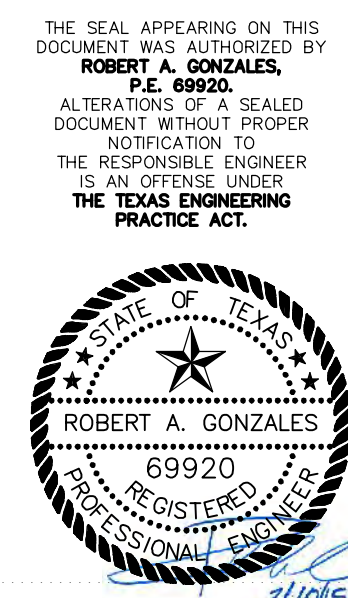
LINE	LENGTH	BEARING
L1	10.18	N34°06'39"W
L2	9.92	N56°00'59"E
L3	52.01	S03°20'01"E
L4	2.18	N34°06'39"W
L5	17.96	N55°51'05"E
L6	39.87	S34°33'14"E
L7	52.04	N56°07'54"E
L8	13.58	S15°03'33"E
L9	5.52	S01°17'39"E
L10	9.34	N88°44'21"E
L11	14.14	S88°44'21"W
L12	10.19	N56°06'44"E
L13	6.16	S33°53'16"E
L14	12.35	S56°39'47"E
L15	30.74	N56°06'44"E
L16	10.77	S55°51'05"W
L17	31.87	S34°33'14"E
L18	42.58	N55°51'05"E
L19	40.02	N33°53'16"W
L20	52.04	N56°07'54"E

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	197.27	346.00	32°40'00"	N17°33'39"W	194.61
C2	31.34	20.00	89°47'00"	S10°59'51"W	28.23
C3	177.31	311.00	32°40'00"	N17°33'39"W	174.92
C4	44.72	112.50	22°46'32"	S45°16'31"E	44.43
C5	39.75	100.00	22°46'32"	N45°16'31"W	39.49
C6	77.05	36.00	122°37'36"	N27°25'33"E	63.16
C7	93.72	36.50	147°06'44"	S17°42'17"E	70.01
C8	35.16	146.00	13°47'54"	N08°09'36"W	35.08
C9	21.77	40.00	31°11'23"	N73°08'39"E	21.51
C10	17.62	20.00	50°28'43"	N30°36'43"E	17.06
C11	153.52	62.50	140°44'23"	S75°44'33"W	117.73
C12	126.65	62.50	116°06'15"	N24°09'52"E	106.07
C13	26.30	62.50	24°06'48"	S85°43'36"E	26.11
C14	17.62	20.00	50°28'43"	S81°05'26"W	17.06
C15	31.32	20.00	89°44'20"	S10°58'55"W	28.22
C16	34.07	86.50	22°34'07"	S45°10'19"E	33.85
C17	0.31	86.50	0°12'24"	S56°33'35"E	0.31
C18	50.09	126.00	22°46'32"	N45°16'31"W	49.76
C19	21.14	62.00	19°32'12"	N24°07'10"W	21.04
C20	49.67	62.00	45°54'08"	N08°36'00"E	48.35
C21	46.13	62.00	42°38'03"	N52°52'06"E	45.08
C22	31.15	20.00	89°14'41"	S29°33'47"W	28.10
C23	41.42	172.00	13°47'54"	N08°09'36"W	41.32
C24	35.34	22.50	90°00'00"	S46°15'39"E	31.82
C25	25.89	20.00	74°10'24"	N51°39'09"E	24.12
C26	48.38	62.50	44°20'51"	S36°44'22"W	47.18
C27	90.25	62.50	82°44'21"	N79°43'02"W	82.61
C28	116.54	62.50	106°50'23"	N15°04'20"E	100.38
C29	22.09	62.50	20°14'49"	N78°36'56"E	21.97
C30	277.26	62.50	254°10'24"	N38°20'51"W	99.72
C31	90.96	356.77	14°36'28"	N19°11'18"W	90.71
C32	35.34	22.50	90°00'00"	N43°44'21"E	31.82
C33	28.90	120.00	13°47'54"	N08°09'36"W	28.83
C34	26.60	20.00	76°12'06"	N53°09'36"W	24.68
C35	22.19	62.50	20°20'26"	S81°05'26"W	22.07
C36	49.33	62.50	45°13'27"	S48°18'30"E	48.06
C37	50.01	62.50	45°50'32"	S02°46'31"E	48.68
C38	38.95	62.50	35°42'20"	S37°59'55"W	38.32
C39	39.27	20.00	112°30'52"	N00°24'21"W	33.26
C40	41.59	138.50	17°12'14"	S48°03'40"E	41.43
C41	13.47	138.50	5°34'18"	S36°40'25"E	13.46
C42	35.45	22.50	90°15'40"	N79°01'05"W	31.89
C43	31.51	20.00	90°15'40"	N79°01'05"W	28.35
C44	21.40	10.00	122°37'36"	N27°25'33"E	17.55
C45	26.96	10.50	147°06'44"	S17°42'17"E	20.14
C46	46.09	356.77	7°24'07"	N30°11'36"W	46.06



INSET PLAN "A"
SCALE: 1" = 20'
NORTH

BLOCK	LOT	REAR SETBACK	FRONT SETBACK	SIDE SETBACK	SIDE YARD ABUTTING STREET	CUMULATIVE SETBACK	AREA (ACRES)	WIDTH	AVERAGE DEPTH
1	1	20.00'	15.00'	6.00'	N/A	35.00'	0.2464 AC	66.37'	120.00'
1	2	20.00'	15.00'	6.00'	N/A	35.00'	0.2479 AC	90.00'	120.00'
1	3	20.00'	15.00'	6.00'	N/A	35.00'	0.2479 AC	90.00'	120.00'
1	4	20.00'	15.00'	6.00'	N/A	35.00'	0.2479 AC	90.00'	120.00'
1	5	20.00'	15.00'	6.00'	N/A	35.00'	0.2479 AC	90.00'	120.00'
1	6	20.00'	15.00'	6.00'	N/A	35.00'	0.2929 AC	95.06'	121.05'
1	7	20.00'	15.00'	6.00'	N/A	35.00'	0.3296 AC	99.30'	130.06'
1	8	20.00'	15.00'	6.00'	N/A	35.00'	0.5132 AC	106.50'	178.71'
2	1	20.00'	15.00'	6.00'	10.00'	35.00'	0.3000 AC	97.00'	118.94'
2	2	20.00'	15.00'	6.00'	N/A	35.00'	0.2489 AC	90.00'	144.99'
2	3	20.00'	15.00'	6.00'	N/A	35.00'	0.3336 AC	97.30'	161.48'
2	4	20.00'	15.00'	6.00'	N/A	35.00'	0.2676 AC	91.70'	133.79'
2	5	20.00'	15.00'	6.00'	N/A	35.00'	0.3317 AC	92.10'	130.71'
2	6	20.00'	15.00'	6.00'	N/A	35.00'	0.4970 AC	48.60'	153.89'
2	7	20.00'	15.00'	6.00'	10.00'	35.00'	0.3594 AC	71.80'	126.18'
2	8	20.00'	15.00'	6.00'	10.00'	35.00'	0.3155 AC	116.50'	109.25'
2	9	20.00'	15.00'	6.00'	N/A	35.00'	0.3032 AC	127.60'	122.22'
2	10	20.00'	15.00'	6.00'	N/A	35.00'	0.3162 AC	90.00'	153.02'
3	1	20.00'	15.00'	6.00'	N/A	35.00'	0.2465 AC	90.00'	116.94'
3	2	20.00'	15.00'	6.00'	N/A	35.00'	0.2479 AC	90.00'	120.00'
3	3	20.00'	15.00'	6.00'	10.00'	35.00'	0.2730 AC	100.00'	108.71'
3	4	20.00'	15.00'	6.00'	10.00'	35.00'	0.2726 AC	128.3'	89.49'
3	5	20.00'	15.00'	6.00'	N/A	35.00'	0.2496 AC	48.70'	127.74'
3	6	20.00'	15.00'	6.00'	N/A	35.00'	0.3372 AC	48.70'	138.93'
3	7	20.00'	15.00'	6.00'	N/A	35.00'	0.2887 AC	48.10'	122.19'
3	8	20.00'	15.00'	6.00'	N/A	35.00'	0.2318 AC	68.80'	110.77'
3	9	20.00'	15.00'	6.00'	10.00'	35.00'	0.2413 AC	99.4'	94.47'
3	10	20.00'	15.00'	6.00'	10.00'	35.00'	0.2683 AC	100.00'	109.27'
3	11	20.00'	15.00'	6.00'	N/A	35.00'	0.2479 AC	90.00'	120.00'
3	12	20.00'	15.00'	6.00'	N/A	35.00'	0.2479 AC	90.00'	120.00'
4	1	20.00'	15.00'	6.00'	N/A	35.00'	0.2417 AC	90.00'	117.00'
4	2	20.00'	15.00'	6.00'	N/A	35.00'	0.2417 AC	90.00'	117.00'
4	3	20.00'	15.00'	6.00'	N/A	35.00'	0.2417 AC	90.00'	117.00'
4	4	20.00'	15.00'	6.00'	N/A	35.00'	0.2417 AC	90.00'	117.00'
4	5	REFER TO INSET "A"				30.00'	0.3055 AC	146.40'	98.00'

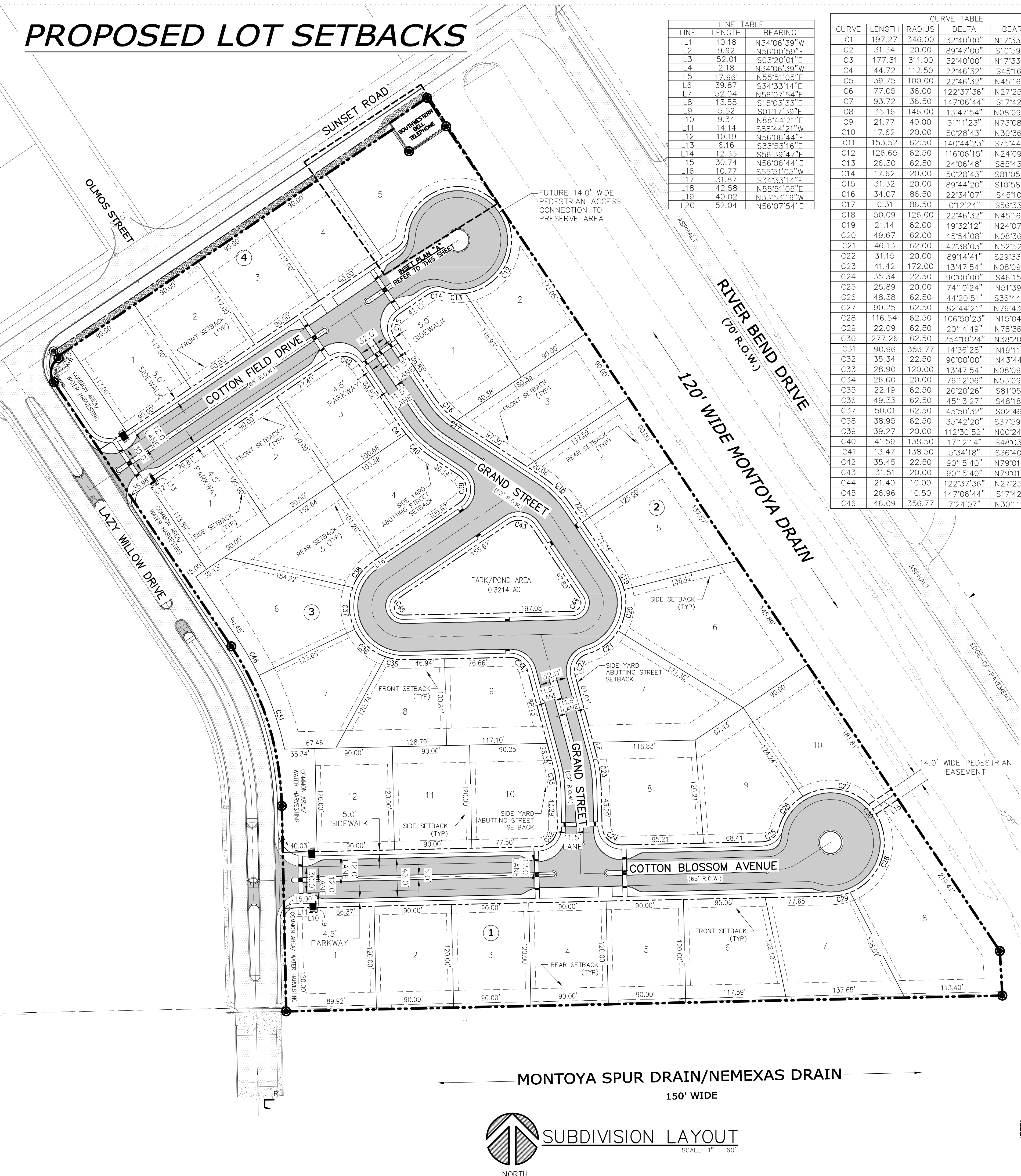


LEGEND:

3	LOT NUMBER
4	BLOCK NUMBER

NOTE:
TOTAL PARK/WATERHARVESTING/
COMMON AREA : 0.7035 AC
AVERAGE LOT AREA: 0.2877 AC

DRAINAGE NOTES:
ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING OF STORM WATER RUNOFF. EACH RESPECTIVE LOT WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR RETAINING 100% OF THEIR "ON-SITE" STORMWATER IN ACCORDANCE WITH THE CURRENT CITY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION AND THE DRAINAGE DESIGN MANUAL (DDM). CIVIL ENGINEER SHALL MAKE A GOOD FAITH EFFORT INCORPORATING WATER HARVESTING TECHNIQUES INTO THE SITE DESIGN.



SUBDIVISION LAYOUT
SCALE: 1" = 60'
NORTH

REFERENCES - BENCHMARK
BENCHMARK FOR ELEVATIONS SHOWN HEREON IS A MONUMENT FOUND AT THE INTERSECTION OF WILLOW GLEN AND TURNSTONE.
ELEVATION: 3721.08 CITY DATUM

QUANTUM ENGINEERING CONSULTANTS, INC.
414 Executive Center Blvd
Ste 200 El Paso TX 79902
P 915.532.7272
F 915.532.7373
Texas Registered Engineering Firm F-005146

SCALE:
HORIZONTAL: 1" = 40.00'
VERTICAL: 1" = 20.00'
DATE: FEBRUARY 2015

PROJECT TITLE
THE FIELDS
TRACT 3A2, BLOCK 2, UPPER VALLEY SURVEYS
CITY OF EL PASO, TEXAS.
CONTAINING 626.21 AC. S.O.T. 1427
OR 14.3758 ACRES

SHEET TITLE
SETBACKS EXHIBIT

SHEET NO.
1 OF 2 SHEETS

C-1

MEMORANDUM

DATE: March 12, 2015

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

FROM: Michael McElroy, Planner

SUBJECT: **PZST15-00002**

The City Plan Commission (CPC), on February 26, 2015, voted 7-0 to recommend **approval** of a special permit to allow infill development with a reduction in lot width and depth, as well as front, rear, side, cumulative front and rear, and cumulative side and side street yard setbacks.

The CPC found that the special permit is in conformance with Plan El Paso. The CPC also determined that the special permit protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the special permit will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was one phone call in support, and one letter and two phone calls in opposition received to the special permit request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST15-00002
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: February 26, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: South of Sunset Drive and East of Lazy Willow Drive
Legal Description: Tract 3A2, Block 3, Upper Valley Surveys, City of El Paso, El Paso County, Texas
Acreage: 14.3278 acres
Rep District: 8
Existing Zoning: R-2 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Infill / Lot Width and Depth Reduction / Front, Rear, and Side Yard Setback Reduction / Cumulative Front and Rear Yard Setback Reduction / Cumulative Side and Side Street Yard Setback Reduction
Proposed Use: Single-family dwellings
Property Owner: KWH West, LLC
Representative: Quantum Engineering Consultants – Robert Gonzalez

SURROUNDING ZONING AND LAND USE

North: R-1 (Residential) / Single-family dwellings
South: R-2 (Residential) / Single-family dwellings
East: R-2 (Residential) / Church and Single-family dwellings
West: R-2 (Residential) / Vacant

PLAN EL PASO DESIGNATION: G-3, Post-War (Northwest Planning Area)

NEAREST PARK: White Spur Park (2,914 feet)

NEAREST SCHOOL: Zach White Elementary (5,930 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Coronado Neighborhood Association
Upper Valley Neighborhood Association
Save the Valley

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 5, 2015. The Planning Division received one phone call in support, two phone calls in opposition, and one letter in opposition to the special permit request.

APPLICATION DESCRIPTION

The request is for a special permit and detailed site plan approval to allow for infill development to permit a reduction in lot width and depth, as well as front, rear, side, cumulative front and rear, and cumulative side and side street yard setbacks. The special permit is for the entire subdivision consisting of 35 lots. Specifically, a lot width reduction from 80' to 48.70' and lot depth reduction from 110' to 89.49' is proposed. In addition, a reduction in the rear yard setback from 25 feet to 20 feet, front yard setback from 25' to 15' and side yard setback from 8' to 6' has been proposed. Furthermore, the cumulative front and rear setback has been requested to be reduced from 60' to 30' and cumulative side and side street yard setback from 20' to 16'. The minimum lot area in the R-2 (Residential) zoning district is 10,000 sq. ft. The

average lot size proposed is 12,532 sq. ft., with none of the proposed lots requiring a reduction in lot area. The site plan proposes to set aside 0.70 acres of land as common open space and provides a 14' wide pedestrian connection linking the development to the adjacent O-1 Preserve canal to facilitate active recreation. The proposed use is single family dwellings. Access to the property is proposed from Lazy Willow Drive.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of the request as the proposed development is consistent with the surrounding residential neighborhood and is compliant with the G-3 Post-War land use designation in the Plan El Paso Northwest Planning Area. Further, the property meets the requirements of Section 20.04.320, Special Permit Approvals, Section 20.10.280, Infill Development, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-2 (Residential) district is to provide a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: 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, 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. 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. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

The property is in a state enterprise zone and fulfills one of the two criteria for infill development. On December 17, 2013, City Council passed a resolution waiving the two criteria minimum for this property (Attachment 4).

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

Single family homes are a permissible use in the R-2 (Residential) zone district.

C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Lot Width	80'	48.7'
Lot Depth	110'	89.49'
Front Yard	25'	15'
Rear Yard	25'	20'
Side Yard	8'	6'
Cumulative Front/Back	60'	35'
Cumulative Side/Side Street	20'	16'

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

No parking reduction has been requested.

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is consistent with the G-3 Post-War growth sector.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed special permit. At the time of building permit submittal all new construction will need to comply with all provisions of the IRC and municipal code.

Planning and Inspections Department - Landscaping

No objection to proposed special permit.

El Paso Fire Department

Recommend approval

El Paso Water Utilities

EPWU does not object to this request.

EPWU-PSB Comments

Water

1. Along Lazy Willow Drive between Sunset Drive and the Montoya Spur Drain/Nemexas Drain there is an existing eight (8) inch diameter water main. This main is available for service.
2. Along Sunset Drive between Lazy Willow Drive and the Montoya Drain there is an existing eight (8) inch diameter water main. This main is available for service.
3. Previous water pressure readings conducted on fire hydrant number 5743 located along Lazy Willow Drive at approximately 500 feet north of Willow Glen Drive have yielded a static pressure of 80 pounds per square inch (psi), residual pressure of 60 psi, discharge of 919 gallons per minute (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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

1. Along Lazy Willow Drive between Sunset Drive and the Montoya Spur Drain/Nemexas Drain there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends at approximately 655 feet south of Sunset Drive. At the described dead-end there is an existing eight (8) inch diameter stub-out aligned towards the east. This main is available for service.
2. Along Sunset Drive between Lazy Willow Drive and the Montoya Drain there are two existing sanitary sewer mains. The sizes of the mains are eight (8) inches in diameter and fifteen (15) inches in diameter respectively. The 15-inch diameter main has an average approximate depth of 13 vertical feet; the 8-inch diameter main has an average approximate depth of three (3) vertical feet. Both mains are available for service.

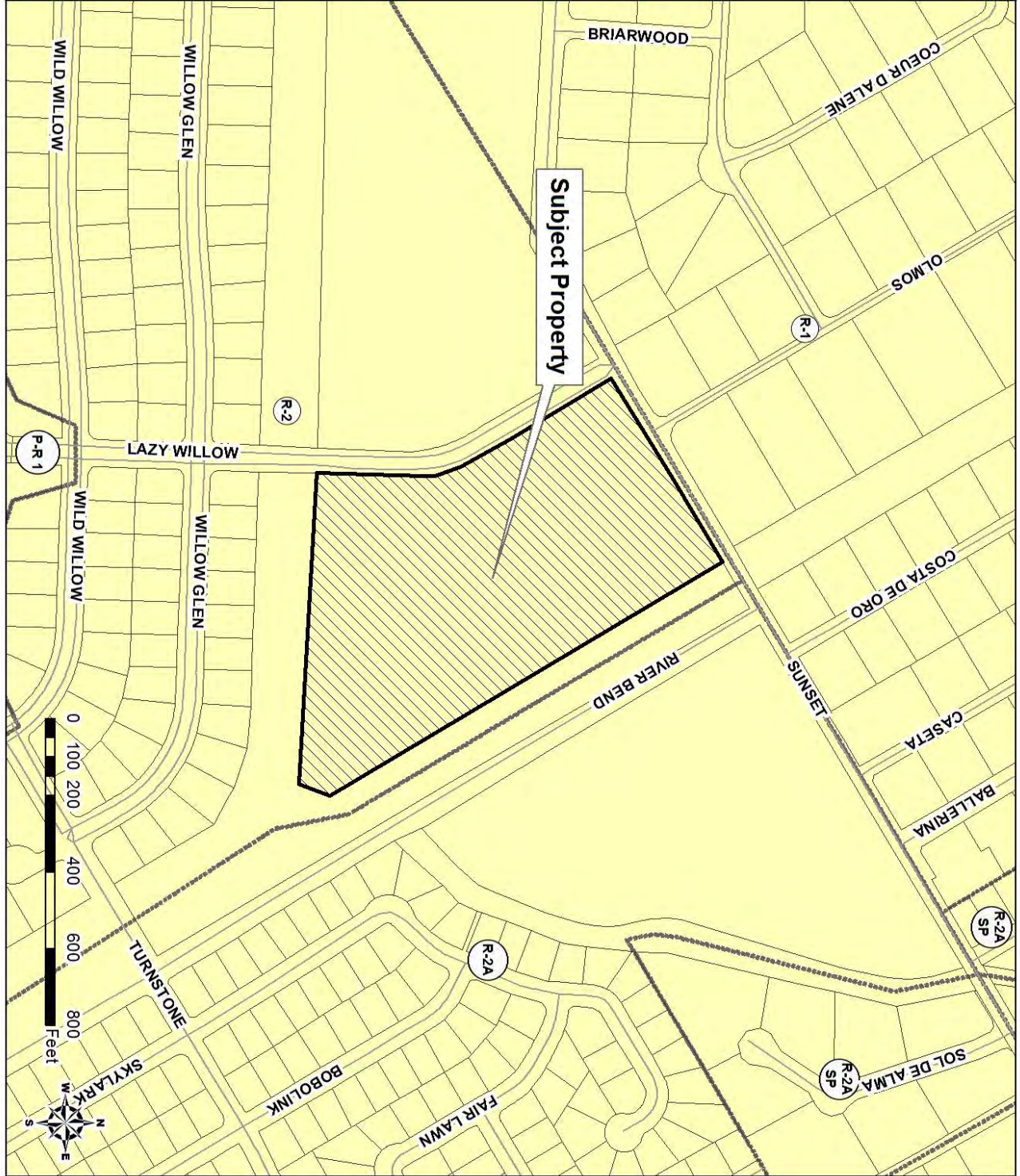
General

1. De-watering may be required to enable the construction of water mains, sanitary sewer mains and related appurtenant structures.
2. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – 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.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. City Council Minutes 12-17-13
5. Opposition Letter

PZST15-00002



PZST15-00002



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN

PROPOSED LOT SETBACKS



LINE	LENGTH	BEARING
L1	10.18	N34°06'39"W
L2	9.92	N56°00'59"E
L3	52.01	S03°20'01"E
L4	2.18	N34°06'39"W
L5	17.96	N55°51'05"E
L6	39.87	S34°33'14"E
L7	52.04	N56°07'54"E
L8	13.58	S15°03'33"E
L9	5.52	S01°17'39"E
L10	9.34	N88°44'21"E
L11	16.14	S88°44'21"W
L12	10.19	N56°06'44"E
L13	6.16	S33°31'16"E
L14	12.35	S56°39'47"E
L15	30.74	N56°06'44"E
L16	10.77	S55°51'05"W
L17	31.87	S34°33'14"E
L18	42.58	N55°51'05"E
L19	40.02	N33°53'16"W
L20	52.04	N56°07'54"E

CURVE	LENGTH	RADIUS	DELTA	BE
C1	197.27	346.00	32°40'00"	N17°
C2	31.34	20.00	89°47'00"	S10°
C3	177.31	311.00	32°40'00"	N17°
C4	44.72	112.50	22°46'32"	S45°
C5	39.75	100.00	22°46'32"	N45°
C6	77.05	36.00	122°37'36"	N27°
C7	93.72	36.50	147°06'44"	S17°
C8	35.16	146.00	13°47'54"	N08°
C9	21.77	40.00	31°11'23"	N73°
C10	17.62	20.00	50°28'43"	N30°
C11	153.52	62.50	140°44'23"	S75°
C12	126.65	62.50	116°06'15"	N24°
C13	26.30	62.50	24°06'48"	S85°
C14	17.62	20.00	50°28'43"	S81°
C15	31.32	20.00	89°44'20"	S10°
C16	34.07	86.50	22°34'07"	S45°
C17	0.31	86.50	01°2'24"	S56°
C18	50.09	126.00	22°46'32"	N45°
C19	21.14	62.00	19°32'12"	N24°
C20	49.67	62.00	45°54'08"	N08°
C21	46.13	62.00	42°38'03"	N52°
C22	31.15	20.00	89°14'41"	S29°
C23	41.42	172.00	13°47'54"	N08°
C24	35.34	22.50	90°00'00"	S46°
C25	25.89	20.00	74°10'24"	N51°
C26	48.38	62.50	44°20'51"	S36°
C27	90.25	62.50	82°44'21"	N79°
C28	116.54	62.50	106°50'23"	N15°
C29	22.09	62.50	201°44'49"	N78°
C30	277.26	62.50	254°10'24"	N38°
C31	90.96	356.77	14°36'28"	N19°
C32	35.34	22.50	90°00'00"	N43°
C33	28.90	120.00	13°47'54"	N08°
C34	26.60	20.00	76°12'06"	N53°
C35	22.19	62.50	20°20'26"	S81°
C36	49.33	62.50	45°13'27"	S48°
C37	50.01	62.50	45°50'32"	S02°
C38	38.95	62.50	35°42'20"	S37°
C39	39.27	20.00	112°30'52"	N00°
C40	41.59	138.50	17°12'14"	S48°
C41	13.47	138.50	5°34'18"	S36°
C42	35.45	22.50	90°15'40"	N79°
C43	31.51	20.00	90°15'40"	N79°
C44	21.40	10.00	122°37'36"	N27°
C45	26.96	10.50	147°06'44"	S17°
C46	46.09	356.77	7°24'07"	N30°

The following members of the public commented:

1. Ms. Lisa Turner
2. Mr. Hector Chaparro
3. Mr. Angel Ramos

.....
8.4

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 located south of Sunset Drive and west of River Bend Drive, legally described as Tract 3A2, Block 2, Upper Valley Surveys, City of El Paso, El Paso County, Texas.

Motion made Mayor Pro Tempore Niland, seconded by Representative Romero, and unanimously carried to **APPROVE** the Resolution.

.....
8.5 **CITY DEVELOPMENT**

Presentation on updated land use assumptions and capital improvements plan as required by Chapter 395 of the Texas Local Government Code, prior to the re-evaluation of the existing impact fee structure for water and wastewater services.

Mr. Mathew McElroy, Director of City Development, presented a PowerPoint presentation (copy on file in City Clerk's office).

Representative Robinson commented.

NO ACTION taken on this item.

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8.6

RESOLUTION

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

That the Mayor is hereby authorized to sign, on behalf of the City of El Paso, an Amendment to the Interlocal Agreement between the City of El Paso (the "City"), the El Paso Metropolitan Planning Organization ("MPO"), and the Camino Real Regional Mobility Authority in order to adjust the scope of the project due to a loss in funding.

Mayor Leeser commented.

Ms. Joyce Wilson, City Manager, commented.

Motion made by Mayor Pro Tempore Niland, seconded by Representative Romero, and unanimously carried to **APPROVE** the Resolution.

.....
9.1

ATTACHMENT 5: OPPOSITION LETTER

McElroy, Michael

From: Katherine Talbot <katytalbot@gmail.com>
Sent: Wednesday, February 25, 2015 2:03 PM
To: McElroy, Michael
Subject: case # PZST 15-00002

From Katherine Talbot, 604 Willow Glen Dr. El Paso, Tx. 79922

Please let us keep our beautiful farmland near The Willows. There is too much traffic already. We have an incredible view of the Franklin Mountains along Lazy Willow St., and we would lose that pristine view, not to mention more of our privacy. I vote "no" for more development here in the valley. Thank you. Katherine Talbot



Recommendation/Public Input

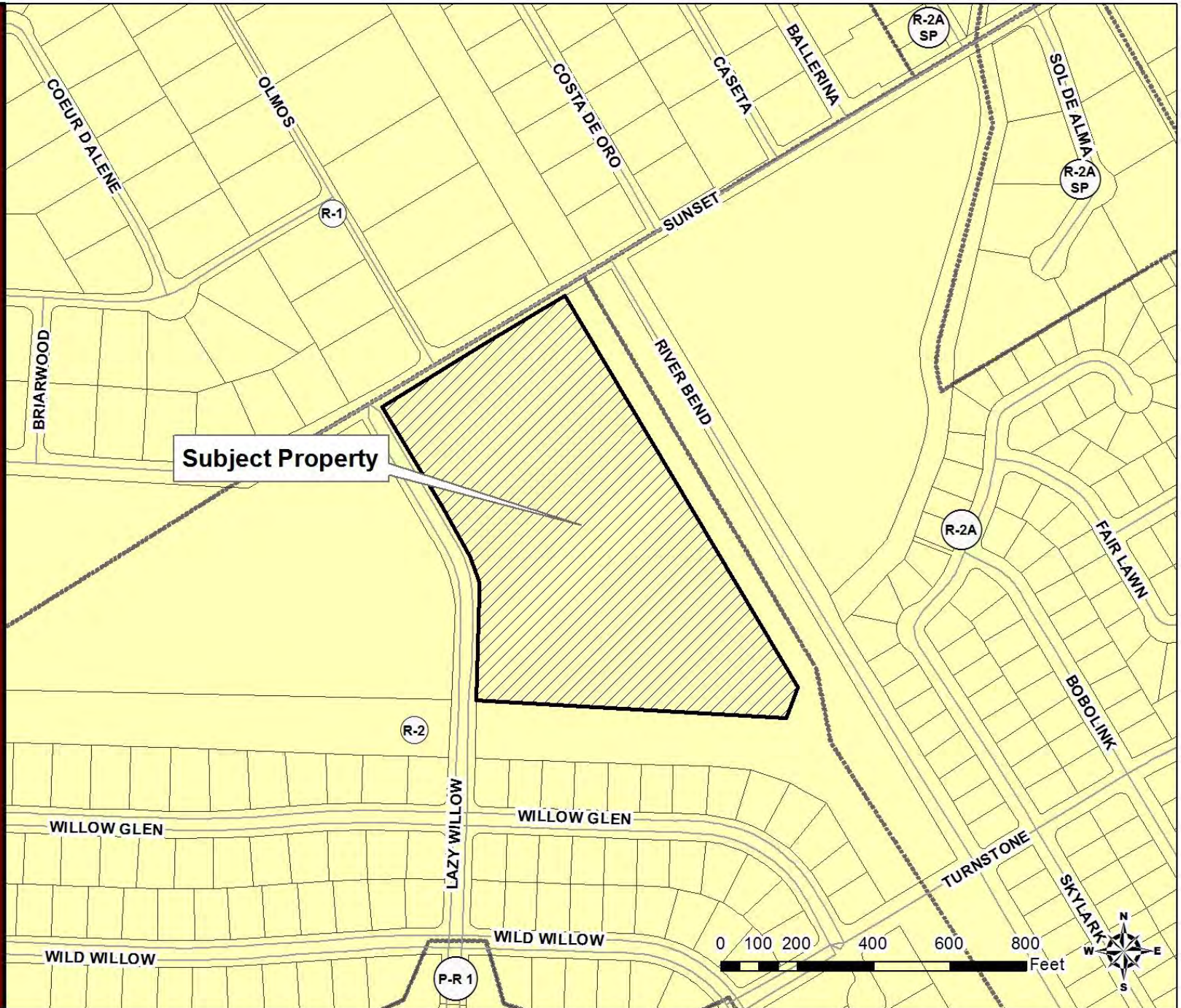
- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (7-0)
- Public Input: 1 phone call in support, 1 letter and 2 phone calls in opposition

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

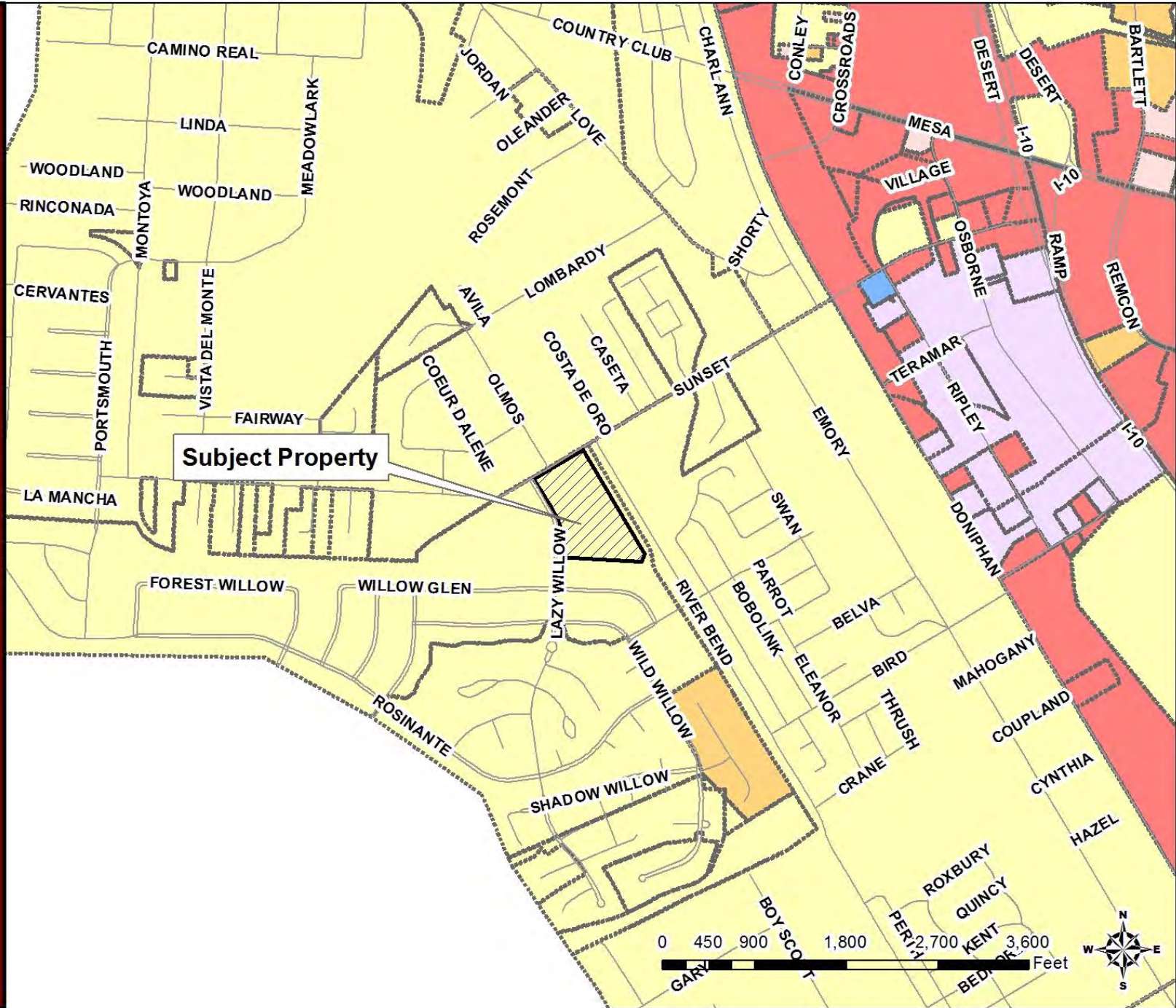
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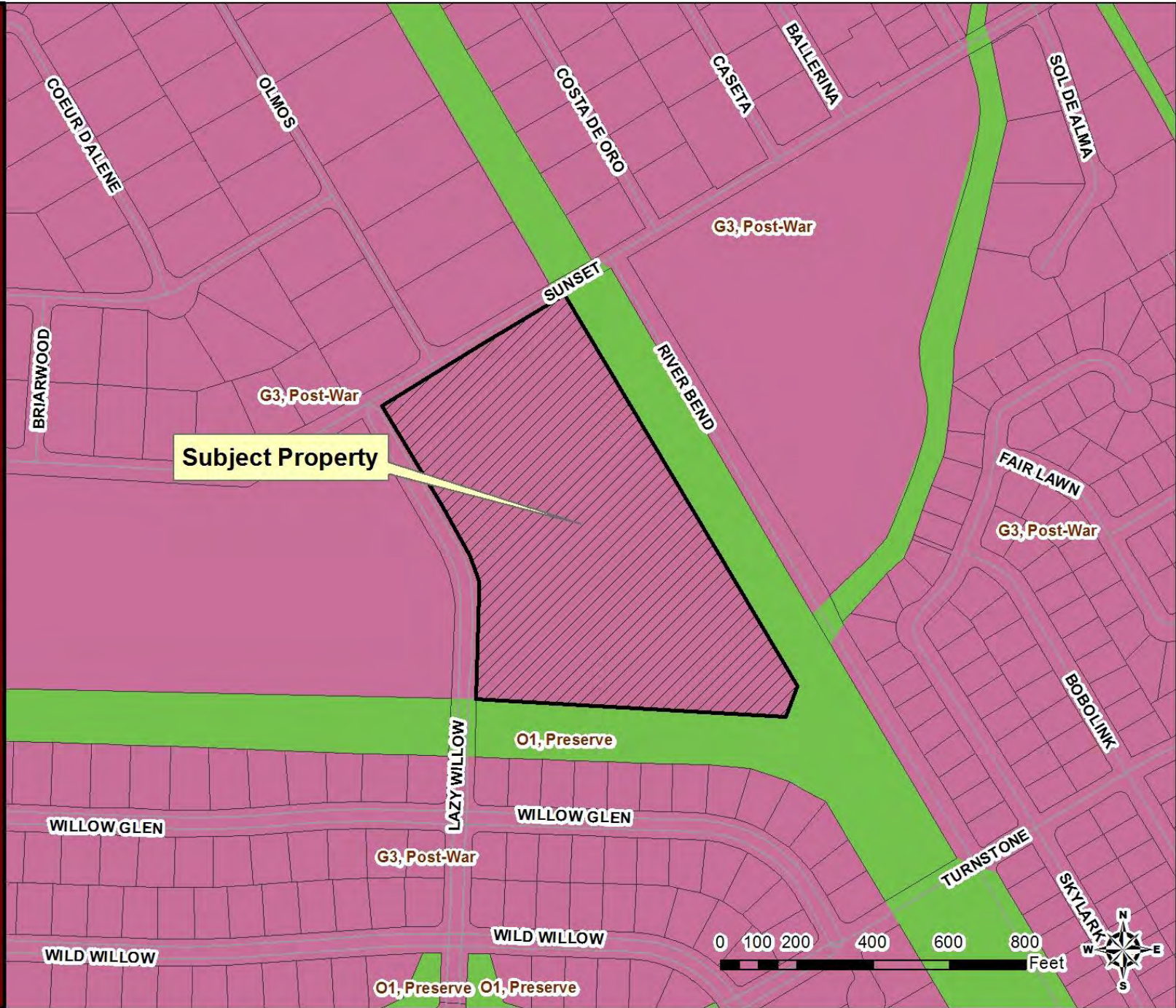
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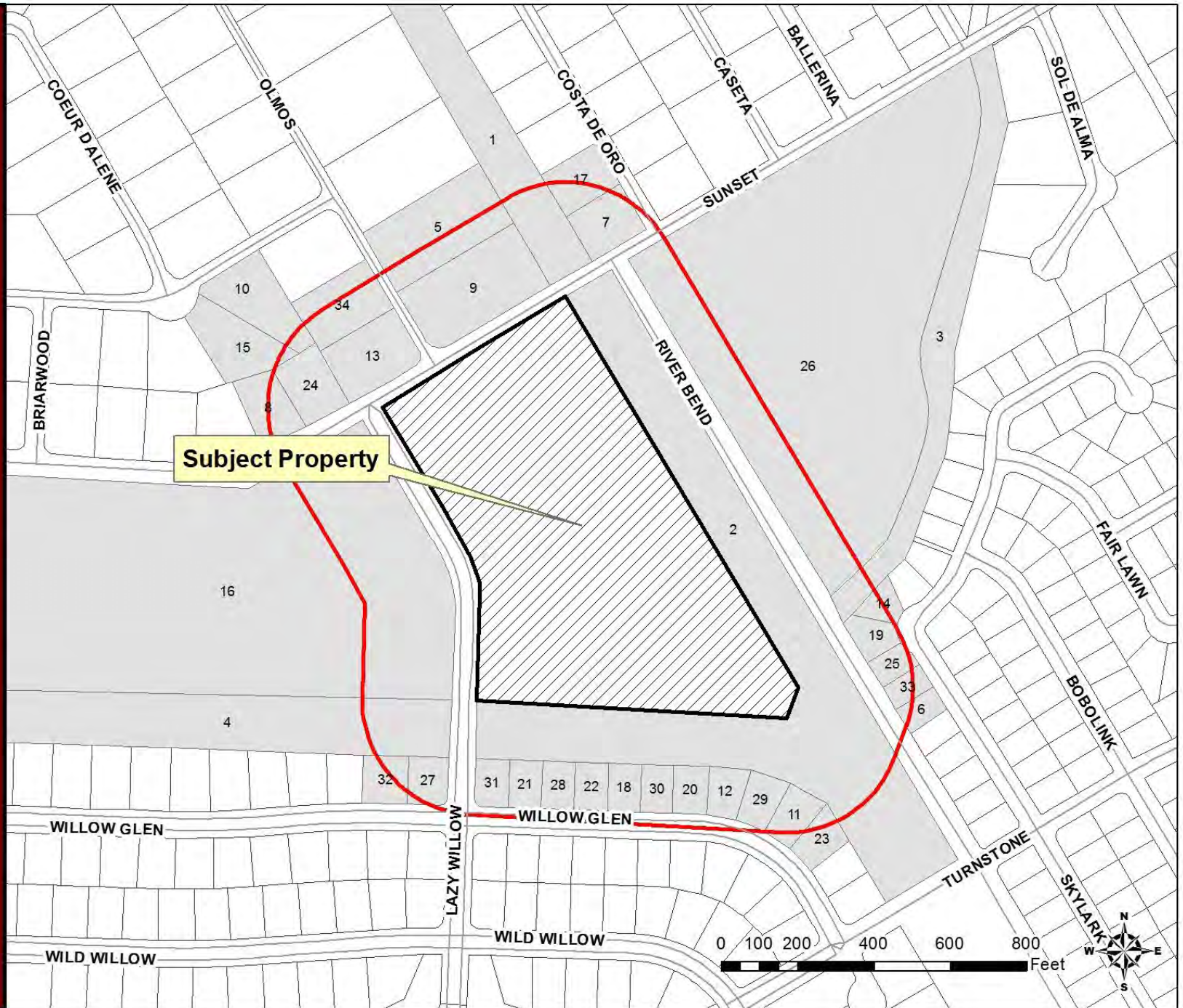
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PZST15-00002

8













Detailed Site Development Plan



L5	17.96'	N55°31'05"E
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L8	13.58'	S15°03'33"E
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C35	22.19	62.50	202°20'26"	S81°
C36	49.33	62.50	45°13'27"	S48°
C37	50.01	62.50	45°50'32"	S92°
C38	38.95	62.50	35°42'20"	S37°
C39	39.27	20.00	112°30'52"	N00°
C40	41.59	138.50	17°12'14"	S48°
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C45	26.96	10.50	147°06'44"	S17°
C46	48.09	356.77	7°24'07"	N30°

Special Permit Request

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Lot Width	80'	48.7'
Lot Depth	110'	89.49'
Front Yard	25'	15'
Rear Yard	25'	20'
Side Yard	8'	6'
Cumulative Front/Back	60'	35'
Cumulative Side/Side Street	20'	16'

Required Lot Area: 10,000 sq. ft. (0.229 ac)

Average Lot Area: 12,532 sq. ft. (0.287 ac)

Average Lot Width: 98.96'

Average Lot Depth 125.04'

Common Open Space Provided: 30,492 sq. ft. (0.70 ac)



16

Subject Property



17

North



18

South



19

East



20

West

PZST15-00002

21

