

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: April 16, 2019
Public Hearing: May 14, 2019

CONTACT PERSON/PHONE: Philip Etiwe, (915) 212-1550, EtiwePF@elpasotexas.gov
Raul Garcia, (915) 212-1643, Garcia1@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance granting Special Permit no. PZST19-00005, to allow for a planned residential development overlay on the property described as:

PARCEL 1: 428 James St., C Christy PT of TR 6 & 7 beg 393.7 ft. NE of SWC irreg on N 87.6 on E 462.98 on S 101.6 ft on W, City of El Paso, El Paso County, Texas; and,
PARCEL 2: 432 James St., C Christy N 86.50 ft. of S 393.7 ft. of TR 6 & 7, City of El Paso, El Paso County, Texas; and,
PARCEL 3: 436 James St., C Christy N 86.50 ft. of S 307.20 ft. of TR 6 & 7, City of El Paso, El Paso County, Texas; and,
PARCEL 4: 440 James St., C Christy N 86.50 ft. of S 220.70 ft. of 6 & 7, City of El Paso, El Paso County, Texas; and,
PARCEL 5: 444 James St., C Christy N 86.5 ft. of S 134.2 ft. of TRS 6 & 7, City of El Paso, El Paso County, Texas; and,
PARCEL 6: 500 James St., C Christy S 47.70 ft. of 6 & 7 & N 38.80 ft. of 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 7: 501 James St., D Christy N 89.00 ft. of 4 & 5, City of El Paso, El Paso County, Texas; and,
PARCEL 8: 504 James St., C Christy Tract W 150.84 ft. of S 86.50 ft. of N 125.30 ft. of 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 9: 500 James St., C Christy Tract E 312.05 ft. of S 86.50 ft. of N 125.30 ft. of 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 10: 505 James St., D Christy S 78 ft. of N 167 ft. of 4 & 5, City of El Paso, El Paso County, Texas; and,
PARCEL 11: 508 James St., C Christy Tract S 86.50 ft. of N 211.80 ft. of 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 12: 509 James St., D Christy S 78 ft. of N 245 ft. of 4 & 5, City of El Paso, El Paso County, Texas; and,
PARCEL 13: 512 James St., C Christy Tract S 86.50 ft. on N 298.30 ft. of 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 14: 513 James St., D Christy S 78.0 ft. of N 323 ft. of 4&5, City of El Paso, El Paso County, Texas; and,
PARCEL 15: 516 James St., C Christy S 86.5 ft. of N 384.8 ft. of TRS 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 16: 517 James St., D Christy N 78' of S 95.29' of N 418.29' of 4 & 5 (78' on st - 523.18' on N -78' on W -523.62' on S), City of El Paso, El Paso County, Texas; and,
PARCEL 17: 520 James St., C Christy N 86.5 ft. of S 432.5 ft. of TRS 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 18: 521 James St., D Christy N 78' of S 416.3' of 4 & 5 (78' on ST -523.62' on N -78' on W - 524.06'

on S), City of El Paso, El Paso County, Texas; and,
PARCEL 19: 524 James St., C Christy Tract N 86.5 ft. of S 346 ft. of TR 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 20: 525 James St., D Christy N 78 ft. of S 388.3 ft. of 4 & 5 Unit T, City of El Paso, El Paso County, Texas; and,
PARCEL 21: 528 James St., C Christy N 86.50 ft. of S 259.50 ft. of (8 & 9), City of El Paso, El Paso County, Texas; and,
PARCEL 22: 532 James St., C Christy N 86.5 of S 173 of TR 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 23: 533 James St., D Christy PT of 4 & 5 BEG 182.33 FT N of SEC of 4 (497.80' on S-irreg on W- 524.49' on N-77.97' on ST), City of El Paso, El Paso County, Texas; and,
PARCEL 24: 533 James St., D Christy N 85 FT of S 182.33 ft. of 4 & 5 (497.80 ft on N - 85 ft. on E - 443.48 ft. on S - 100.92 ft. on W), City of El Paso, El Paso County, Texas; and,
PARCEL 25: 536 James St., C Christy S 86.5 ft. of TRS 8 & 9, City of El Paso, El Paso County, Texas; and,
PARCEL 26: 537 James St., D Christy SLY 97.33 ft. of (4 & 5), City of El Paso, El Paso County, Texas;,
pursuant to Section 20.10.470 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code. PZST19-00005 (District 7)

BACKGROUND / DISCUSSION:

On March 21, 2019, the CPC reviewed and recommended approval of the proposed special permit.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this motion.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

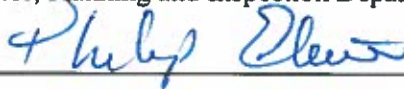
*******REQUIRED AUTHORIZATION*******

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Philip Etiwe
Director, Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST19-00005, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ON THE PROPERTY DESCRIBED AS:

PARCEL 1: 428 JAMES ST., C CHRISTY PT OF TR 6 & 7 BEG 393.7 FT NE OF SWC IRREG ON N 87.6 ON E 462.98 ON S 101.6 FT ON W, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 2: 432 JAMES ST., C CHRISTY N 86.50 FT OF S 393.7 FT OF TR 6 & 7, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 3: 436 JAMES ST., C CHRISTY N 86.50 FT OF S 307.20 FT OF TR 6 & 7, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 4: 440 JAMES ST., C CHRISTY N 86.50 FT OF S 220.70 FT OF 6 & 7, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 5: 444 JAMES ST., C CHRISTY N 86.5 FT OF S 134.2 FT OF TRS 6 & 7, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 6: 500 JAMES ST., C CHRISTY S 47.70 FT OF 6 & 7 & N 38.80 FT OF 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 7: 501 JAMES ST., D CHRISTY N 89.00 FT OF 4 & 5, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 8: 504 JAMES ST., C CHRISTY TRACT W 150.84 FT OF S 86.50 FT OF N 125.30 FT OF 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 9: 500 JAMES ST., C CHRISTY TRACT E 312.05 FT OF S 86.50 FT OF N 125.30 FT OF 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 10: 505 JAMES ST., D CHRISTY S 78 FT OF N 167 FT OF 4 & 5, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 11: 508 JAMES ST., C CHRISTY TRACT S 86.50 FT OF N 211.80 FT OF 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 12: 509 JAMES ST., D CHRISTY S 78 FT OF N 245 FT OF 4 & 5, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 13: 512 JAMES ST., C CHRISTY TRACT S 86.50 FT ON N 298.30 FT OF 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

ORDINANCE NO. _____

19-1007-2408 | 877943

Playa Neighborhood (SP)

RTA

PZST19-00005

PARCEL 14: 513 JAMES ST., D CHRISTY S 78.0 FT OF N 323 FT OF 4&5, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 15: 516 JAMES ST., C CHRISTY S 86.5 FT OF N 384.8 FT OF TRS 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 16: 517 JAMES ST., D CHRISTY N 78' OF S 95.29' OF N 418.29' OF 4 & 5 (78' ON ST - 523.18' ON N - 78' ON W - 523.62' ON S), CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 17: 520 JAMES ST., C CHRISTY N 86.5 FT OF S 432.5 FT OF TRS 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 18: 521 JAMES ST., D CHRISTY N 78' OF S 416.3' OF 4 & 5 (78' ON ST - 523.62' ON N - 78' ON W - 524.06' ON S), CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 19: 524 JAMES ST., C CHRISTY TRACT N 86.5 FT OF S 346 FT OF TR 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 20: 525 JAMES ST., D CHRISTY N 78 FT OF S 388.3 FT OF 4 & 5 UNIT T, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 21: 528 JAMES ST., C CHRISTY N 86.50 FT OF S 259.50 FT OF (8 & 9), CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 22: 532 JAMES ST., C CHRISTY N 86.5 OF S 173 OF TR 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 23: 533 JAMES ST., D CHRISTY PT OF 4 & 5 BEG 182.33 FT N OF SEC OF 4 (497.80' ON S-IRREG ON W-524.49' ON N-77.97' ON ST), CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 24: 533 JAMES ST., D CHRISTY N 85 FT OF S 182.33 FT OF 4 & 5 (497.80 FT ON N - 85 FT ON E - 443.48 FT ON S - 100.92 FT ON W), CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 25: 536 JAMES ST., C CHRISTY S 86.5 FT OF TRS 8 & 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 26: 537 JAMES ST., D CHRISTY SLY 97.33 FT OF (4 & 5), CITY OF EL PASO, EL PASO COUNTY, TEXAS; PURSUANT TO SECTION 20.10.470 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding the application of the Special Permit; and,

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RTA

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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 Section 20.04.320 of the El Paso City Code.

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

That the property described as follows, which is zoned as r-1 (residential) district:

PARCEL 1: 428 JAMES ST., C CHRISTY PT OF TR 6 & 7 BEG 393.7 FT. NE OF SWC IRREG ON N 87.6 ON E 462.98 ON S 101.6 FT ON W, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

PARCEL 2: 432 JAMES ST., C CHRISTY N 86.50 FT. OF S 393.7 FT. OF TR 6 & 7, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,

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PARCEL 25: 536 JAMES ST., C CHRISTY S 86.5 FT. OF TRS 8 & 9, CITY OF EL PASO,

EL PASO COUNTY, TEXAS; AND,

PARCEL 26: 537 JAMES ST., D CHRISTY SLY 97.33 FT. OF (4 & 5), CITY OF EL PASO,
EL PASO COUNTY, TEXAS; and more particularly described in the attached Exhibit "A", and;

That the city council hereby grants a special permit under section 20.04.270 of the El Paso City
code to allow for a planned residential development overlay on the property described in
paragraph 1 of this ordinance; and,

That this special permit is issued subject to the development standards in the R-1 (residential)
district regulations and is subject to the approved detailed site development plan signed by the
city manager and the executive secretary of the city plan commission. A copy of this plan is
attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes.

ADOPTED this _____ day of _____, 2019.

CITY OF EL PASO:

ATTEST:

Dee Margo,
Mayor

Laura D. Prine,
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

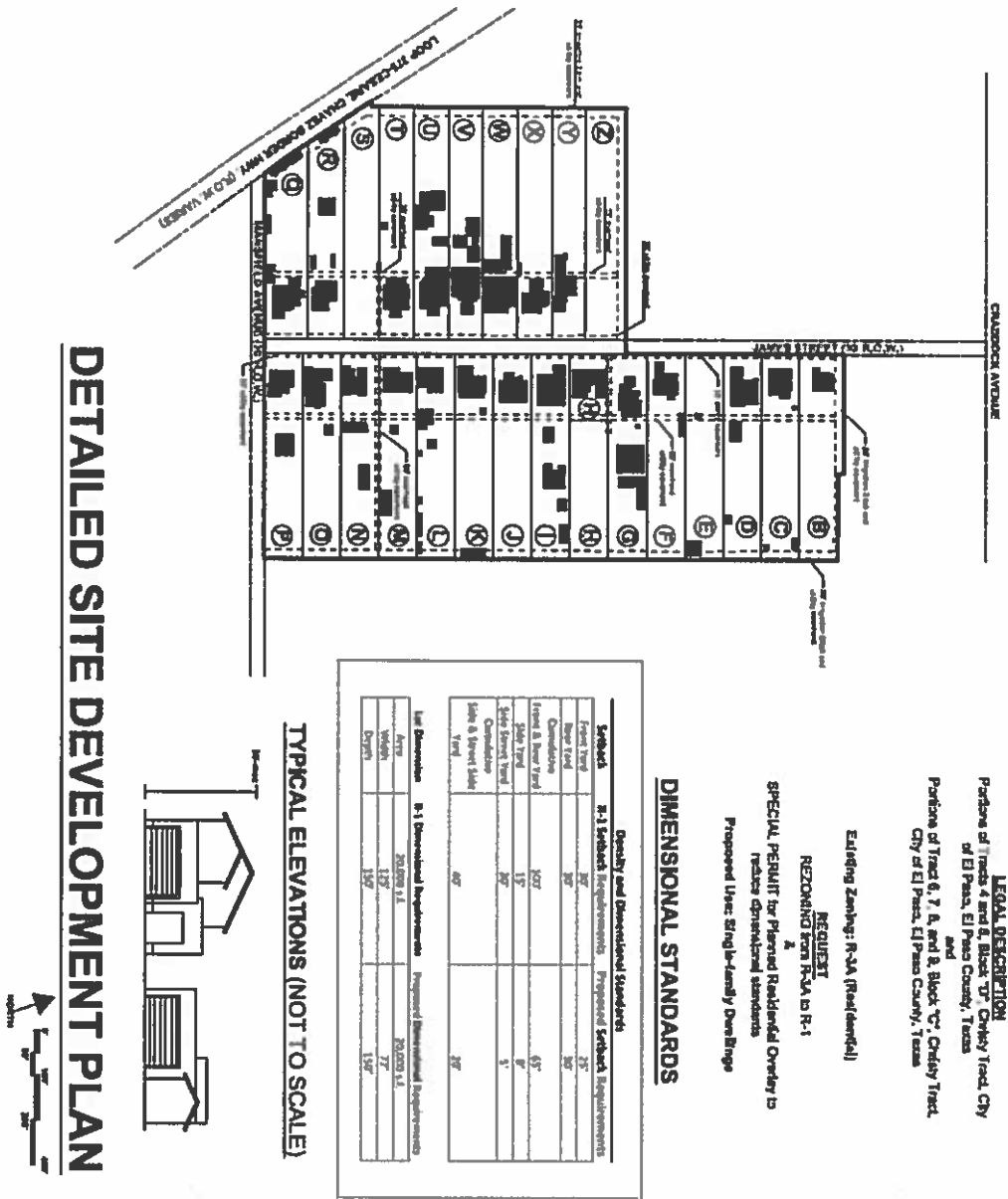
Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

19-1007-2408 | 877943
Playa Neighborhood (SP)
RTA

PZST19-00005

EXHIBIT "A"



MEMORANDUM

DATE: April 8, 2019

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

FROM: Raul Garcia, Planning Program Manager

SUBJECT: PZST19-00005

The City Plan Commission (CPC) unanimously recommended **approval** (6-0) of the proposed special permit at its March 21, 2019 meeting.

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 special permit is compatible with adjacent land uses; and, that 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.

As of April 8, 2019, the Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

Attachments:
Staff Report

Playa Neighborhood

City of El Paso — Plan Commission — 3/21/2019
PZST19-00005 Special Permit

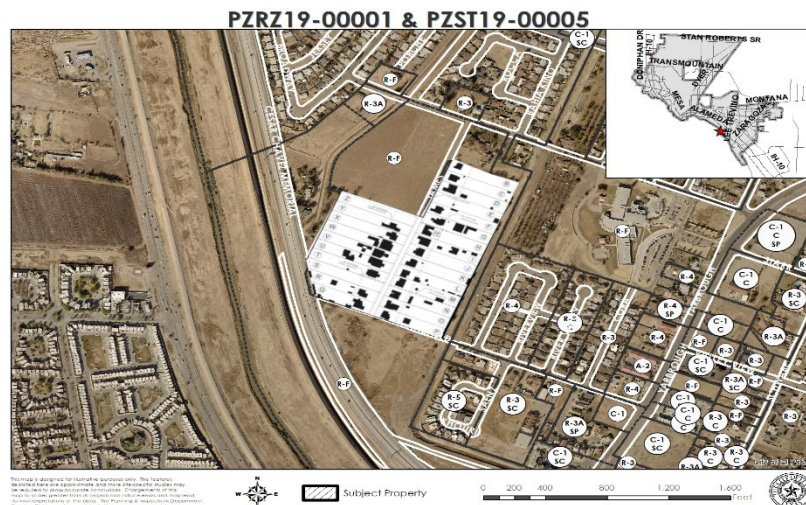
REVISED



STAFF CONTACT:	Raul Garcia, (915)212-1643, garciar1@elpasotexas.gov
APPLICANT:	City of El Paso
REPRESENTATIVE:	City of El Paso
LOCATION:	James St. South of Craddock St.
LEGAL DESCRIPTION:	Portions of Tracts 4 and 5, Block D and portions of Tracts 6 through 9, Block C, Christy Tract, an addition to the City of El Paso, El Paso County, Texas
EXISTING ZONING:	R-3 (Residential)
REQUEST:	Special Permit to allow for planned residential development in R-1 (Residential) zone district
RELATED APPLICATIONS:	PZRZ19-00001rezone to R-1 (Residential)
PUBLIC INPUT	Notices sent to property owners within 300 feet on March 8, 2019; Planning has not received any calls in support or opposition to the special permit request.
STAFF RECOMMENDATION:	Approval (see pages 2—5 for basis of recommendation)

SUMMARY OF REQUEST: The City of El Paso is requesting a special permit to allow for planned residential development in the R-1 (Residential) zone district as required by El Paso City Code Section 20.10.470. The detailed site plan shows 26 existing single-family lots. The request also includes reductions to setback and dimensional standards.

SUMMARY OF RECOMMENDATION: The Development Coordinating Committee and the Planning Division recommend **approval** of the special permit for a planned residential development as it meets all the requirements of 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.



DESCRIPTION OF REQUEST

The request for a special permit is to allow for planned residential development in the R-1 (Residential) zone district as requested as El Paso City Code Section 20.10.470. The detailed site plan shows 26 single-family lots. The request is also for the following dimensional reductions: the required 30 ft. front setback to 25 ft., the required 100 ft. cumulative setback to 65 ft., the required 15 ft. side yard setback to 0 ft., the required 20 ft. side-street setback to 5 ft., the required 40 ft. cumulative side and side-street setback to 20 ft., and the required 125 ft. minimum lot width to 77 ft. The detailed site development plan complies with all other density and dimensional standards. Parking requirements will be satisfied through a combination of residential garage and driveway parking. Vehicular access is existing from James St.



R-1 Setbacks	Required	Proposed
Front	30 ft	25 ft
Rear	30 ft	30 ft
Cumulative	100 ft	65 ft
Side	15 ft	0 ft
Side-street	20 ft	5 ft
Cumulative side and side-street	40 ft	20 ft
R-1 Dimensional Standards	Required	Proposed
Minimum lot width	125 ft	77 ft
Minimum lot depth	150 ft	150 ft
Minimum lot area	20,000 sqft	20,000 sqft

SPECIAL PERMIT REQUIREMENTS

To grant the special permit to allow for a planned residential development, the request shall meet all the requirements of 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

20.10.470 Planned Residential Development	DOES IT COMPLY?
A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community and in order to foster the attractiveness of a residential development and its surrounding neighborhoods:	Yes, there is no minimum district area for the R-1 (Residential) District. The applicant is requesting dimensional and setback reductions for single-family dwellings.
1. Evaluation Criteria. a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.	Yes, the attached detailed site plan shows typical layouts for the proposed development. Each being sited harmoniously to the terrain and to other structures along the block face.
b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.	Yes, each lot contains one access point onto a street for each house with frontage onto that street, the low residential density of the existing development will help to reduce the potential for vehicular/pedestrian conflicts.
2. General Requirements. a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of this Code.	No private streets are proposed.
b. The minimum site area for a planned residential development shall be one acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one acre, provided that the owners of at least seventy-five percent of the land within the original planned residential development are in agreement and are included as joint applicants to the request for special permit.	Yes, the site area for this development is 24.6 acres.
c. The minimum area requirement of the base-zoning district may be reduced by no more than twenty-five	Yes, the applicant is not requesting to reduce the minimum area requirement of the base zoning district.

percent for lots within a planned residential development, provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Chapter 20.04 (Administrative Provisions).	
d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows: i. The distance between buildings shall be a minimum of ten feet except as otherwise permitted in this title; ii. The length of the driveway shall not be less than twenty feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.	Yes, the side and side street setbacks are reduced through approval of the detailed site development plan for the R-1 (Residential) district.
e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.	Yes, as the planned residential development is part of a larger semi-rural area and is compatible with their larger neighborhood.
f. No building shall exceed the height requirements of the base-zoning district.	Yes, the applicant has not requested to exceed maximum height of 35 feet for the R-1 (Residential) District and all lots within the subject properties will be required to comply with that standard.
g. Consideration in the site plan review and evaluation process shall include the following: i. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property; ii. The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided; iii. The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.	Yes, no adverse comments were received from other reviewing departments. The location and arrangement of the development is in character with the existing area.
h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.	Yes, the use and density of the subject property will match that of surrounding properties. The existing single-family use matches the area of which the subject properties are part.

RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
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	Yes, the proposed zoning will maintain the existing housing stock.

limited housing stock and add missing civic and commercial uses.	
ZONING DISTRICT	DOES IT COMPLY?
R-1 (Residential) The purpose of these districts is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.	Yes. The proposed zoning will preserve the existing residential character of the area and maintain a low density of dwelling units.
GOAL	DOES IT COMPLY?
2.6 Yes, the proposed zoning will maintain the existing housing stock. The City of El Paso encourages the protection and preservation of critical arroyos leading from the Franklin Mountains and farmlands along the Rio Grande valley.	The proposed R-1 low-density semi-rural zone will encourage preservation of the farm-like character of this Mission Valley neighborhood

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: Reduced lot dimensions and setbacks would not be permitted in the proposed R-1 district without an approved planned residential overlay.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit single-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: Per reviewing departments, the subject property is adequately served by the existing infrastructure to accommodate the proposed use. Existing water and sewer mains are currently servicing the subject property.

EFFECT UPON THE NATURAL ENVIRONMENT: The subject property is not within any arroyos or identified environmentally sensitive areas.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the **Playa Neighborhood Association**. The neighborhood association was contacted as required by Title 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 8, 2019. The Planning Division has not received any communications for or against the proposal.

STAFF COMMENTS: No objections to proposed rezoning. No reviewing departments provided any negative comments.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map

ATTACHMENT 1

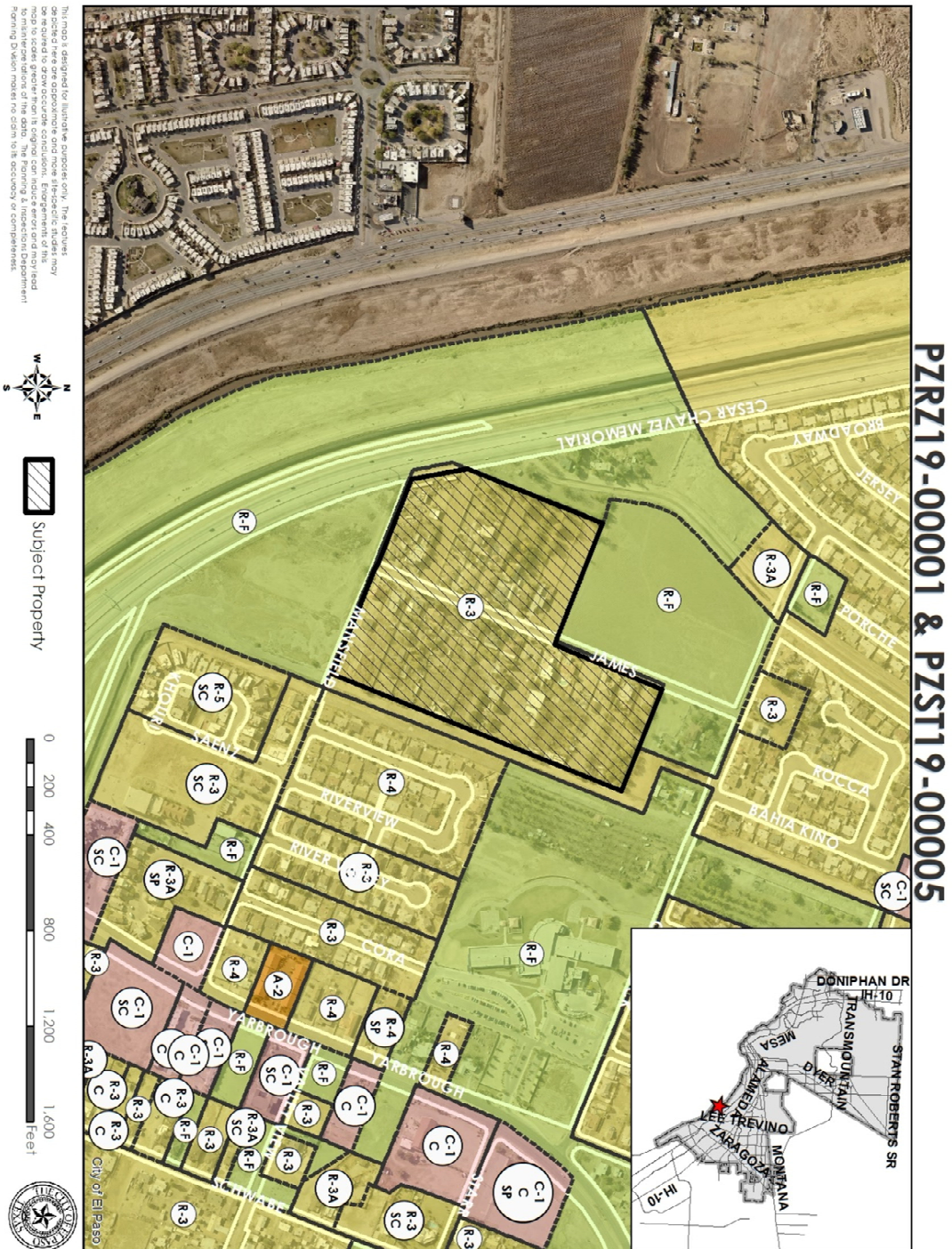
Site Plan



R-1 Setbacks	Required	Proposed
Front	30 ft	25 ft
Rear	30 ft	30 ft
Cumulative	100 ft	65 ft
Side	15 ft	0 ft
Side-street	20 ft	5 ft
Cumulative side and side-street	40 ft	20 ft
R-1 Dimensional Standards	Required	Proposed
Minimum lot width	125 ft	77 ft
Minimum lot depth	150 ft	150 ft
Minimum lot area	20,000 sqft	20,000 sqft

ATTACHMENT 2

Zoning Map



ATTACHMENT 3

Future Land Use Map



ATTACHMENT 4

Staff Review Comments

Texas Department of Transportation

TXDOT has no objection to the rezoning, however, if there are any changes to the grading or drainage of this development then it will have to be submitted to TXDOT for review.

Planning and Inspections Department – Plan Review

Recommend approval.

Planning and Inspections Department – Landscaping Division

No comments received

Planning and Inspections Department – Land Development

1. All lots in this subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all storm-water runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. 2. No person shall be permitted to impair the functionality of an on-site pond. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed storm-water, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impermeable material. 3. Add note to detailed site development plan: "On-site ponding of all storm-water runoff discharge volumes is required within each subdivided lot and shall comply with all provisions of Municipal-Code Section 19.19.010A, DSC panel 1-4C-J, and DDM section 11.1".

Fire Department

Recommend approval.

Parks and Recreation Department

We have reviewed received rezoning application case PZRZ19-00001 and Special Permit application case PZST19-00005 and have no objections to proposed rezoning or the Special Permit applications

Sun Metro

No objections.

EPWU

We have reviewed the request described above and provide the following comments:

El Paso Water (EPWU) does not object to this request.

Water:

There is an existing 12-inch diameter water main that extends along the west side of Alameda Ave., approximately 11-feet east of and parallel to the western right-of-way line of Alameda Ave. This water main is available for services.

There is an existing 12-inch diameter water main that extends along the north side of Davis Dr., approximately 20-feet south of and parallel to the northern right-of-way line of Davis Dr. This water main is available for services.

EPWater records indicate an active 3/4-inch water meter, 2-inch water meter and One (1) yard meter serving the subject property. The service addresses for these meters are 8558 Alameda Ave., 183 S. Davis Dr. and 8560 Alameda Ave.

Previous water pressure readings from fire hydrant # 105 located at the southwest corner of Alameda Ave. and Davis Dr., have yielded a static pressure of 100 pounds per square inch, a residual pressure of 84 pounds per square inch, and a discharge flow of 1210 gallons per minute. 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 12-inch diameter sanitary sewer main that extends along the east side of Alameda Ave., approximately 16.5-feet west of and parallel to the eastern right-of-way line of Alameda Ave. This sanitary sewer main is available for extensions or services.

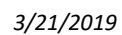
There is an existing 12-inch diameter force main that extends along the south side of Davis Dr., approximately 20-feet north of and parallel to the southern right-of-way line of Davis Dr. No direct service connections are allowed to this main.

General:

Alameda Ave. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Ave. right-of-way requires written permission from TxDOT.

EPWater 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.

Neighbor Notification Map



I T E M S ? ? ?

City-Initiated Rezoning and Special Permit





Recommendation | Public Input

2

DCC and Planning Division recommendation:

Approval

CPC Vote:

Approval recommendation (6-0)

Public Input:

- The Planning Division has not received communication in support or opposition to the rezoning or special permit request.

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

PZRZ19-00001 & PZST19-00005



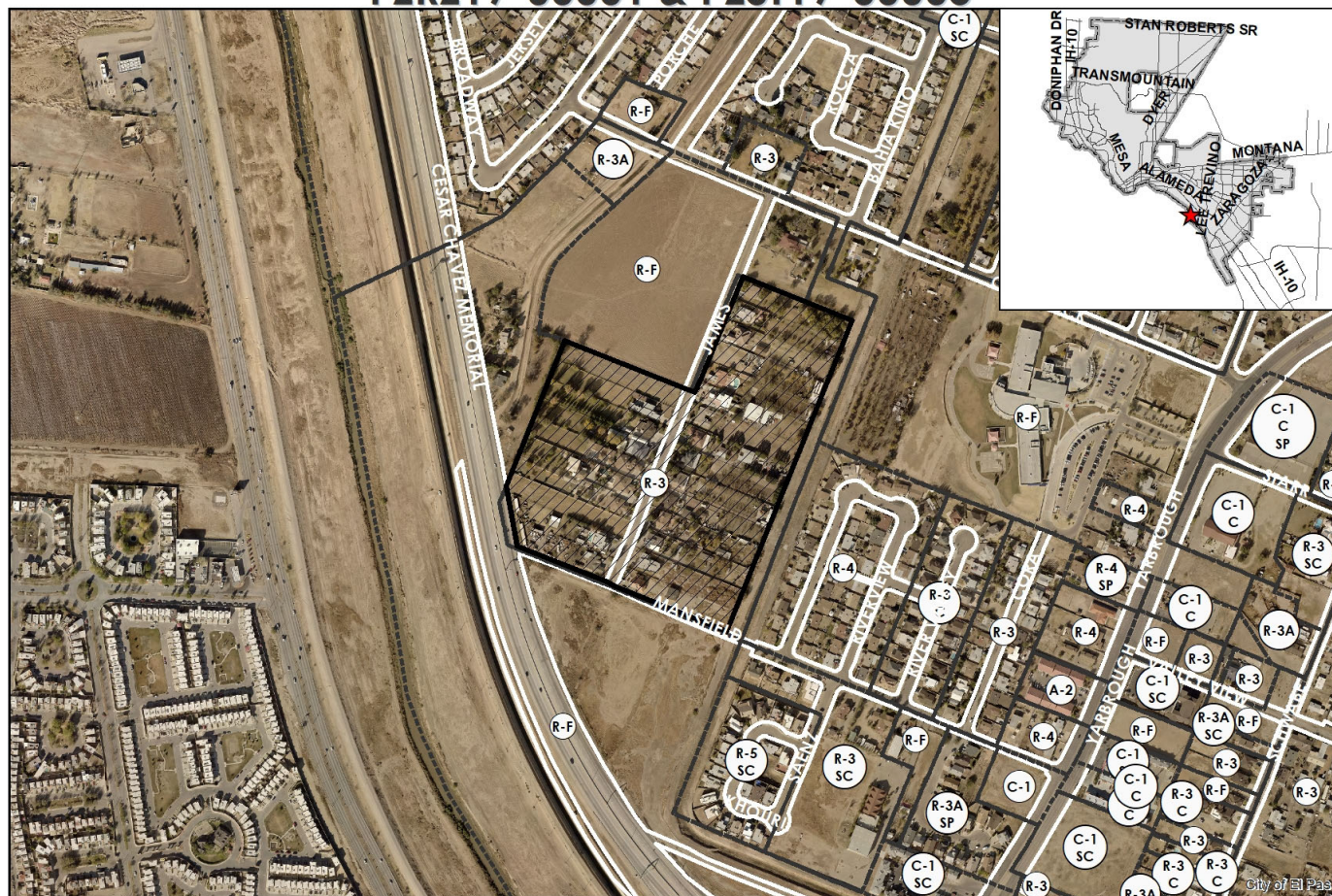
Rezone from:

R-3 (Residential)
to
R-1 Residential)

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

 Subject Property

PZRZ19-00001 & PZST19-00005



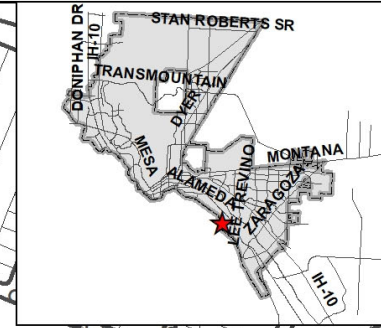
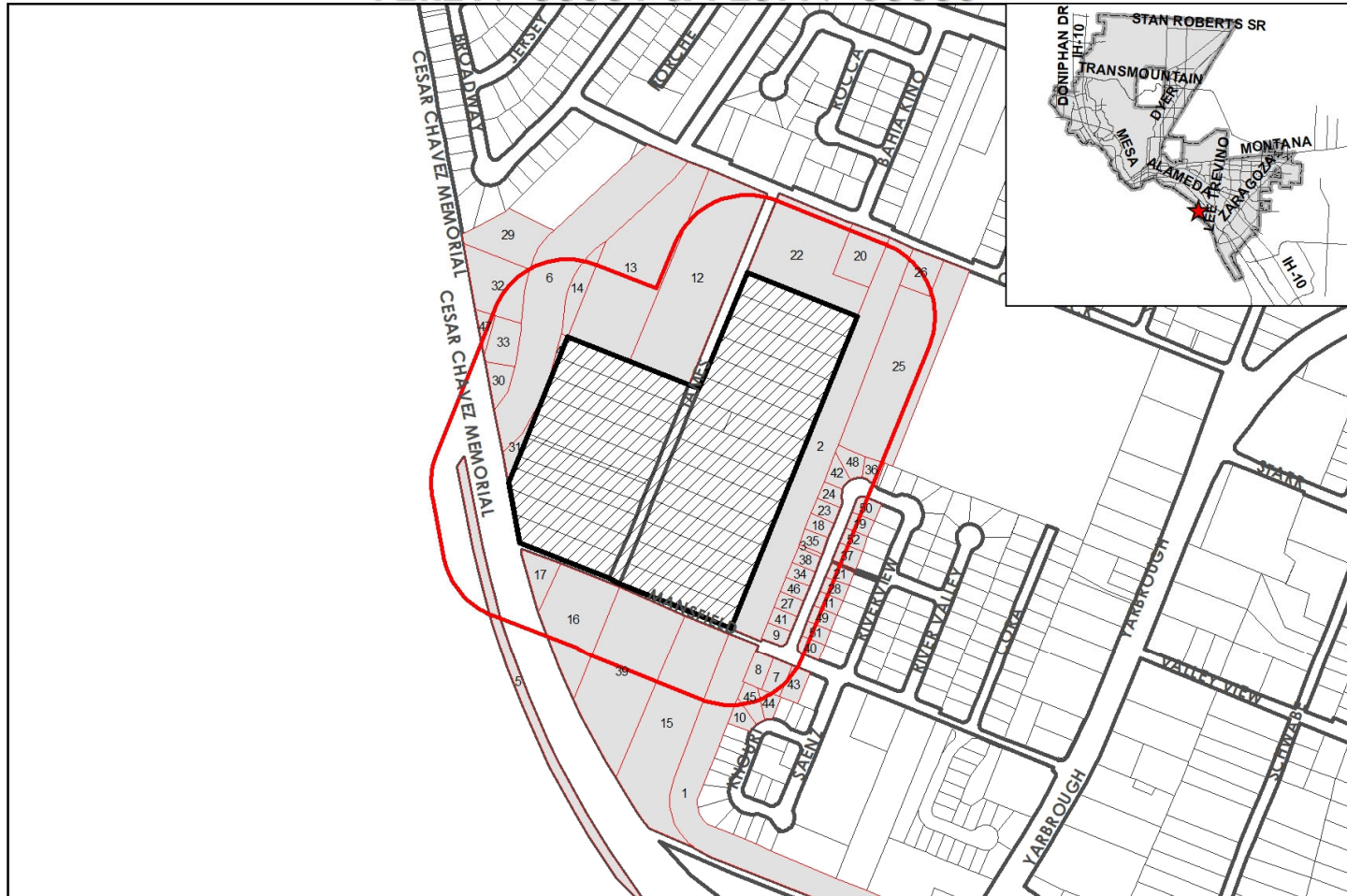
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Subject Property




PZRZ19-00001 & PZST19-00005



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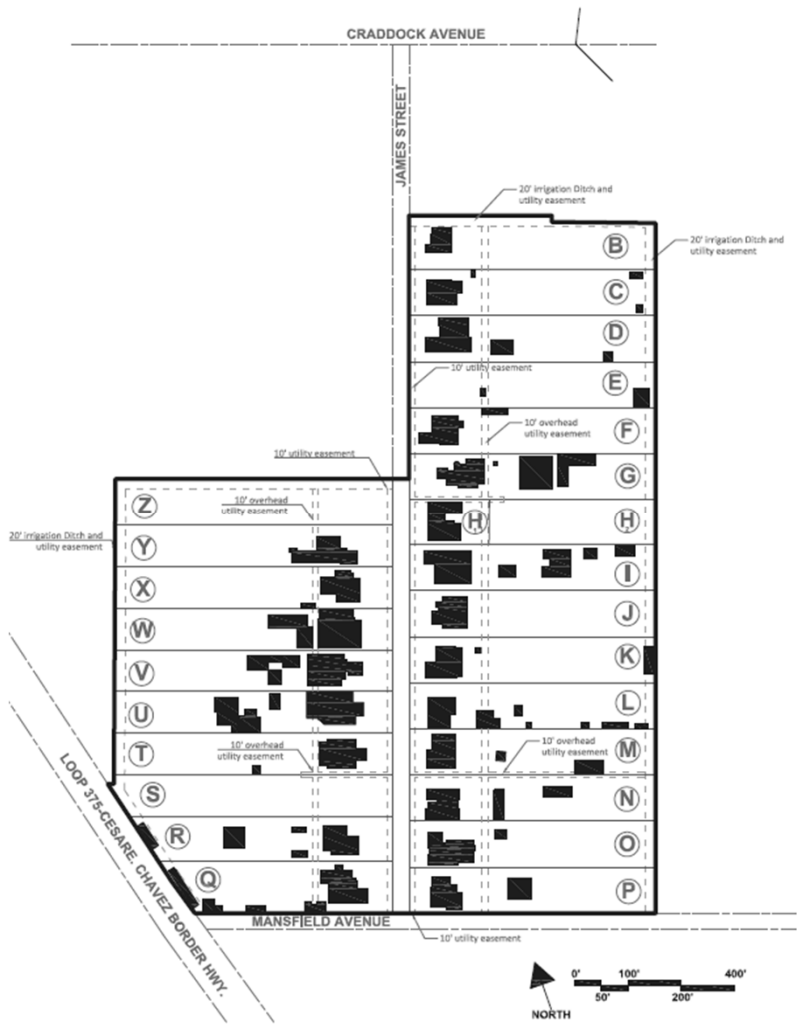


 Subject Property

 Parcels within 300 feet

0 200 400 800 1,200 1,600 Feet

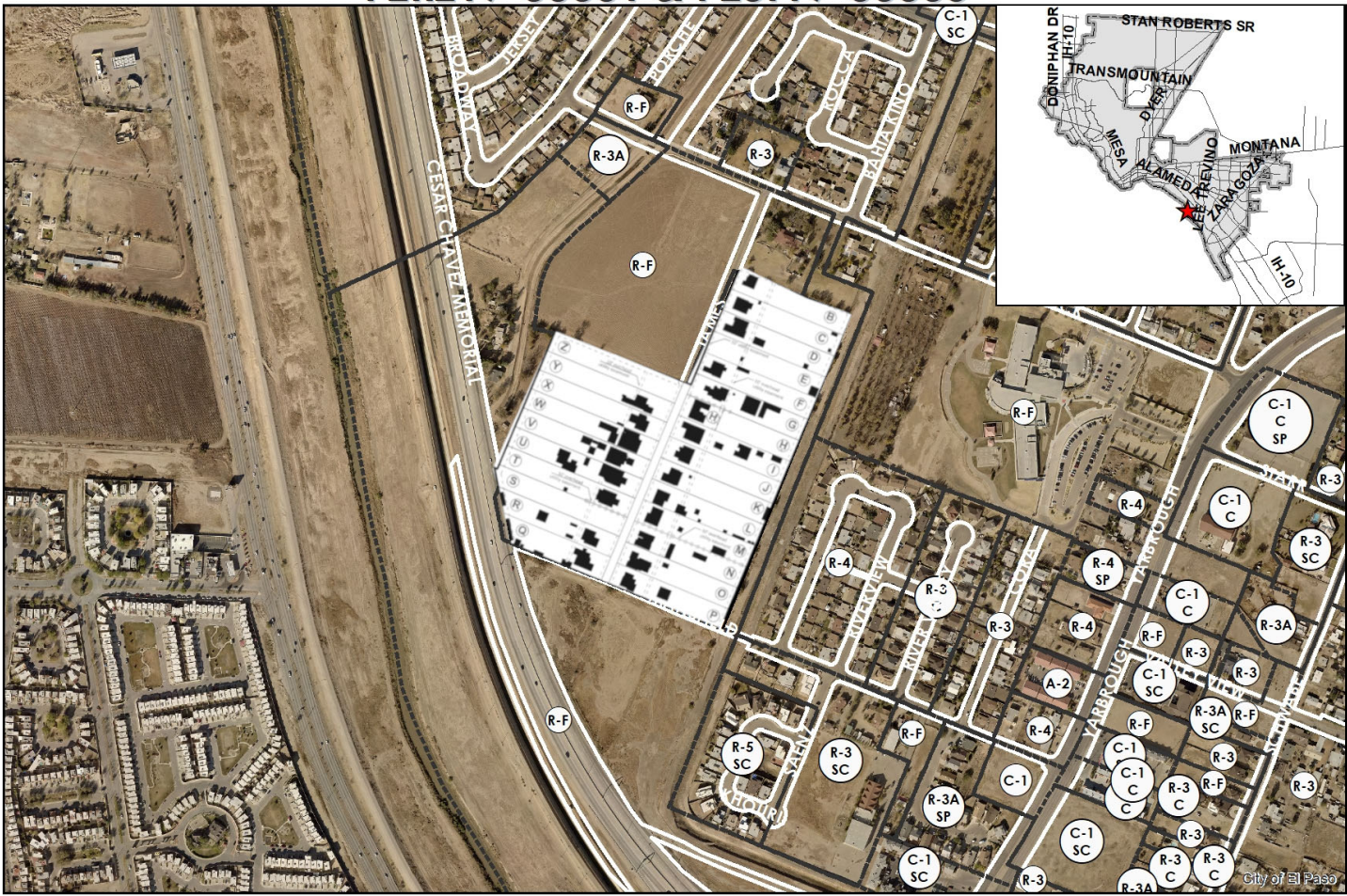




Special Permit Planned Residential Overlay

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PZRZ19-00001 & PZST19-00005



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 Subject Property

0 200 400 800 1,200 1,600 Feet





THANK YOU

