

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

DEPARTMENT: Planning & Inspections Department, Planning Division

AGENDA DATE: Regular Agenda; Public Hearing: April 19, 2016

CONTACT PERSON/PHONE: Larry Nichols, (915) 212-1550, nicholslf@elpasotexas.gov
Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

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 20.10.280A when only one factor is met, for the property located North of Tyler Seth Avenue and East of Westside Drive, legally described as Tracts 1-L-1 and 1-L-2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas (**District 1**)

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 properties legally described as Tracts 1-L-1, Block 10, Upper Valley Surveys and 1-L-2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas.

ADOPTED this the _____ day of _____, 2016.


THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections

MEMORANDUM

DATE: April 7, 2016

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

FROM: Andrew Salloum, Planner

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

The applicant is requesting a waiver of one of two requirements of Section 20.10.280A 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 is within a subdivision that has not been in existence for 30 years or more, necessitating the waiver of the requirement.

Attachments: Request Letter, Detailed Site Plan



HAKES BROTHERS
Own The Home You Love

April 12, 2016

City of El Paso
Planning & Inspections Department
City of El Paso, Texas

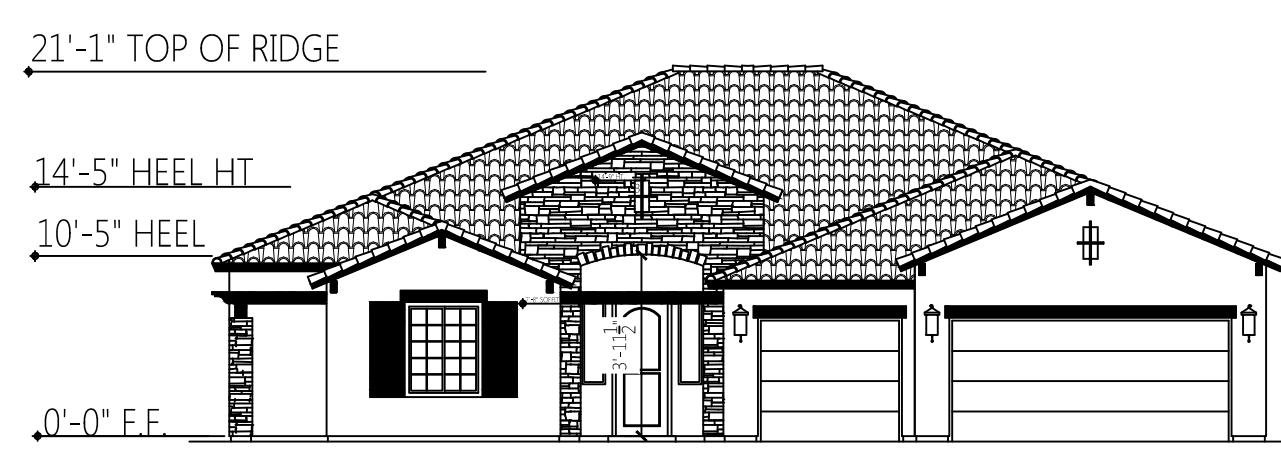
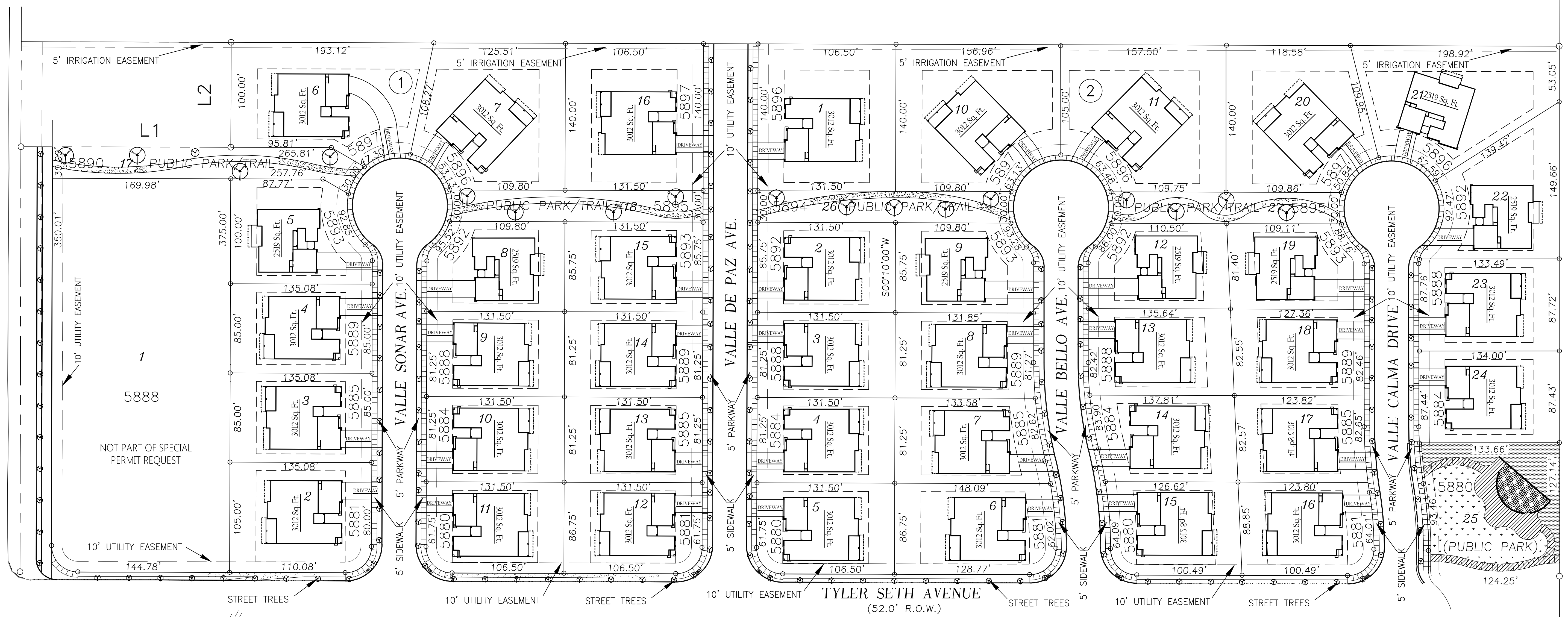
Re: Infill Requirement Waiver, Section 20.10.280 (A)
Serenio Valley Estates
Tracts 1-L-1 and 1-L-2, Block 10, Upper Valley Surveys
City of El Paso, El Paso County, Texas 79932

This letter is submitted as a request for a waiver concerning the City of El Paso Code, Section 20.10.280 (A). I am representing Hakes Brothers representing Palo Verde Development LLC, owner of the above properties, PID U819999010001L1 and U819999010001L4, with the following legal description: Tracts 1-L-1 and 1-L-2, Block 10, Upper Valley Surveys, City of El Paso, and El Paso County, Texas.

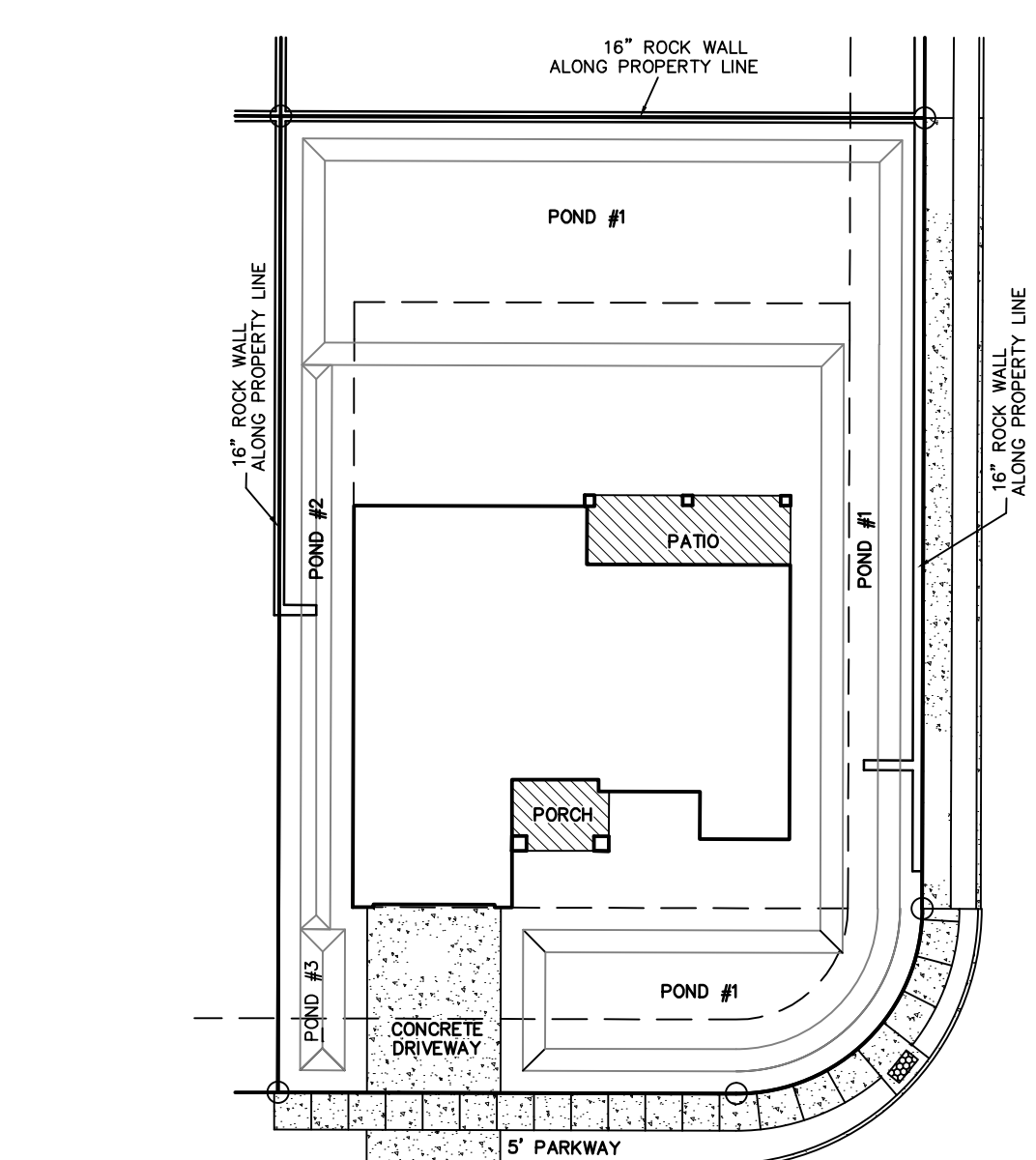
Please call me with any questions or concerns.

Respectfully,

Eric Little
Hakes Brothers
(575) 373-1120
P.O. Box 2022
Las Cruces, NM 88004



SERENO VALLEY ESTATES
TRACTS 1-L-1 AND 1-L-2, BLOCK 10, UPPER VALLEY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: ±16.52-ACRES



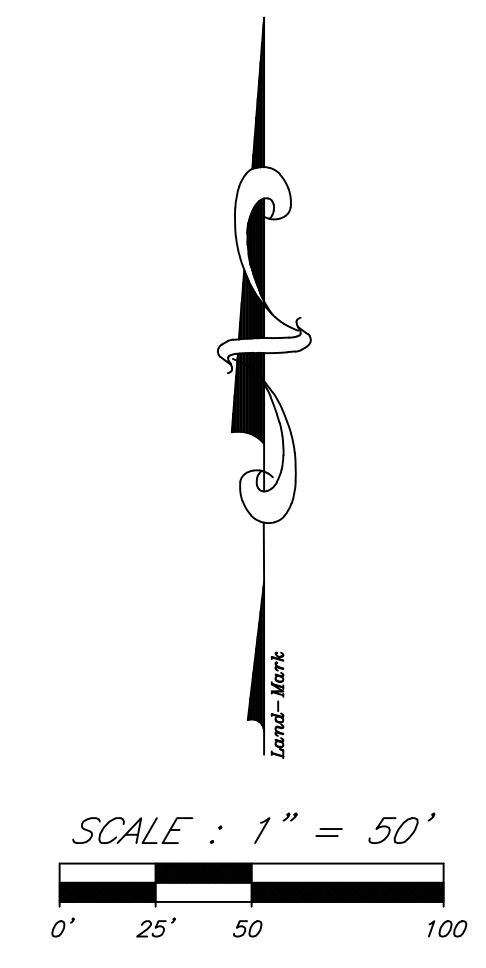
LOT	BLOCK 1 PROPOSED SETBACKS				CUMMULATIVE
	FRONT	SIDE	REAR	STREET	
2	25'	8'	25'	10'	50'
3	25'	8'	25'	X	50'
4	25'	8'	25'	X	50'
5	25'	8'	25'	X	50'
6	25'	8'	25'	X	50'
7	25'	8'	25'	X	50'
8	25'	8'	25'	X	50'
9	25'	8'	25'	X	50'
10	25'	8'	25'	X	50'
11	25'	8'	25'	10'	50'
12	25'	8'	25'	10'	50'
13	25'	8'	25'	X	50'
14	25'	8'	25'	X	50'
15	25'	8'	25'	X	50'
16	25'	8'	25'	X	50'

LOT	BLOCK 2 PROPOSED SETBACKS				CUMMULATIVE
	FRONT	SIDE	REAR	STREET	
1	25'	8'	25'	X	50'
2	25'	8'	25'	X	50'
3	25'	8'	25'	X	50'
4	25'	8'	25'	X	50'
5	25'	8'	25'	10'	50'
6	25'	8'	25'	10'	50'
7	25'	8'	25'	X	50'
8	25'	8'	25'	X	50'
9	25'	8'	25'	X	50'
10	25'	8'	25'	X	50'
11	25'	8'	25'	X	50'
12	25'	8'	25'	X	50'
13	25'	8'	25'	X	50'
14	25'	8'	25'	X	50'
15	25'	8'	25'	10'	50'
16	25'	8'	25'	10'	50'
17	25'	8'	25'	X	50'
18	25'	8'	25'	X	50'
19	25'	8'	25'	X	50'
20	25'	8'	25'	X	50'
21	25'	8'	25'	X	50'
22	25'	8'	25'	X	50'
23	25'	8'	25'	X	50'
24	25'	8'	25'	X	50'

POND	AREA
#1	3431 FT ²
#2	102 FT ²
#3	90 FT ²
TOTAL	3623 FT ²
REQUIRED	3572 FT ²

Special Permit- Infill Development
Cummulative Front and Rear Yard Setback
Required: 60 ft.
Proposed: 50 ft.

- NOTES:
- All storm water runoff shall be retained within the subdivision limits and shall comply with all provisions of (DSC 19.19.010A and DDM 11.1)
 - All lots in the subdivision are subject to on-site ponding. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-way directly fronting the lot. The pond depth and lot grading requirements are as per approved grading and drainage plan for the subdivision.
 - The 5' irrigation easement shall be provided at the northern edge of the property in order to provide for the existing ditch conveying water from the Borderland Spur Drain to the adjacent property owner and has been vacated by property owner and developer.
 - On-site ponding areas shall have maximum one (vertical) to three (horizontal) side slopes and a maximum depth of twelve (12) inches based on a one hundred year storm.





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 20.10.280A



Infill Requirement Waiver

North of Tyler Seth Avenue and
East of Westside Drive



LOCATION CRITERIA.

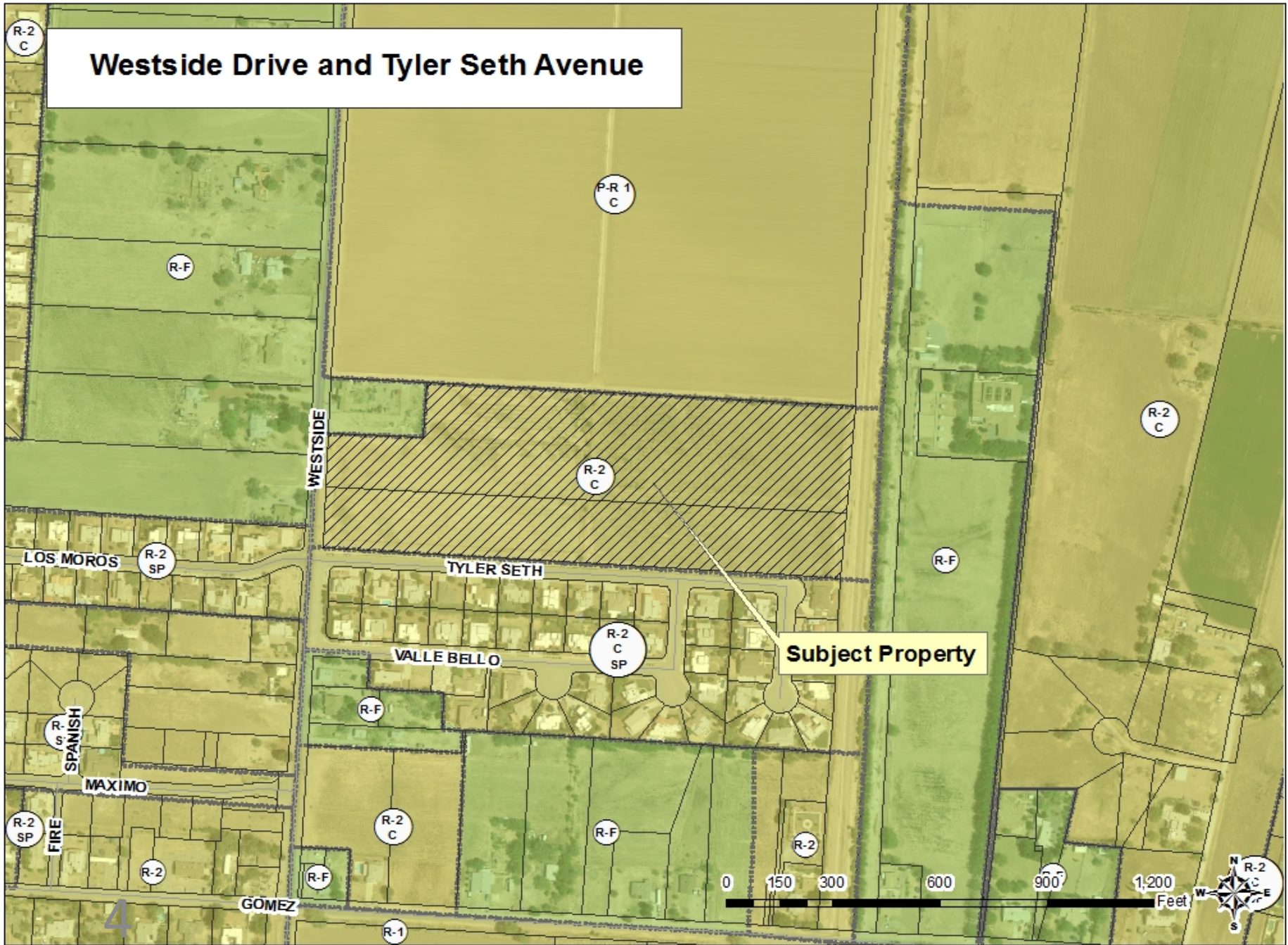
An infill development may be designated for any property on which at least two of the following factors are present:

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.

Westside Drive and Tyler Seth Avenue



Subject Property

0 150 300 600 900 1,200 Feet



4

Westside Drive and Tyler Seth Avenue

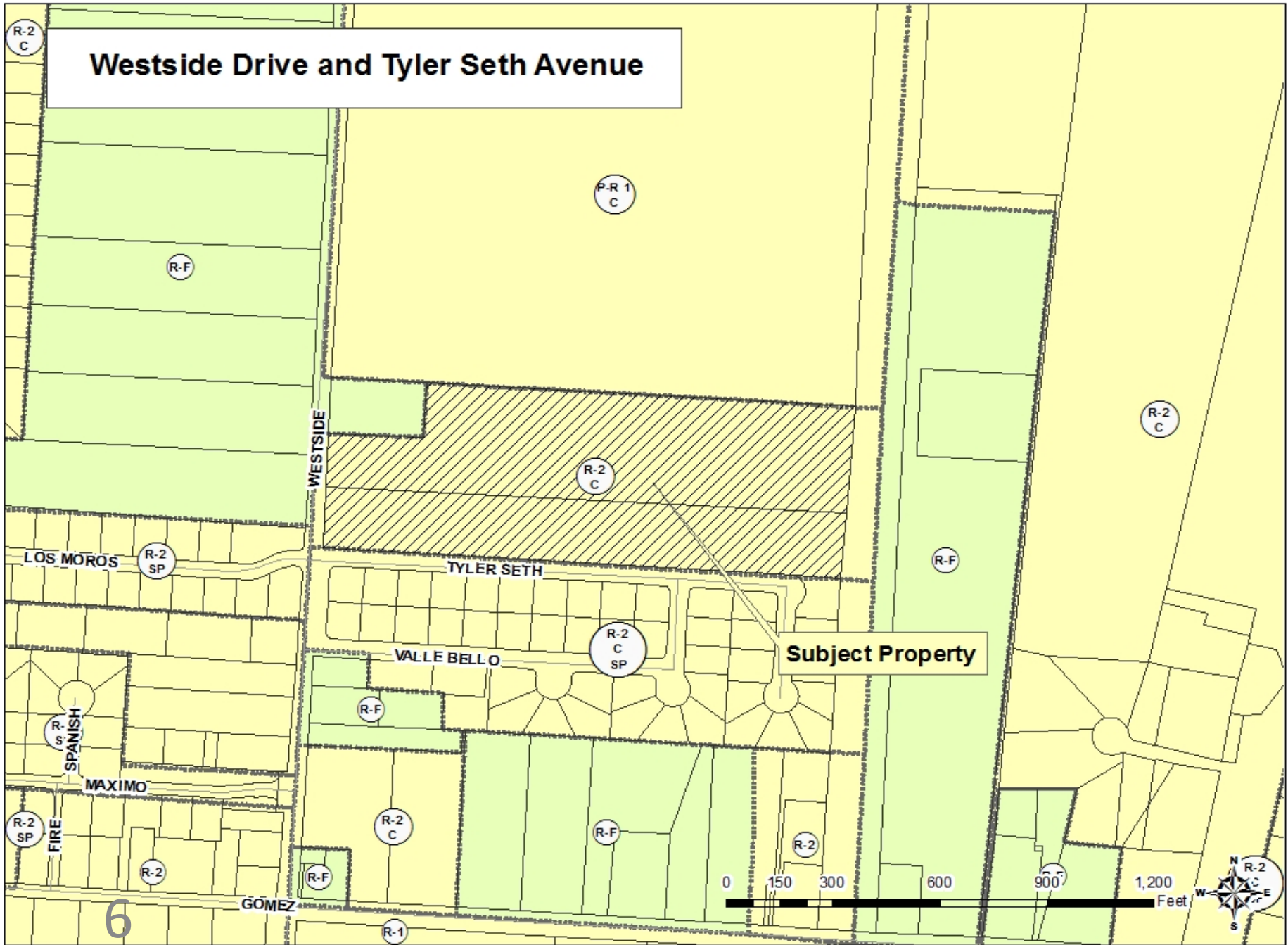


Subject Property

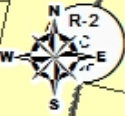
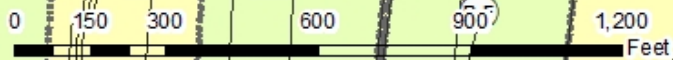
0 150 300 600 900 1,200 Feet



Westside Drive and Tyler Seth Avenue



Subject Property



6



Request Letter



April 12, 2016

City of El Paso
Planning & Inspections Department
City of El Paso, Texas

Re: Infill Requirement Waiver, Section 20.10.280 (A)
Sereno Valley Estates
Tracts 1-L-1 and 1-L-2, Block 10, Upper Valley Surveys
City of El Paso, El Paso County, Texas 79932

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Please call me with any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "Eric Little", is written over a light blue horizontal line.

Eric Little
Hakes Brothers
(575) 373-1120
P.O. Box 2022
Las Cruces, NM 88004



Detailed Site Plan

