

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Regular Agenda; Public Hearing: May 20, 2014

CONTACT PERSON/PHONE: Arturo Rubio, (915) 212-1613, rubioax@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 20.10.280 when only one factor is met, prior to the submission of a special use permit application for the property located at 5301, 5305 and 5309 Ridge Street, legally described as Lots 1, 2 and, 3, Block 1, Duenas Replat "A" Subdivision, City of El Paso, El Paso County, Texas. (District 1)

BACKGROUND / DISCUSSION:

Request letter and conceptual plan are attached.

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – N/A

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Director, City Development 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 Lots 1, 2 and 3, Block 1, Duenas Replat "A" Subdivision, 5301, 5305 and 5309 Ridge Street, City of El Paso, El Paso County, Texas.

ADOPTED this the _____ day of _____, 2014.

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
City Development Department

MEMORANDUM

DATE: May 7, 2014

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Arturo Rubio, 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 as part of an Infill Special Permit application. Section 20.10.280 Infill Development of the El Paso City Code requires that the subject property where an infill special permit 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 only one of the two requirements. The City Code allows for one of the two requirements be waived by City Council. The subject property is within a subdivision that has been in existence since 2004, necessitating the waiver of the requirement for a subdivision that has been in existence for 30 years or more.

Attachments: Resolution, Request letter, Conceptual Plan

Request Letter

EPG PLANNING CONSULTANTS

May 1, 2014

CITY OF EL PASO
City Development Department - Planning Division
222 Campbell Street, 2nd.floor
El Paso Texas 79901

Attn: Art Rubio, Senior Planner

Re: 5301, 5305, 5309 Ridge Street
El Paso County, Texas

Dear Mr. Rubio:

EPG Planning Consultants hereby requests, on behalf of our Client, a Waiver of a requirement for a subdivision to be 30 years old to be eligible for a lot (s) 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.

Our Client is proposing to develop the property's into 2 quadruple's with in a neighborhood. Attached is a preliminary site development plan indicating our Clients intended use of the property. The approval of this waiver request will allow us to apply for a Special Permit and allow us a flexible approach on the design and development of this project. In advance, we appreciate your consideration of this request.



Sincerely

EPG PLANNING
CONSULTANTS
305 LEON STREET
EL PASO, TEXAS 79901
Phone: 915 328-1560
E-
mail:epgplanning1@gmail.com

David Holguin
Project Manager



Infill Requirement Waiver 5301, 5305 and 5309 Ridge Street

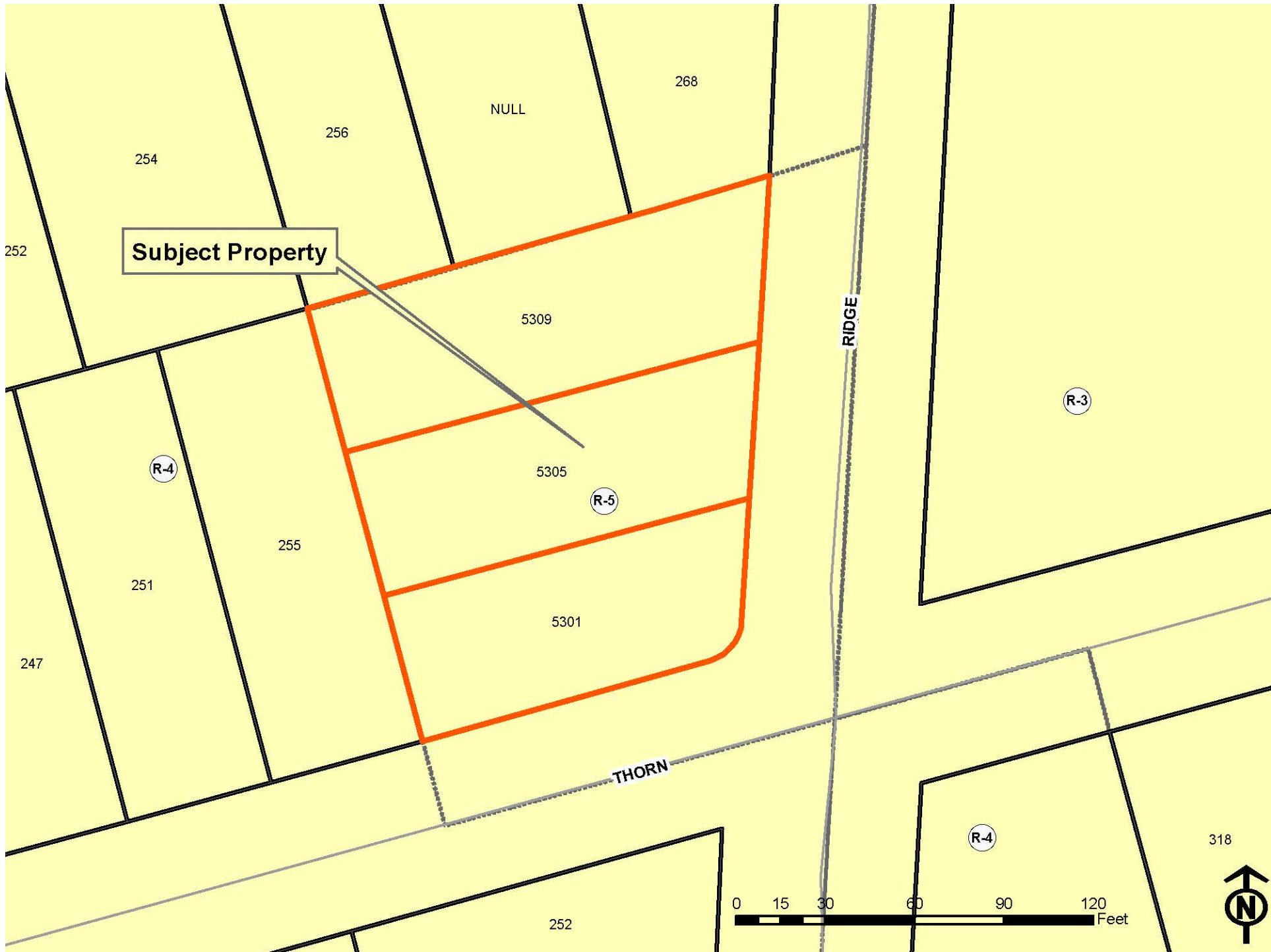
**LOCATION CRITERIA.**

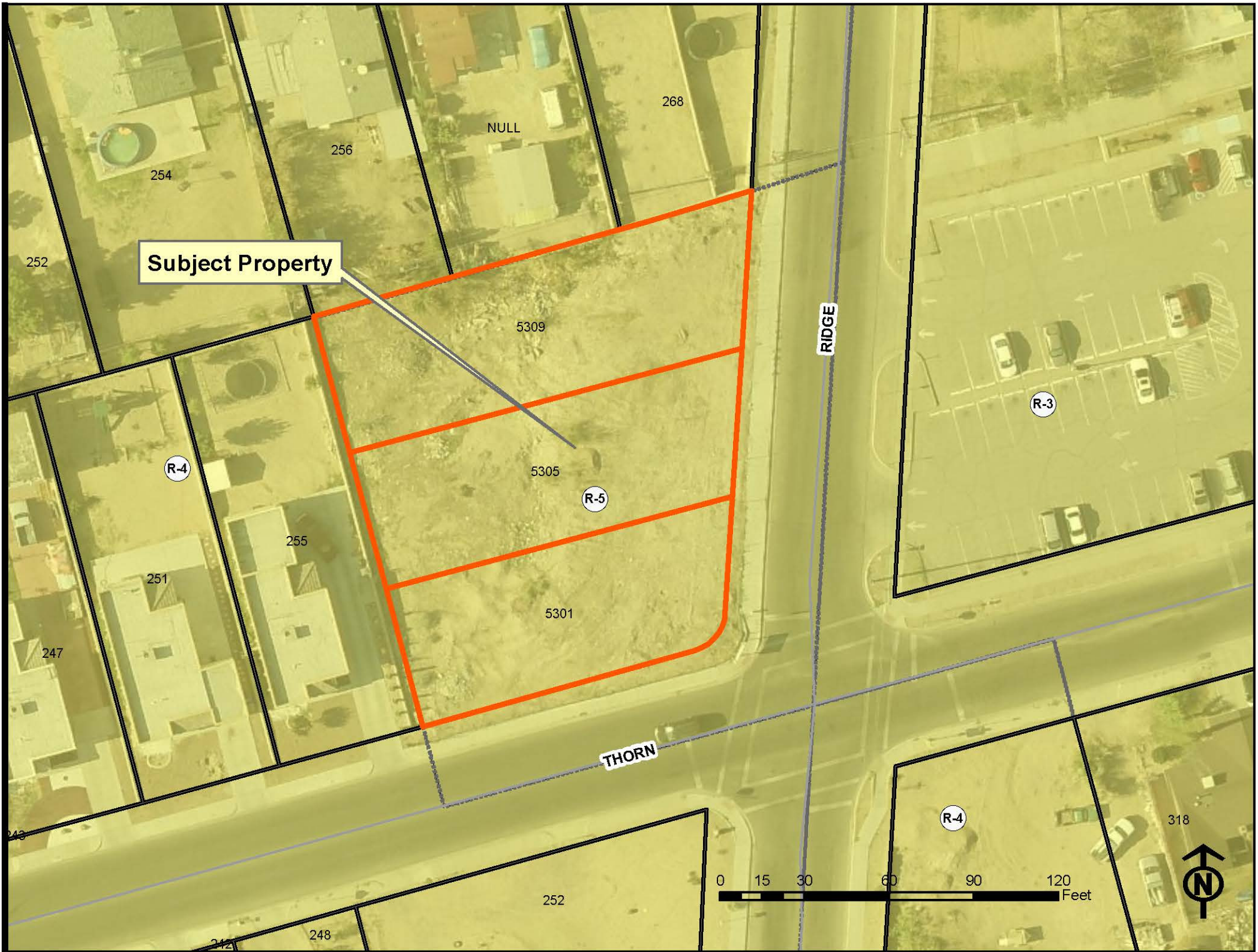
An infill development may be designated for any property on which at least two of the following factors are present:

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. 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.





Subject Property

252

254

256

NULL

268

5309

R-4

5305

R-5

255

251

5301

247

RIDGE

R-3

THORN

R-4

318

0 15 30 60 90 120 Feet





Subject Property

RIDGE

THORN

0 15 30 60 90 120 Feet



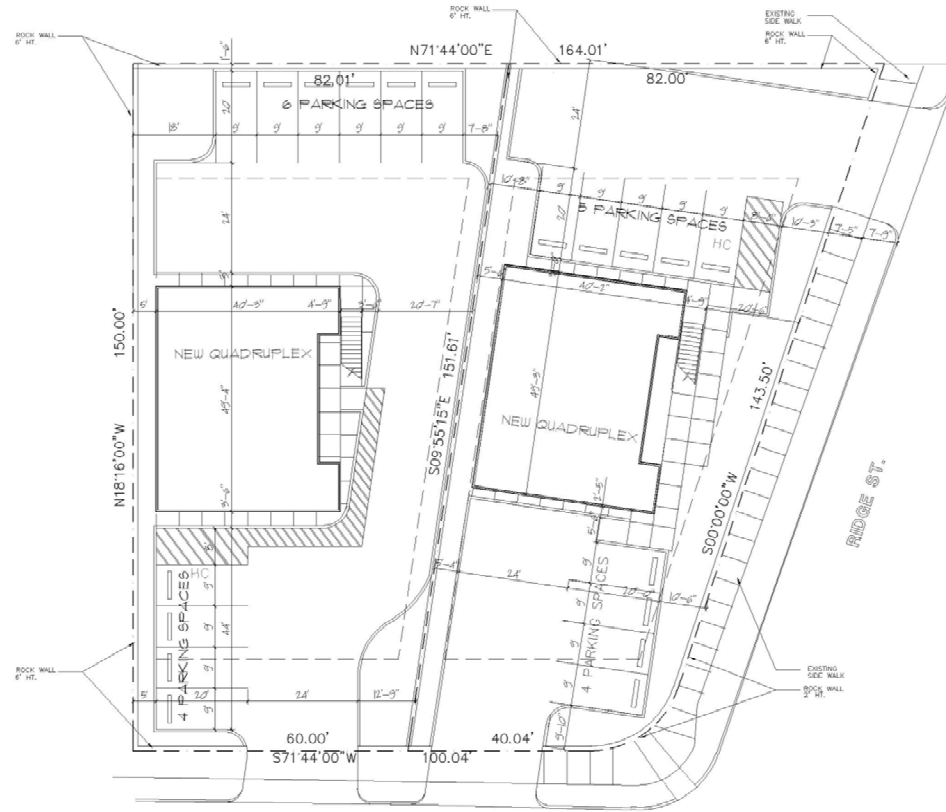


CONCEPTUAL PLAN

NOTES

PLAT OF SURVEY

BLOCK 1, LOT 1, 2, 3
 DUENAS REPLAT "A" SUBDIVISION
 CITY OF EL PASO, EL PASO COUNTY, TEXAS



QUADRUPLICES
FOR MR. BENAVENTE
 EL PASO, TEXAS
 5301, 5305, 5309 RIDGE STREET

FOR ZONING CHANGE

NO.	DATE	REVISION



BY: GEORGE LOUWEN/ELPZL ZONING CHANGE APRIL 22, 2014



REQUEST LETTER

EPG PLANNING CONSULTANTS

May 1, 2014

CITY OF EL PASO
City Development Department - Planning Division
222 Campbell Street, 2nd.floor
El Paso Texas 79901

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El Paso County, Texas

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Sincerely

A handwritten signature in black ink, appearing to read "D. Holguin".

David Holguin
Project Manager

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CONSULTANTS
305 LEON STREET
EL PASO, TEXAS 79901
Phone: 915-328-1560
E:
mail: epgplanning1@gmail.com