

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

**DEPARTMENT:** City Development Department, Planning Division

**AGENDA DATE:** Regular Agenda; Public Hearing: June 3, 2014

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

**DISTRICT(S) AFFECTED:** 8

**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 5550 Confetti Drive, legally described as Lot 5, Block 1, Armour Square, City of El Paso, El Paso County, Texas. **(District 8)**

**BACKGROUND / DISCUSSION:**

Request letter and detailed site plan attached.

**PRIOR COUNCIL ACTION:**

N/A

**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

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**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 Lot 5, Block 1, Armour Square, 5550 Confetti Drive, City of El Paso, El Paso County, Texas.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

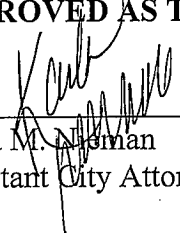
**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Noman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy, Director  
City Development Department

## **MEMORANDUM**

**DATE:** May 22, 2014

**TO:** The Honorable Mayor and City Council  
Sean McGlynn, Interim City Manager

**FROM:** Michael McElroy, Planner

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

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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 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 been in existence since 1991, necessitating the waiver of the requirement for a subdivision that has been in existence for 30 years or more.

**Attachments:** Resolution, Request Letter, Detailed Site Development Plan

# Keystone Residences LLC

6006 North Mesa Suite # 805

El Paso Texas 79912

City of El Paso

May 19, 2014

City Development Department (Planning Division)

222 Campbell St.

El Paso Texas 79901

Attn: Michael McElroy

Re: 5550 Confetti St.

El Paso, Texas

Dear Mr. McElroy

Keystone Residences LLC. hereby requesting a waiver of a requirement for a subdivision to be 30 years old to be eligible for a lot 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.

We are proposing to develop the property into a quadruple's within the neighborhood. Attached is a preliminary site development plan indicating that we intend to use 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 of the project. We appreciate your assistants.

Sincerely

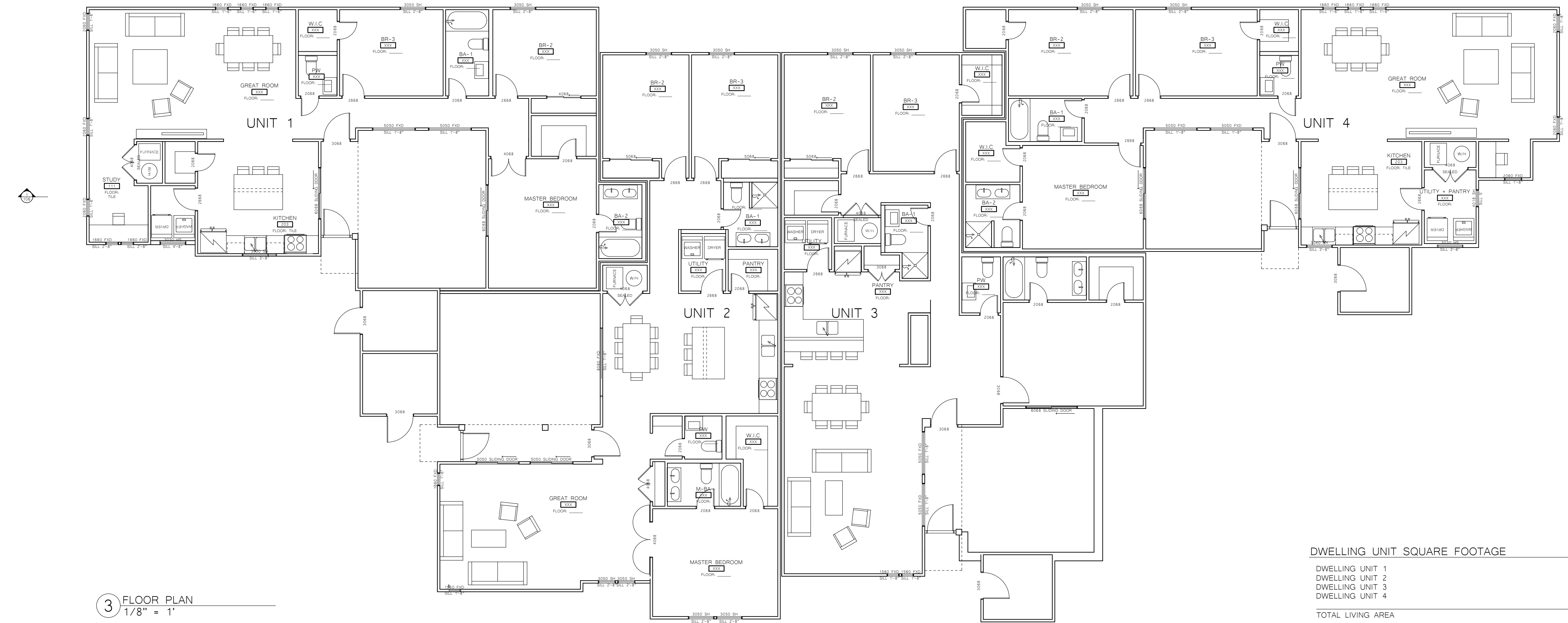


Bashar Abugalyon

Project Manager

Phone Number: (915) 383-1502

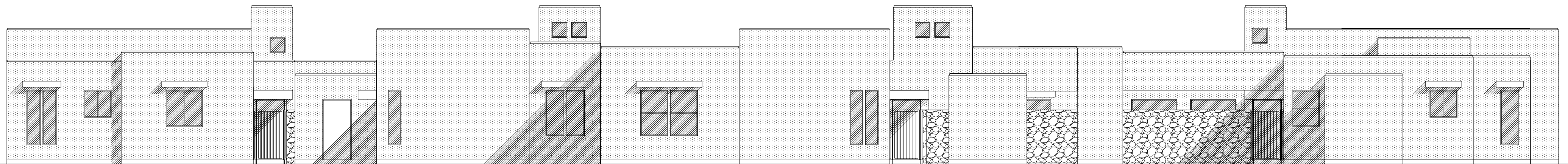
Bashar940@sbcglobal.net



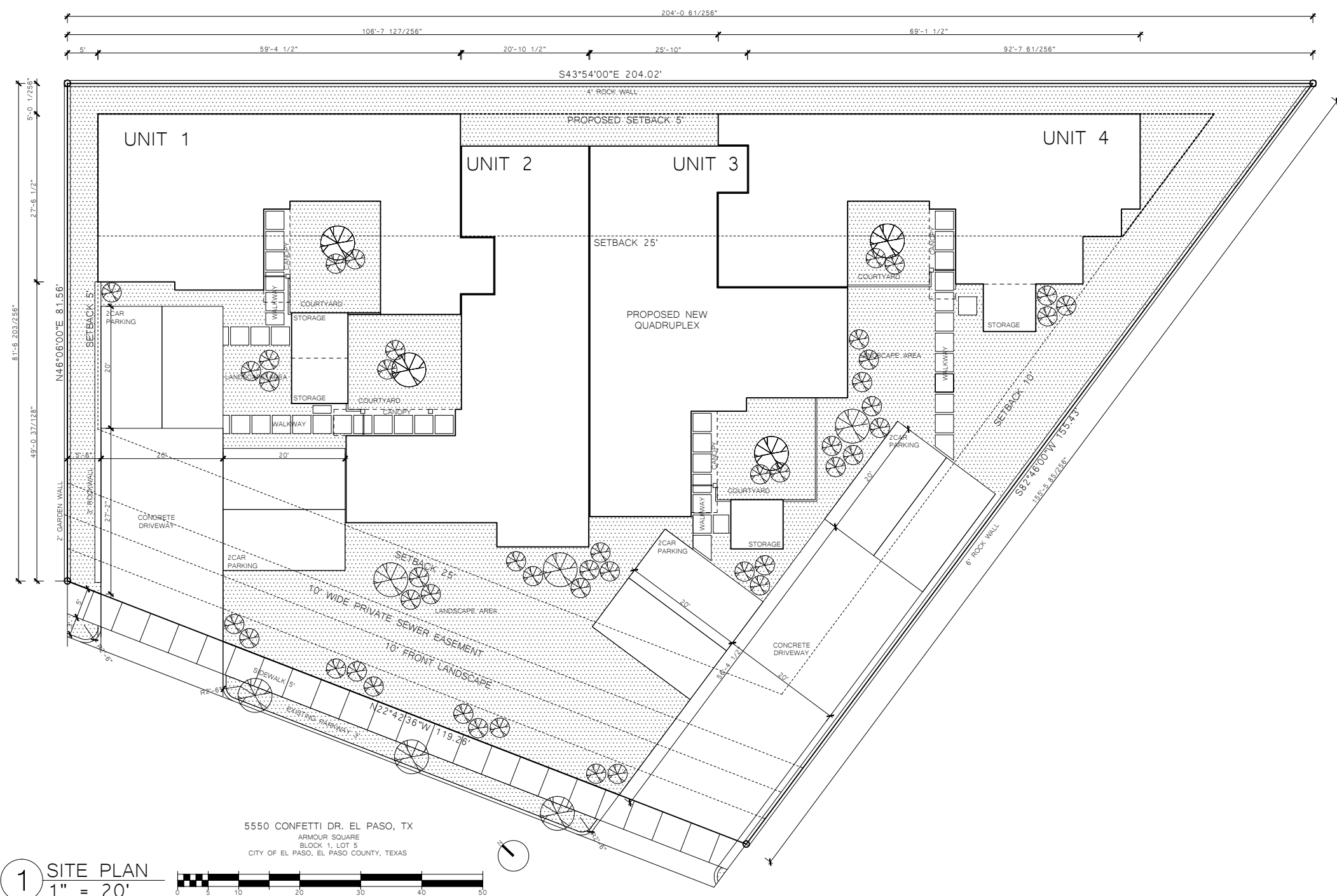
3 FLOOR PLAN  
1/8" = 1'

DWELLING UNIT SQUARE FOOTAGE

DWELLING UNIT 1	1459 SQFT
DWELLING UNIT 2	1509 SQFT
DWELLING UNIT 3	1561 SQFT
DWELLING UNIT 4	1507 SQFT
TOTAL LIVING AREA	6015 SQFT
DWELLING UNIT 1 STORAGE	60 SQFT
DWELLING UNIT 2 STORAGE	60 SQFT
DWELLING UNIT 3 STORAGE	60 SQFT
DWELLING UNIT 4 STORAGE	60 SQFT
TOTAL STORAGE AREA	240 SQFT



2 ELEVATION FRONT  
1/8" = 1'



1 SITE PLAN  
1" = 20'

OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATIONS  
50% OPEN SPACE REQUIRED  
TOTAL PARCEL AREA : 17,252 SQFT  
50% OPEN SPACE REQUIRED: 8,626 SQFT  
OPEN SPACE PROVIDED 10,679 SQFT (62 %)

LANDSCAPE CALCULATIONS

ACCORDING TO ORD. NO. 18026, § 1, 6-4-2013  
18.46.080  
REQUIRED LANDSCAPABLE AREA:  
17,252 - 6,574 = 10,679 SQFT  
10,679 x 0.15 = 1,602 SQFT  
PROVIDED LANDSCAPABLE AREA: 6,659 SQFT  
18.46.090  
REQUIRED PLANT MATERIAL:  
2 UNITS OF PLANT MATERIAL  
PROPOSED PLANT MATERIAL:  
(2 UNITS OF PLANT MATERIAL):  
7 TREES  
45 FIVE-GALLON SHRUBS

PARKING LEGEND

REQUIRED 2 PARKING SPACES PER DWELLING UNIT  
PROVIDED 2 PARKING SPACES PER DWELLING UNIT  
TOTAL 8 PARKING SPACES

AREA OF PROPERTY

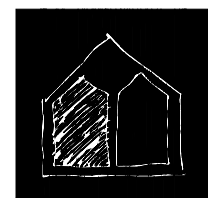
LOT SIZE 0.396 AC. / 17,252 SQFT

LEGAL DESCRIPTION

5550 CONFETTI DR. EL PASO, TX  
ARMOUR SQUARE  
LOT 5, BLOCK 1  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

ZONING DATA

BUILDING SETBACK LINES  
FRONT YARD 25'  
REAR YARD 5'  
SIDE YARD 5'  
ABUTTING SIDE STREET 10'  
ZONING DISTRICT C-1





# Infill Requirement Waiver 5550 Confetti

**LOCATION CRITERIA.**

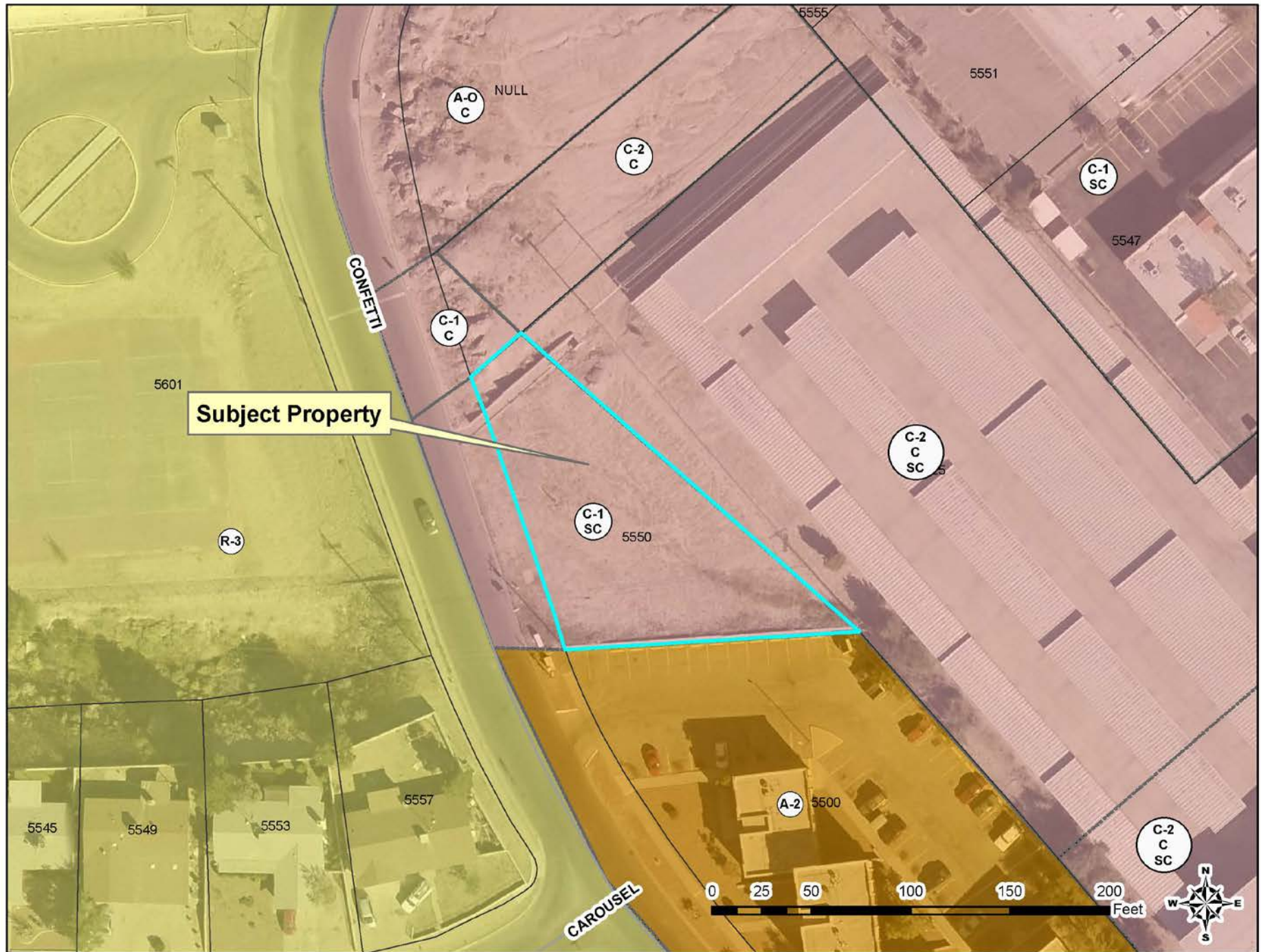
An infill development may be designated for any property on which at least two of the following factors are present:

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.



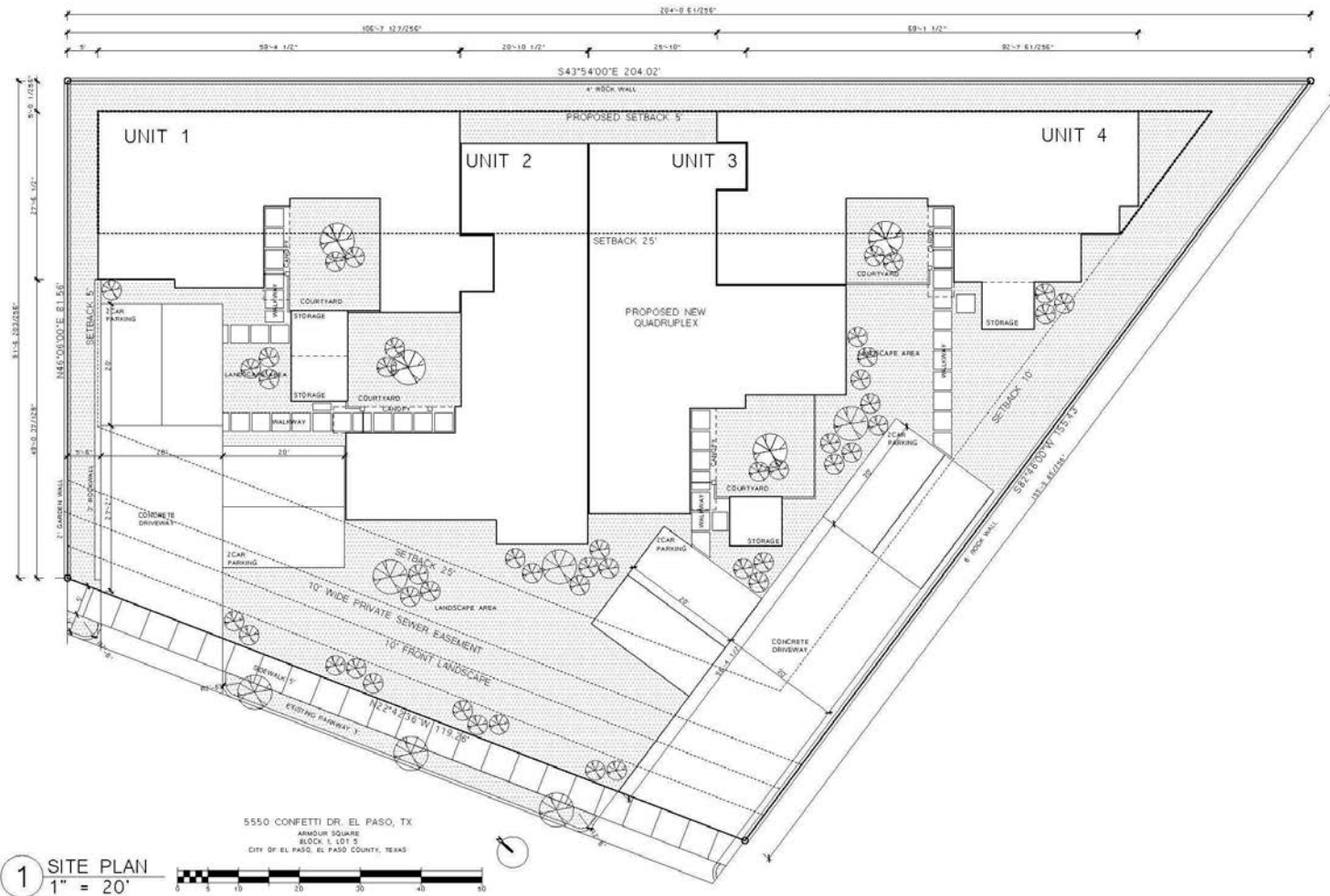








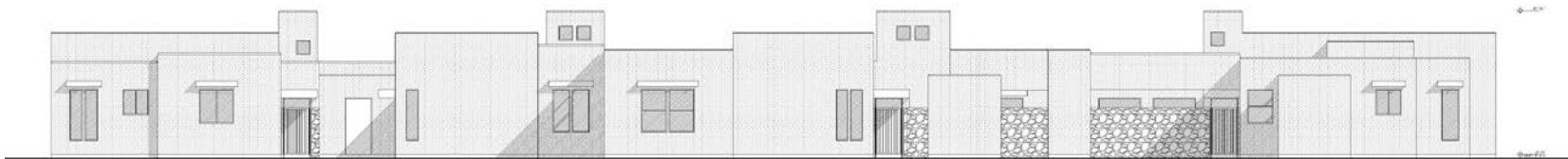
# Detailed Site Development Plan







# Detailed Site Development Plan



2 ELEVATION FRONT  
1/8" = 1'



# REQUEST LETTER

## Keystone Residences LLC

6006 North Mesa Suite # 805  
El Paso Texas 79912

City of El Paso

May 19, 2014

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Sincerely

A handwritten signature in blue ink, appearing to read "B. Abugalyon", is written over a horizontal line.

Bashar Abugalyon

Project Manager

Phone Number: (915) 383-1502

Bashar940@sbcglobal.net