

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

DEPARTMENT: City Development Department, Planning Division

AGENDA DATE: Introduction: June 11, 2013
Public Hearing: July 2, 2013

CONTACT PERSON/PHONE: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

SUBJECT:

An Ordinance granting special permit no. PZST13-00009, to allow for infill development with reduced front, and rear setbacks on the property described as Lots 6 and 7, Block 4, Emerald Valley Estates Replat A, City of El Paso, El Paso County, Texas, pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of The El Paso City Code. Property owner: Winton and Associates, Location: 5524-5528 Woodgreen Drive, **PZST13-00009 (District 1)**

BACKGROUND / DISCUSSION:

Staff report attached.

PRIOR COUNCIL ACTION:

On March 26, 2013 the City Council approved a waiver to 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 5528 & 5524 Woodgreen drive.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Pending Review Scheduled for June 13, 2013

*****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: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST13-00009, TO ALLOW FOR INFILL DEVELOPMENT WITH REDUCED FRONT, AND REAR SETBACKS ON THE PROPERTY DESCRIBED AS LOTS 6 AND 7, BLOCK 4, EMERALD VALLEY ESTATES REPLAT A, 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, Winton and Associates, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a single-family dwelling unit with reduced front, and rear 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-1 (Residential) Zone District:

Lots 6 and 7, Block 4, Emerald Valley Estates, Replat A, City of El Paso, El Paso County, Texas; and,

2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a single-family dwelling unit with reduced front and rear setbacks; and,
3. 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 Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,

ORDINANCE NO. _____

PZST13-00009

4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST13-00009 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,
5. That the Owners 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.

PASSED AND APPROVED this _____ day of _____, 2013.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Karla M. Nieman
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

ORDINANCE NO. _____

PZST13-00009

AGREEMENT

Winton and Associates (Property Owners), referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the R-1 (Residential) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2013.

Winton and Associates:

By: _____
(name/title)

(signature)

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2013, for Winton and Associates, as Owners.

My Commission Expires:

Notary Public, State of Texas

Notary's Printed or Typed Name:

ORDINANCE NO. _____

PZST13-00009

EXHIBIT "A"

LEGAL DESCRIPTION

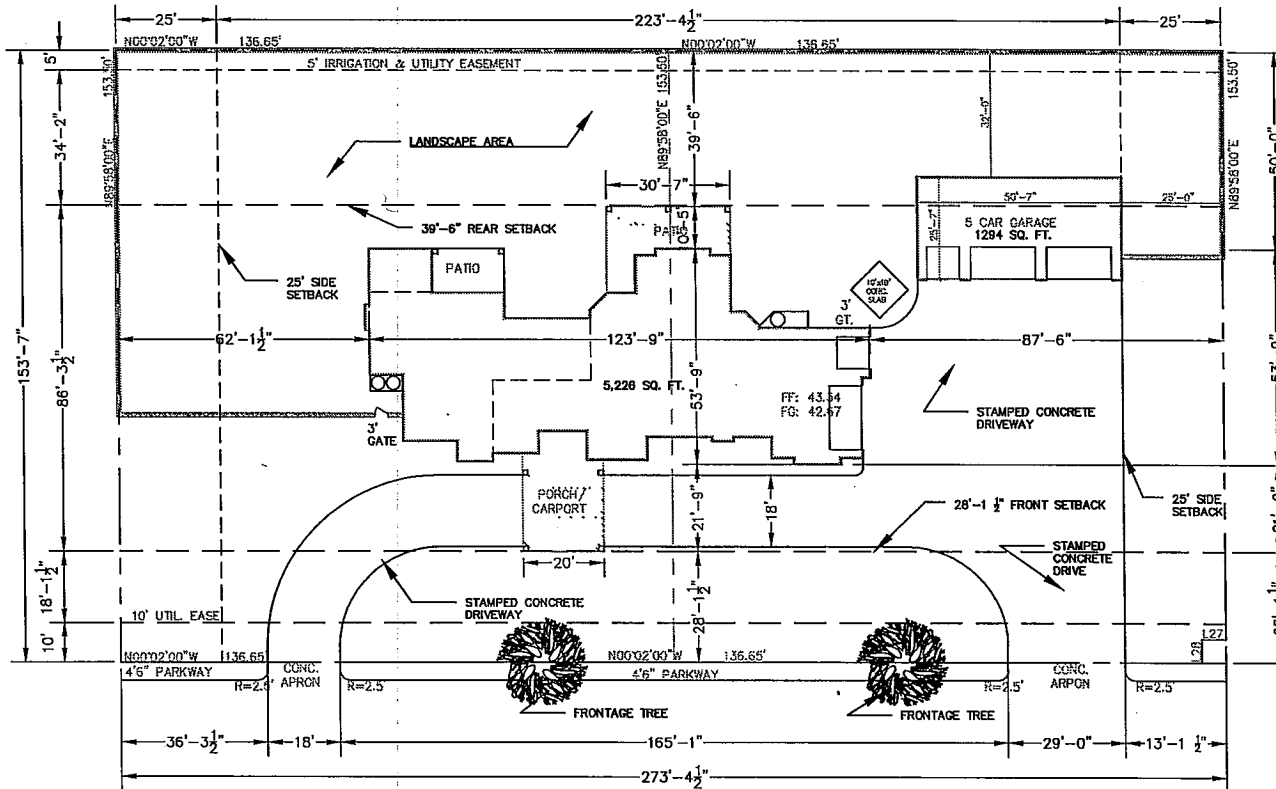
LOT 6 AND 7
BLOCK 4
EMERALD VALLEY ESTATES
REPLAT A
EL PASO, TEXAS

5528 & 5524 WOODGREEN DRIVE
L27
L: 6.00' L: 6.00'
B: N00D02'00"W B: N89D58'00"E

AREA SUMMARY

1ST. FLOOR 3,891 SQ. FT.
2ND. FLOOR 1,335 SQ. FT.
5,226 SQ. FT.

GARAGE AREA: 1,294 SQ. FT.



A1

SITE PLAN

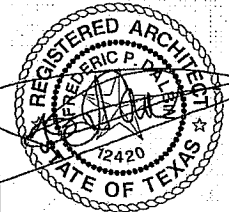
SCALE: 1: 30

UPDATED: MAY 23, 2013

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WOODGREEN DRIVE

5528 & 5524 WOODGREEN DR. EL PASO, TEXAS

130426

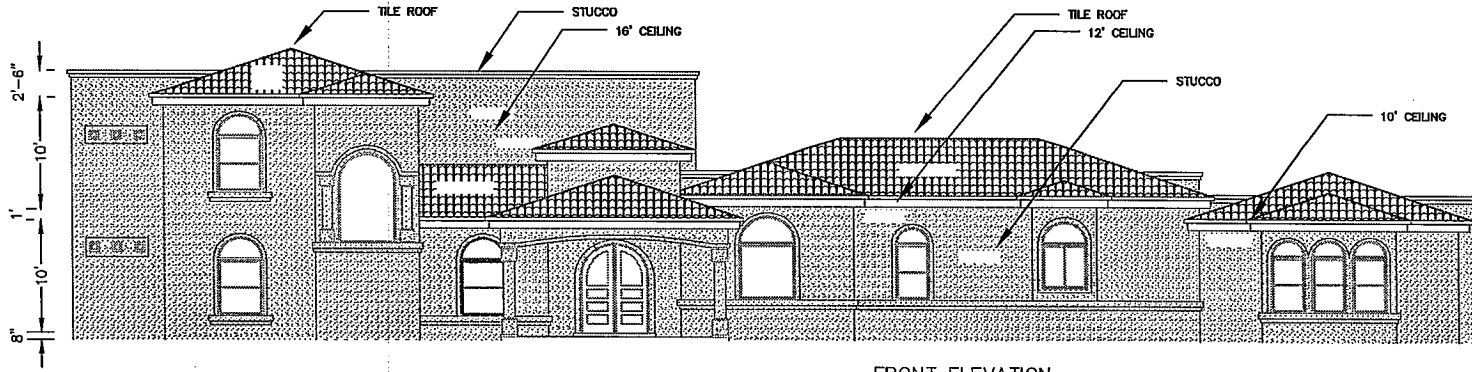
04/01/2013

AS SHOWN

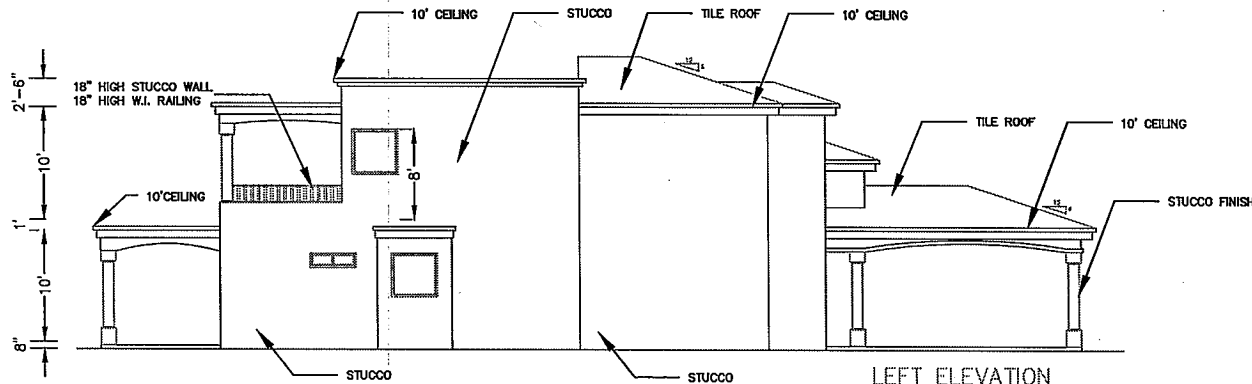
A1

SHEET OF

EXHIBIT "A"



FRONT ELEVATION



LEFT ELEVATION

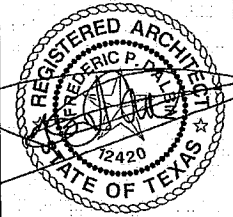
A3 ELEVATIONS

SCALE: 3/32" = 1' - 0"

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AUSTIN, TEXAS 78711, TEL: (512) 305-4000.



WOODGREEN DRIVE

5528 & 5524 WOODGREEN DR. EL PASO, TEXAS

130426

04/01/2013

AS SHOWN

A3

SHEET OF

Wright & Dalbin
ARCHITECTS, INC.
2112 Marquette Drive • El Paso, Texas 79930 • www.wrightdalbin.com • 915-533-3777

MEMORANDUM

DATE: May 28, 2013

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

FROM: Arturo Rubio, Senior Planner

SUBJECT: PZST13-00009

This item is pending CPC (City Plan Commission) review scheduled for June 13, 2013



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00009
Application Type: Special Permit
CPC Hearing Date: June 13, 2013
Staff Planner: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

Location: 5524-5528 Woodgreen Drive
Legal Description: Lots 6 and 7, Block 4, Emerald Valley Estates, Replat A, City of El Paso, El Paso County, Texas
Acreage: 0.9622-acre
Rep District: 1
Zoning: R-1 (Residential)
Existing Use: Vacant
Request: Infill Development to allow for reduced front and rear setbacks
Proposed Use: Single-family dwelling

Property Owner: Winton and Associates
Representative: Scott Winton

SURROUNDING ZONING AND LAND USE

North: R-1 (Residential)/ Single-family dwellings
South: R-1 (Residential)/ Single-family dwellings
East: R-1 (Residential)/ Single-family dwellings/ R-1/sp (Residential/special permit)/ Single-family dwellings
West: R-1 (Residential)/ Single-family dwellings

The Plan for El Paso Designation: G-4, Suburban Walkable (Northwest Planning Area)
NEAREST PARK: Valley Creek Park (5,482 feet)
NEAREST SCHOOL: Jose H. Damiam Elementary (13,989)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Neighborhood Association
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association
Upper Valley Improvement 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 May 20, 2013. The Planning Division has not received any phone calls or letters in support or opposition to the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review. The special permit requested is to allow for infill development to reduce the front and rear setbacks from the required front setback of 30' feet to 28.125' feet and cumulative setback required 100 ft. to 67.625' ft. The detailed site development plan shows a 5,225 square-foot single-family dwelling and a 1,294 square-foot garage. Access to the subject property is proposed from Woodgreen Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development. The request is compatible to Plan El Paso Comprehensive Plan, surrounding uses and complies with section 20.04.320 Special Permit and 20.04.150 Detailed Site Development Plan requirements of the El Paso City Code.

Plan El Paso-Future Land Use Map Designation

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

G-4 – Suburban Walkable: This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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-1 (Residential) 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 primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

Planning Division –Transportation

No objections

City Development Department – Plan Review

No comments received.

City Development Department - Land Development

No Objection.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

No comments received.

El Paso Water Utilities (EPWU)

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

Water:

2. There is an existing 8-inch diameter water main extending along Woodgreen Drive that is available for service, the water main is located approximately 7-feet east from the center line of the right-of-way.

3. EPWU records indicate two vacant water service connections (inactive meters) serving the subject properties. The addresses for these services are 5524 and 5528 Woodgreen Drive.

Sanitary Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Woodgreen Drive that is available for service, the sewer main is located approximately 7-feet west from the center line of the right-of-way.

General:

5. EPWU requires a new service application to provide 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 EPWU – 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.

Sun Metro

Sun Metro does not oppose this request.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: LOCATION MAP

PZST13-00009



ATTACHMENT 2: AERIAL MAP

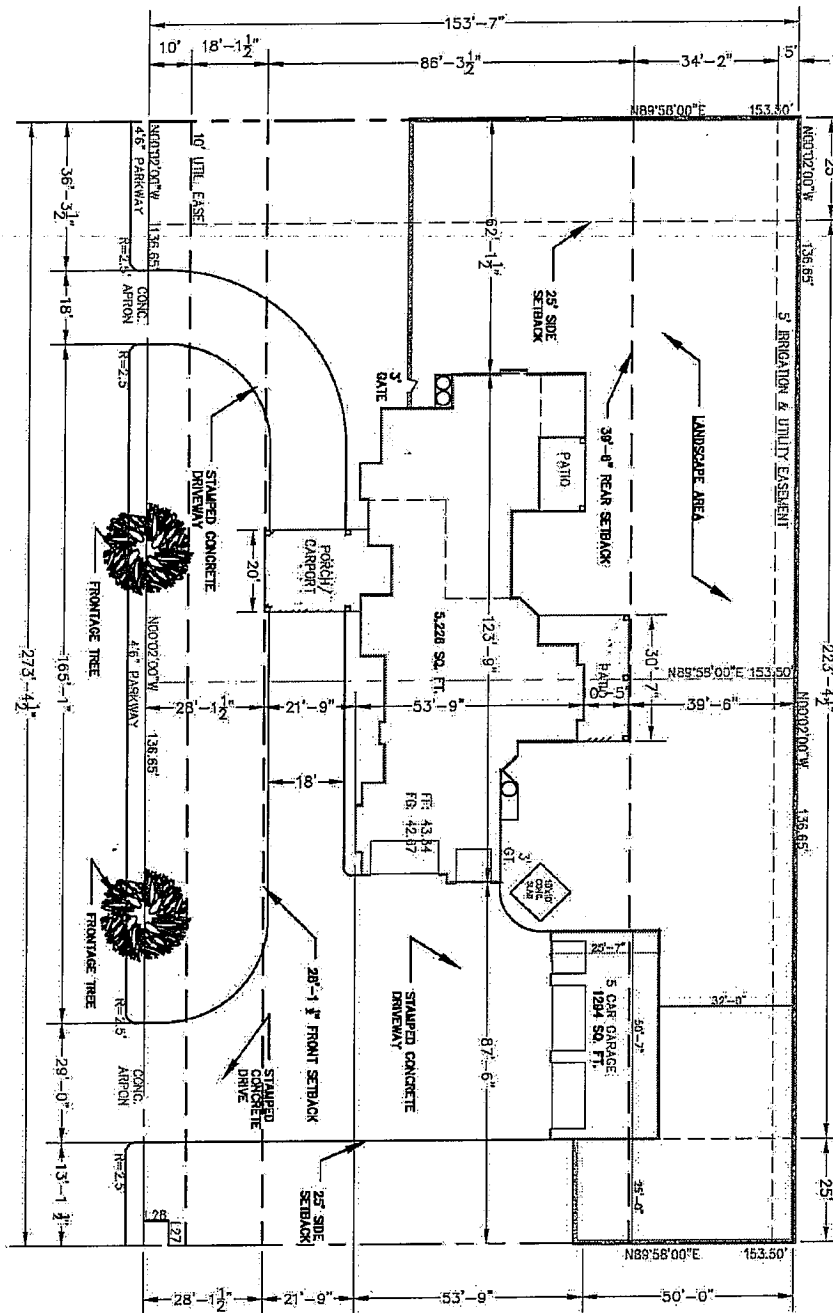
PZST13-00009



LOT 6 AND 7
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REPLAT A
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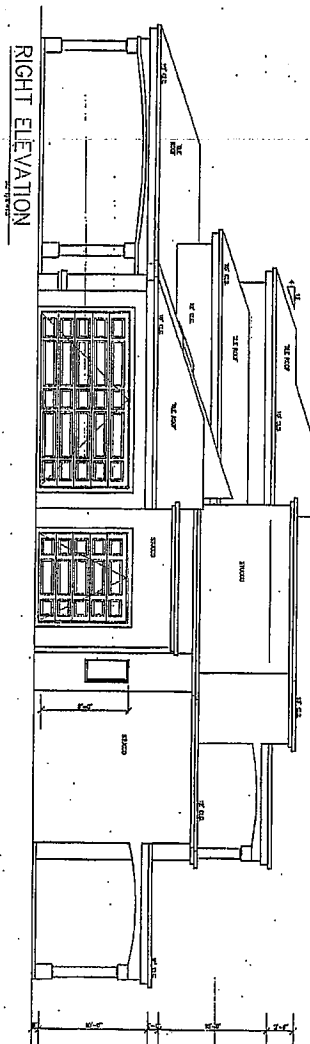
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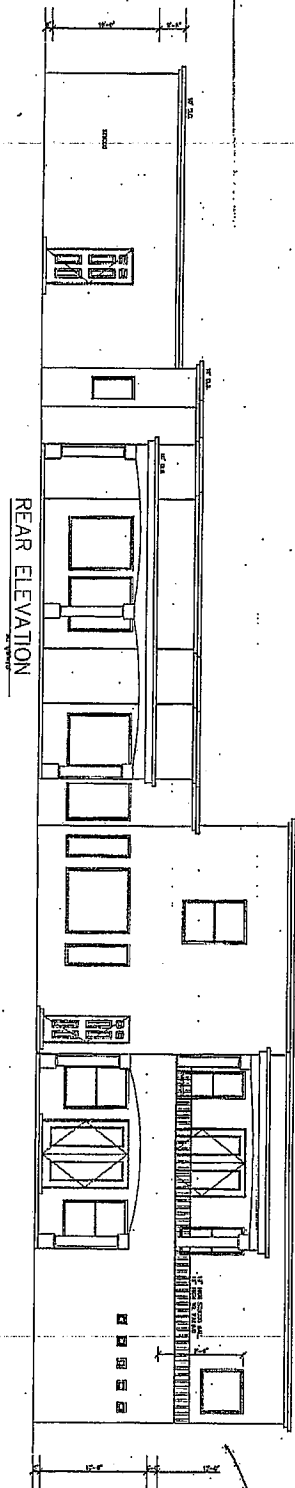
SCALE: 1:30

UPDATED: MAY 23, 2013

ATTACHMENT 4: ELEVATIONS



RIGHT ELEVATION



REAR ELEVATION 2x 1/8" = 1'

A4
ELEVATIONS
SCALE: 1/8" = 1' - 0"

SCALE: 1/8" = 1'-0"