

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

DEPARTMENT: Planning & Inspections Department, Planning Division

AGENDA DATE: Regular Agenda; Public Hearing: July 21, 2015

CONTACT PERSON/PHONE: Michael McElroy, 915-212-1612, mcelroyms@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 709 Woodfield Drive, legally described as Lot 10, Block 1, Emerald Valley Estates Replat A, 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 property legally described as Lot 10, Block 1, Emerald Valley Estates Replat A, 709 Woodfield Drive, City of El Paso, El Paso County, Texas.

APPROVED this the ____ day of _____, 2015.

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:

Larry F. Nichols, Director
Planning & Inspections Department

MEMORANDUM

DATE: July 9, 2015

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

FROM: Michael McElroy, 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 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 2006, necessitating the waiver of the requirement for a subdivision that has been in existence for 30 years or more.

Attachments: Resolution, Request Letter, Conceptual Site Plan

To: City of El Paso
Attn: Art Rubio, Lead Planner
Planning and Inspections
801 Texas Avenue
El Paso, Texas 79901

**Re: 709 Woodfield Drive
El Paso, Texas 79932
Lot 10, Block 1
Emerald Valley Estates Replat A**

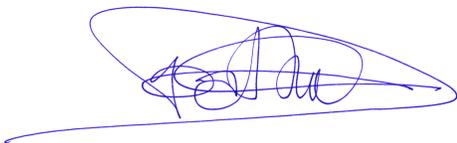
Dear Mr. Rubio:

Wright & Dalbin Architects hereby requests, on behalf of Mr. Bosko Lemez, a waiver of requirement for the subdivision to be thirty (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.

My client is proposing new construction. Attached is a preliminary site development plan indicating our client's 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.

Feel free to contact me at 915.533.3777 with any questions or concerns. Thank you in advance for your time and consideration.

Sincerely,



Frederic Dalbin
Principal Architect



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



Infill Requirement Waiver-709 Woodfield



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.



NULL

EMERALD STAR

NULL

WOODGREEN

MILRAY

EMERALD VIEW

VEREDA DEL VALLE

Subject Property

WOODFIELD

KING

FOREST HILLS

ORANTES

NASTASE

HONNORS

CORY

0 75 150 300 450 600 Feet





Request Letter

Wright & Dalbin
ARCHITECTS, INC.

To: City of El Paso
Attn: Art Rubio, Lead Planner
Planning and Inspections
801 Texas Avenue
El Paso, Texas 79901

Re: **709 Woodfield Drive**
El Paso, Texas 79932
Lot 10, Block 1
Emerald Valley Estates Replat A

Dear Mr. Rubio:

Wright & Dalbin Architects hereby requests, on behalf of Mr. Bosko Lemez, a waiver of requirement for the subdivision to be thirty (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.

My client is proposing new construction. Attached is a preliminary site development plan indicating our client's 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.

Feel free to contact me at 915.533.3777 with any questions or concerns. Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Frederic Dalbin", written over a faint, light-colored background.

Frederic Dalbin
Principal Architect

1212 Woodfield Drive • El Paso, Texas 79932 • www.wrightdalbin.com • 915-533-3777



Conceptual Plan

