

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: October 31, 2017
Public Hearing: November 28, 2017

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, Morrison-VegaVX@elpasotexas.gov
Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance approving a Detailed Site Development Plan for a A Portion of Lots 1 and 2, Block 1, Rocket Warehouse Park Unit 3, Dyer St. & Ameen Dr., an Addition to the City of El Paso, El Paso County, Texas Pursuant to Section 20.04.150. The Penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Dyer St. & Ameen Dr. Owner: Bowling, Enterprises, LLC. PZDS17-00030 (District 4)

BACKGROUND / DISCUSSION:

On October 5, 2017 The City Plan Commission recommended Approval.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this rezoning application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

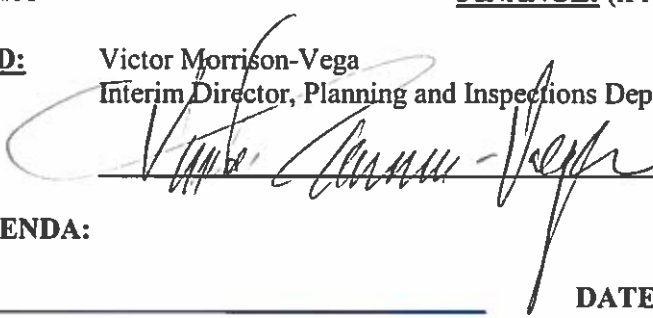
City Plan Commission (CPC) – Recommended Approval on a 6-0 vote.

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Victor Morrison-Vega
Interim Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF LOTS 1 AND 2, BLOCK 1, ROCKET WAREHOUSE PARK UNIT 3, DYER & AMEEN DR., AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Bowling, Enterprises, LLC. , (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval, to **reduce area and lot width** as required under the **PR-1 (Planned Residential)** District as per Section 20.10.360. and,

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to **reduce area and lot width** as required under the **PR-1 (Planned Residential)** District as per Section 20.10.360, on the following described property which is located in a **PR-1 (Planned Residential)** District:

A Portion of Lots 1 and 2, Block 1, Rocket Warehouse Park Unit 3, City of El Paso, El Paso County, Texas, more particularly described by metes and bounds on the attached Exhibit "A".

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "B"** and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **PR-1 (Planned Residential)** District regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and

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Dyer & Ameen

KMN

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the standards applicable in the **PR-1 (Planned Residential)** District. 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.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this _____ day of _____, 2017.

THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Alex P. Hoffman, Deputy Director
Planning & Inspections Department

(Development Agreement and Acknowledgement on the following page)

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DEVELOPMENT AGREEMENT

By execution hereof, **Bowling, Enterprises, LLC**, ("Owner"), identified in the Ordinance to which this Development Agreement is attached, hereby covenant and agree, to develop the above described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the **PR-1 (Planned Residential)** District located within the City of El Paso.

EXECUTED this _____ day of _____, 2017.

Bowling, Enterprises, LLC.

By: _____

ACKNOWLEDGEMENT

THE STATE OF TEXAS)

)

COUNTY OF EL PASO)

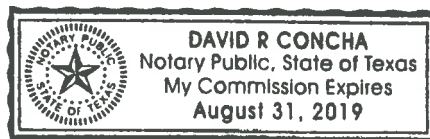
This instrument is acknowledged before me on this _____ day of _____, 2017, by GREG BOWLING, in his legal capacity on behalf of BOWLING ENTERPRISES LLC.

David R Concha

Notary Public, State of Texas

My Commission Expires:

8-31-19



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KMN

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EXHIBIT "A"

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-6709 Fax (915) 591-5706

DESCRIPTION

Description of a 8.38 acre parcel of land, being a portion of Lots 1 and 2, Block 1, Rocket Warehouse Park Unit 3, City of El Paso, El Paso County, Texas, according to the plat thereof recorded in Volume 68, Page 23, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference at a found TxDOT brass cap monument a McCombs section corner as per TxDOT Plat, marking the northwest corner of Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, El Paso County, Texas; THENCE, S 23°47'24" E, a distance of 3,214.50 feet to a point for the northwesterly corner of said Lot 2, Block 1, Rocket Warehouse Park Unit 3, also being the easterly right-of-way line of a 50' City Drainage Ditch; THENCE, S 20°04'54" W (S 16°58'02" W), along the easterly line of 50' City Drainage Ditch and the westerly line of said Lot 2, Block 1, Rocket Warehouse Park Unit 3, a distance of 952.67 feet to a point on the common westerly corner of Lots 1 and 2, Block 1, Rocket Warehouse Park Unit 3; THENCE, S 22°47'35" E, a distance of 238.09 feet to a point, said point also being the POINT OF BEGINNING of this description;

THENCE, N 20°04'54" E, a distance of 728.99 feet to a point of a curvature;

THENCE, 29.87 feet, along the arc of a curve to the right, with a radius of 20.00 feet, an interior angle of 85°34'52", and a chord which bears N 82°52'21" E, a distance of 27.17 feet to a point of a curvature;

THENCE, 87.82 feet, along the arc of a curve to the left, with a radius of 401.00 feet, an interior angle of 12°32'54", and a chord which bears S 80°36'40" E, a distance of 87.65 feet to a point;

THENCE, S 86°53'08" E, a distance of 261.64 feet to a point of a curvature;

THENCE, 31.42 feet, along the arc of a curve to the right, with a radius of 20.00 feet, an interior angle of 90°00'00", and a chord which bears S 41°53'08" E, a distance of 28.28 feet to a point;

THENCE, S 03°06'52" W, a distance of 687.20 feet to a point of a curvature;

THENCE, 31.42 feet, along the arc of a curve to the right, with a radius of 20.00 feet, an interior angle of 90°00'00", and a chord which bears S 48°06'52" W, a distance of 28.28 feet to a point;

THENCE, N 86°53'08" W, a distance of 565.85 feet to a point of a curvature;

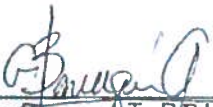
THENCE, 37.34 feet, along the arc of a curve to the right, with a radius of 20.00 feet, an interior angle of 106°58'02", and a chord which bears N 33°24'07" W, a distance of 32.15 feet to the POINT OF BEGINNING of this description, and containing in all 8.38 acres more or less.

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) central zone. Distances are ground distances and may be converted to grid dividing by 1.000176171.
3. A plat of survey accompanies this description.
4. This description does not intent to be a subdivision process which may be required by City of El Paso ordinance, and it is the client's/owner responsibility to comply with this ordinance if it is required.


Benito Barragan, Tx R.P.L.S 5615,
Barragan and Associates Inc.
June 29, 2017
Hidden Valley-Re Zoning

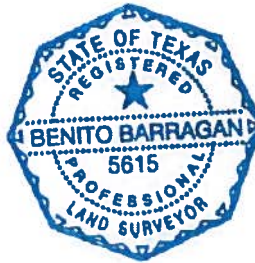
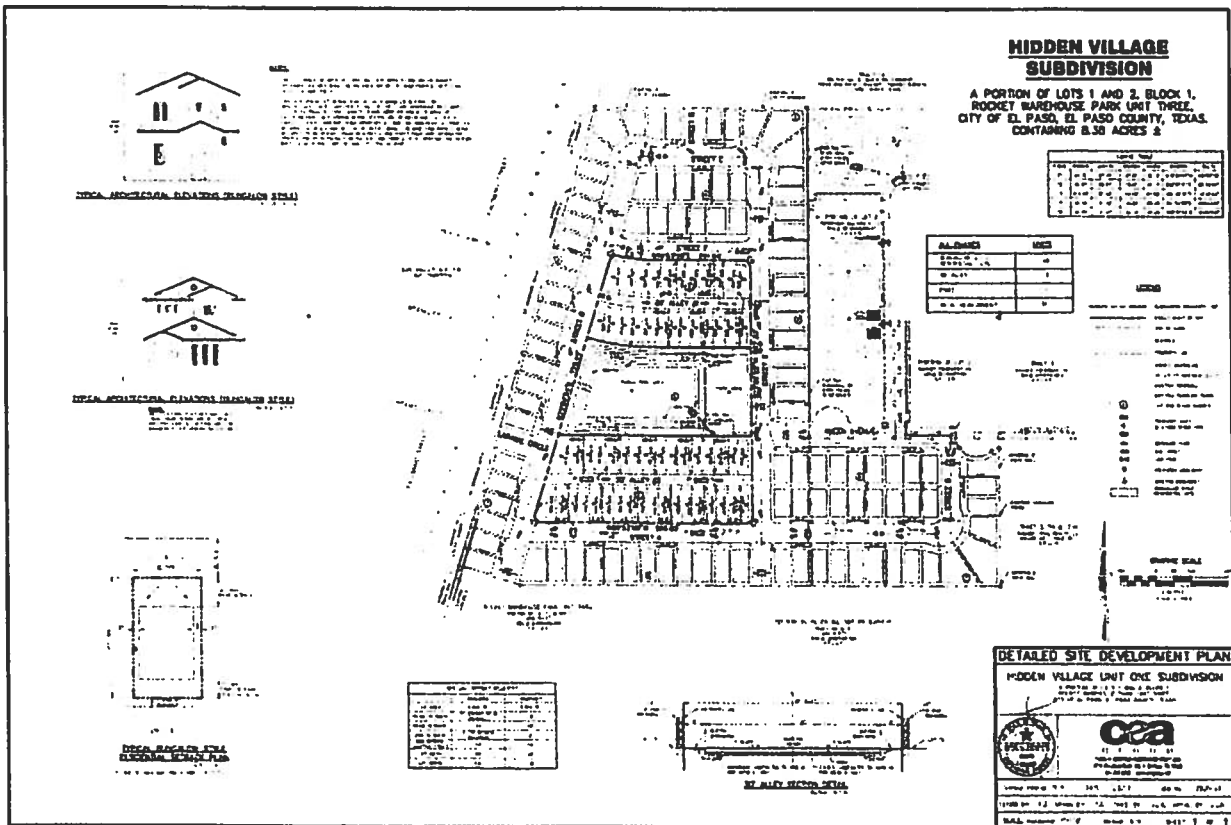


EXHIBIT "B"



ORDINANCE NO. _____
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Dyer & Ameen
KMN

PZDS17-00030

MEMORANDUM

DATE: October 23, 2017

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

FROM: Adriana Martinez, Planner

SUBJECT: PZDS17-00030

The City Plan Commission (CPC), on October 5, 2017 voted 6-0 to recommend **Approval** of the Detailed Site Development Plan to allow for a reduction in lot width, and lot area. The detailed site development plan shows 48 single-family dwelling units, 2 alleys, and a park/pond.

The CPC found that the Detailed Site Development Plan is in conformance with Plan El Paso. The CPC also determined that the Detailed Site Development Plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the Detailed Site Development Plan will have no negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 21, 2017. The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

Property Owner: Medven, LLC
Applicant: Medven, LLC
Representative: Daniel Alderete

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZDS17-00030
Application Type Detailed Site Plan
CPC Hearing Date October 5, 2017
Staff Planner Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location Dyer St. & Ameen Dr.
Legal Description A Portion of Lots 1 and 2, Block 1, Rocket Warehouse Park Unit 3, City of El Paso, El Paso County, Texas
Acreage 8.38 acres
Rep District 4
Existing Zoning: P-R1 (Planned Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Reduction in lot area & lot width
Proposed Use: Single-family Dwellings
Property Owner Bowling, Enterprises, LLC.
Representative CEA Group; Jorge Azcarate

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch-farm) / Vacant
South: C-4 (Commercial/condition) / Vacant
East: C-4 (Commercial) / Self-Storage Warehouse (U-Haul)
West: R-3 (Apartment) / Single-family Dwelling

THE PLAN FOR EL PASO DESIGNATION: G-3, Post-War, Northeast Planning Area

NEAREST PARK: Jorge Montalvo Park (1,962 feet)

NEAREST SCHOOL: Desertaire Elementary (2,359 feet)

NEIGHBORHOOD ASSOCIATIONS

Subject property is not within a Neighborhood Association boundary.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 21, 2017. The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

CASE HISTORY

On April 18, 2017, City Council approved Ordinance No. 018662, rezoning the subject property from C-4 (Commercial) to P-R I (Planned-Residential I) in order to permit a single-family residential development. The conceptual site plan showed single-family dwelling units with a 2.78-acre park/pond. The property was classified as G-7 Industrial and/or Railyards; however, Ordinance No. 018861, has approved an amendment to our comprehensive plan for reclassification to G-3, Post-War to more consistently align the proposed development with expected future land use.

APPLICATION DESCRIPTION

The detailed site development plan shows 48 single-family dwelling units, 2 alleys, and a park/pond. The request is for a reduction in lot width, and lot area. Access to the subject property is proposed from Ameen Dr.

PR-I	Required	Proposed
Lot Area	4,000 sq. ft.	3,362 sq. ft.
Lot Width	40'	32'

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.10.360 (C) Planned Residential and 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.10.360 (C) Planned Residential

4. Review Standards for Establishment of P-R District.

c. Where the development is for single-family detached dwellings but does not meet the requirements set forth in Chapter 20.12 (Density and Dimensional Standards); or where the development proposes permitted uses other than single-family detached dwellings, a detailed site development shall be submitted in accordance with Chapter 20.04. Additional reasonable conditions may be recommended by the city plan commission and approved by the city council in order to protect the public health, safety and welfare.

Note: the applicant is requesting to reduce the lot area and lot width for single-family development.

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

A detailed site development plan review is required due to a request in lot size reduction, which may be granted if approved by the City Plan Commission and City Council.

20.04.150 Procedure.

- D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.
1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
 2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
 3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
 4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.

5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan and recommends approval as it meets all of the requirements.

Plan El Paso- Future Land Use Map Designation

All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-3, Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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 Planning Division recommendation is based on the compatibility with the proposed G-3 Post-War land use designation through the proposed redevelopment of a vacant site and increased housing opportunities for residents in the area.

The purpose of the P-R I (Planned-Residential I) district is to provide planned developments that create a superior living environment through unified planning and building operations at lower residential densities; encourage a variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

The Planning Division recommendation is based on the compliance with the definition for Planned Residential Districts in which the proposed development is offering opportunities for flexibility in design options for new single-family dwellings.

Plan El Paso - Goals & Policies

This application addresses policy 1.3.1: Most neighborhoods, even new ones, would benefit from a greater variety of activities within walking and bicycling distance. For instance, a greater number of smaller parks are preferable to a few larger ones that are accessible only to those with a private vehicle. Likewise, smaller schools often become the centerpiece of their neighborhoods rather than distant facilities to which most students must be driven or bused each day. This policy is most applicable within the G-3 "Post-War" and G-4 "Suburban" growth sectors on the Future Land Use Map.

The Planning Division recommendation is based on the proposed redevelopment of a vacant site and increased housing opportunities for residents in the area.

COMMENTS:

Planning and Inspections Department

No objection proposed DSP. At the time of submittal for building permit the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Land Development

Recommend Approval.

Note: The Developer/Engineer shall address the following comments.

1. No objections to proposed detailed site plan.
2. Complete Subdivision Improvement Plans will be required.
3. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such

plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Planning and Inspections Department - BPI

No objection proposed DSP.

Fire Department

Recommend Approval.

El Paso Police Department

Recommend Approval.

TXDOT

Recommend Approval.

Note: Advise requestor to submit plans of Hidden village subdivision to TxDOT for review and approval since it may affect Ameen Dr and Dyer ROW.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. Along Ameen Avenue west of Dyer Street there is an existing eight (8) inch diameter water main. This main dead-ends approximately 1330 feet west of Dyer Street. This main is available for water main extensions.
3. From the intersection of Laramie Circle and Palomino Drive along Laramie Circle there is an existing eight (8) inch diameter water main. This main dead-ends approximately west of the existing drainage ditch. This main is available for main extensions.
4. Previous water pressure readings conducted on fire hydrant number 829 located along Dyer Street north of Ameen Avenue have yielded a static pressure of 98 pounds per square inch (psi), residual pressure of 92 psi, discharge of 1,404 gallons per minute (gpm).
5. Previous water pressure readings conducted on fire hydrant number 1911 located at the corner of Palomino Drive and Ponderosa Street have yielded a static pressure of 98 pounds per square inch (psi), residual pressure of 90 psi, discharge of 1,163 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

6. Along Ameen Avenue west of Dyer Street there is an existing eight (8) inch diameter sanitary sewer main. This main dead-ends approximately 1330 feet west of Dyer Street. This main is available for sanitary sewer main extensions.
7. From the intersection of Palomino Drive and Laramie Circle along Palomino Drive there is an existing twelve (12) inch diameter sanitary sewer main.

General:

8. EPWater requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner 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.

El Paso Water Utilities-Stormwater Division

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current City Ordinance.
2. At the improvement plan stage, provide protection to the property from all offsite stormwater runoff that may have an adverse impact on any improvements.
3. Provide the LOMR approved by FEMA.
4. Under 5-Day review under Hidden Village.
5. EPW – Stormwater Engineering values the design & use of Park/Ponds (as shown on plat); not only is it aesthetically pleasing and practical, but also reduces the amount of developed stormwater runoff which mitigates adverse downstream drainage conditions.

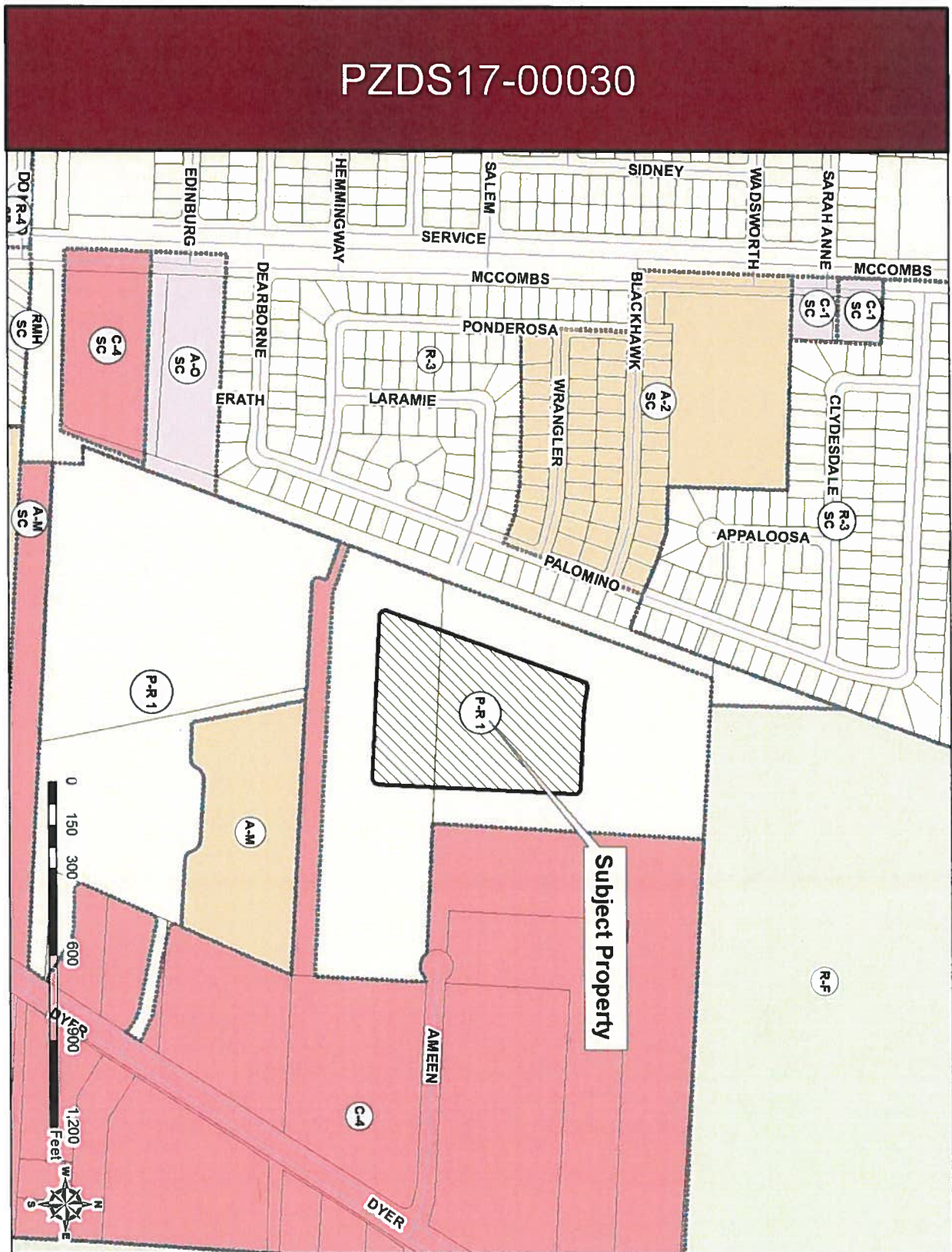
Sun Metro

Sun Metro does not oppose this request.

Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

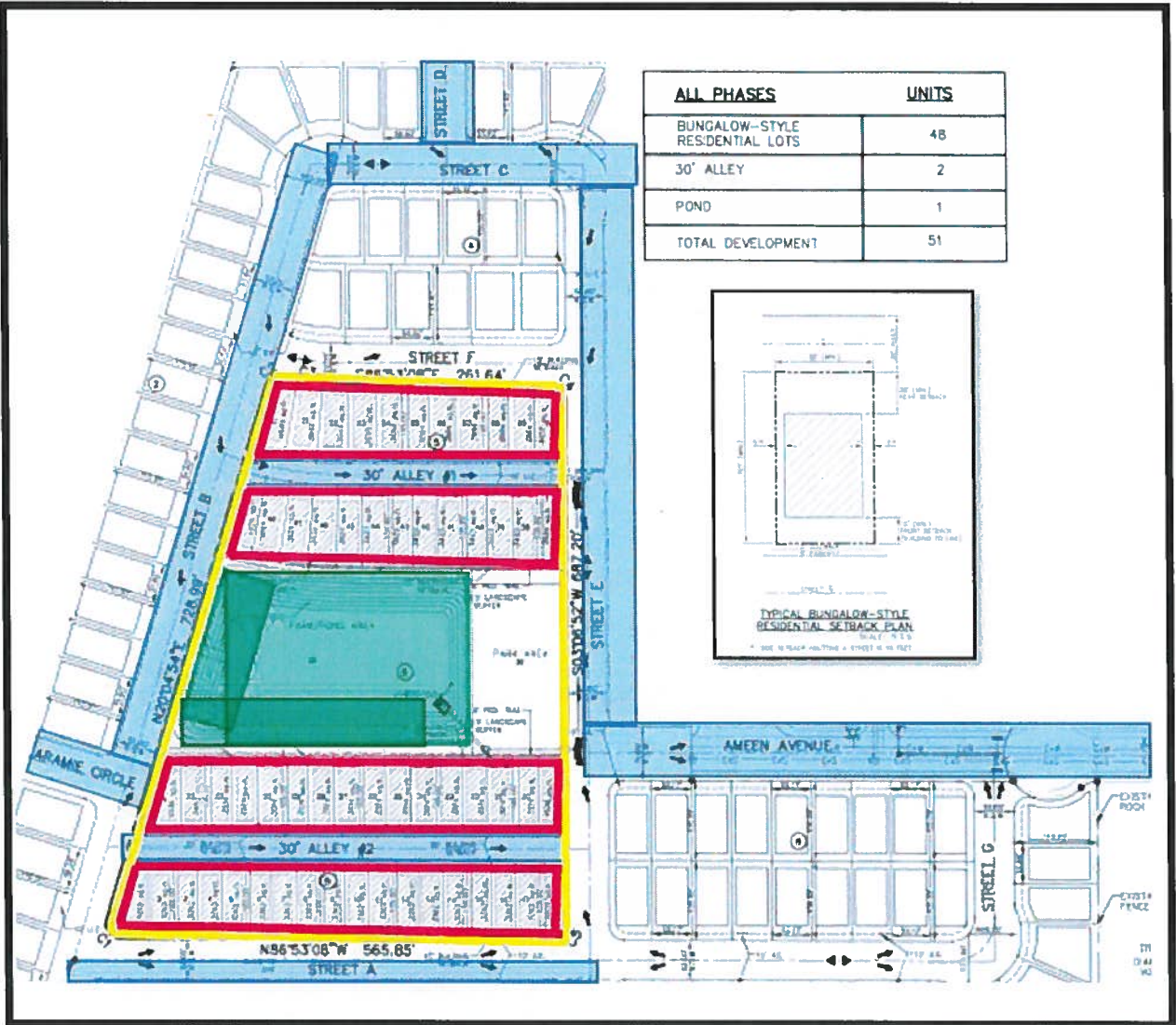


ATTACHMENT 3: FUTURE LAND USE MAP

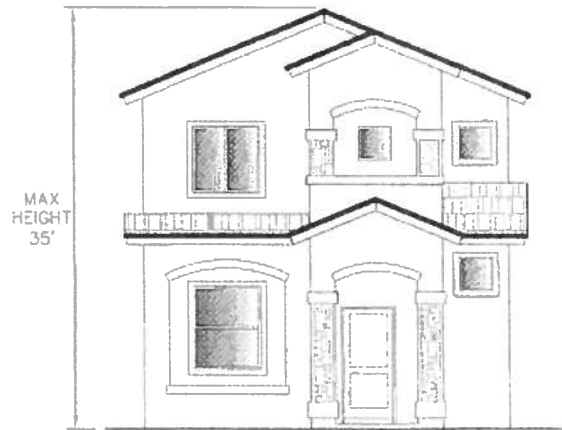


ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN

SPECIAL PERMIT REQUEST		
	REQUIRED	PROPOSED
LOT AREA	4,000 SF.	3,362 SF.
FRONT SETBACK	10' (EXCEPT 20' DRIVEWAY) [Ⓢ]	15'
REAR SETBACK	10'	20'
SIDE SETBACK	5' (10' BETWEEN BUILDINGS)	5'
SIDE SETBACK (ABUTTING STREET)	10'	10'
LOT WIDTH	40'	32'
LOT DEPTH	100'	105'

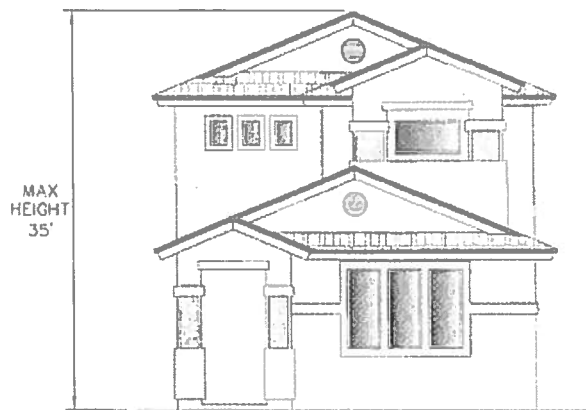


ATTACHMENT 5: ELEVATIONS



TYPICAL ARCHITECTURAL ELEVATIONS (BUNGALOW STYLE)

SCALE: N.T.S.



TYPICAL ARCHITECTURAL ELEVATIONS (BUNGALOW STYLE)

SCALE: N.T.S.

***NOTE:**
ARCHITECTURAL FEATURES MAY VARY
FROM THOSE SHOWN ABOVE. THESE
ARCHITECTURAL ELEVATIONS ARE FOR
MAXIMUM HEIGHT DEMONSTRATION ONLY.



Recommendation/Public Input

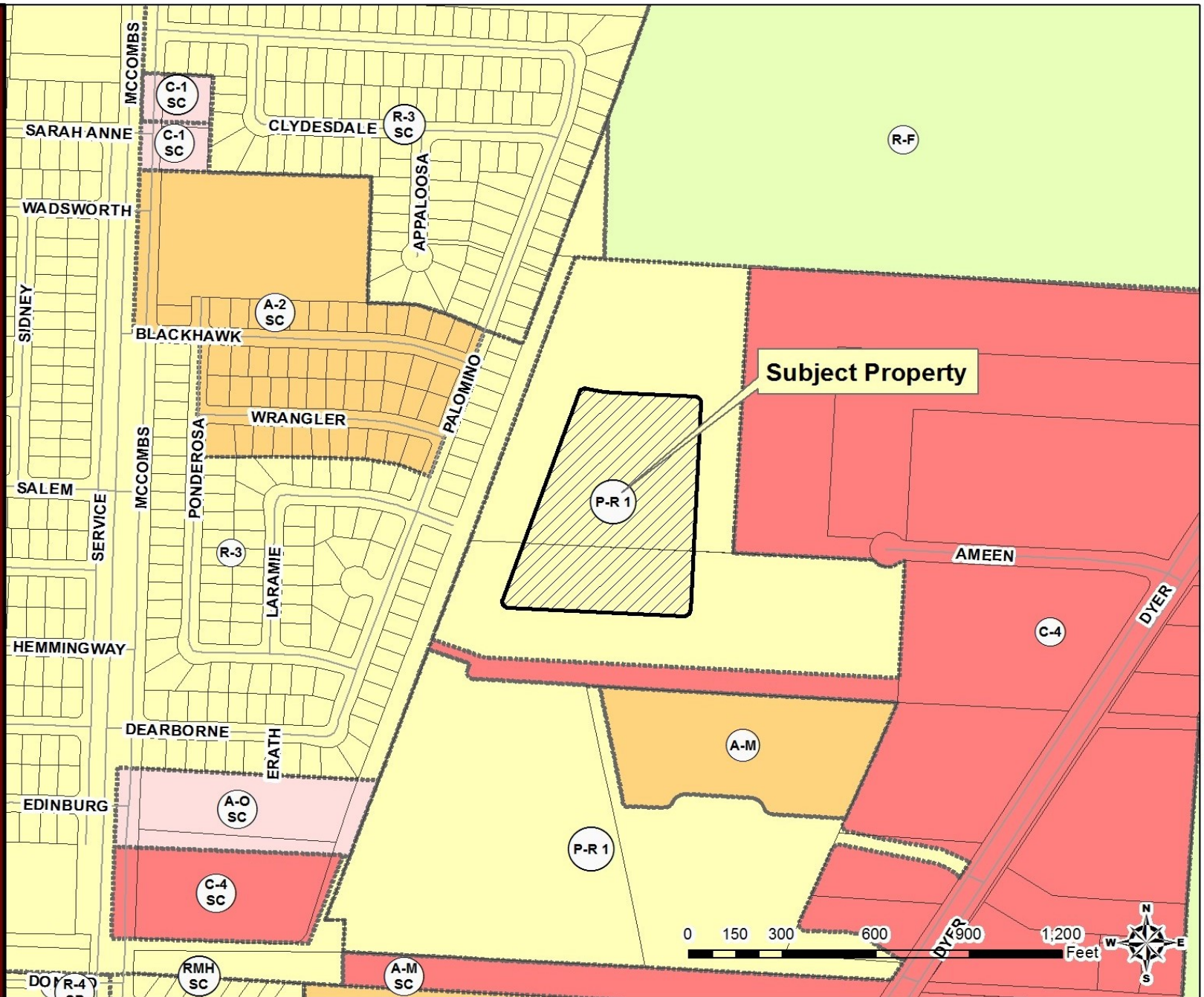
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation 6-0
- **Public Input:** The Planning Division has not received any communications in support or opposition to the detailed site development plan.

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

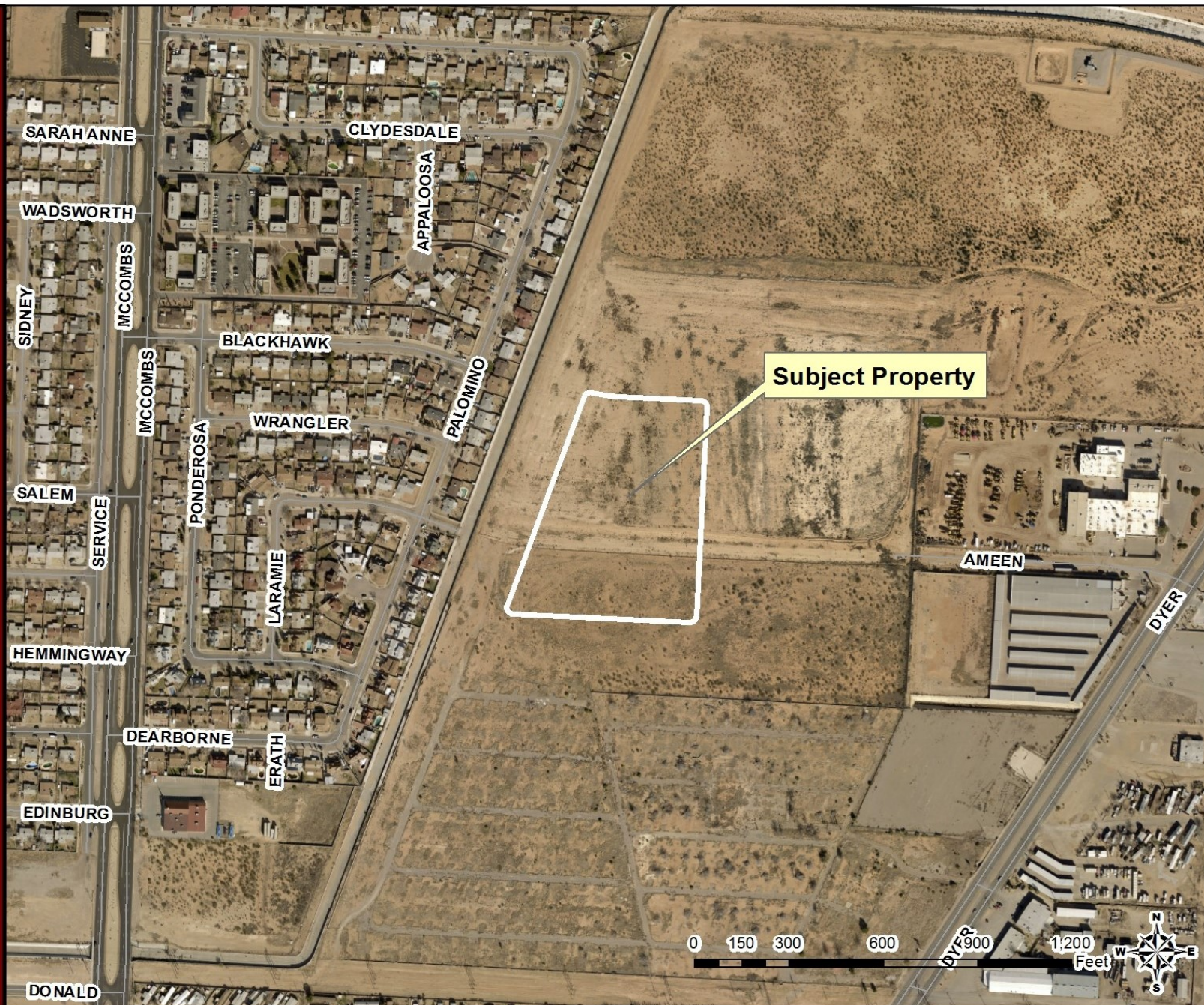
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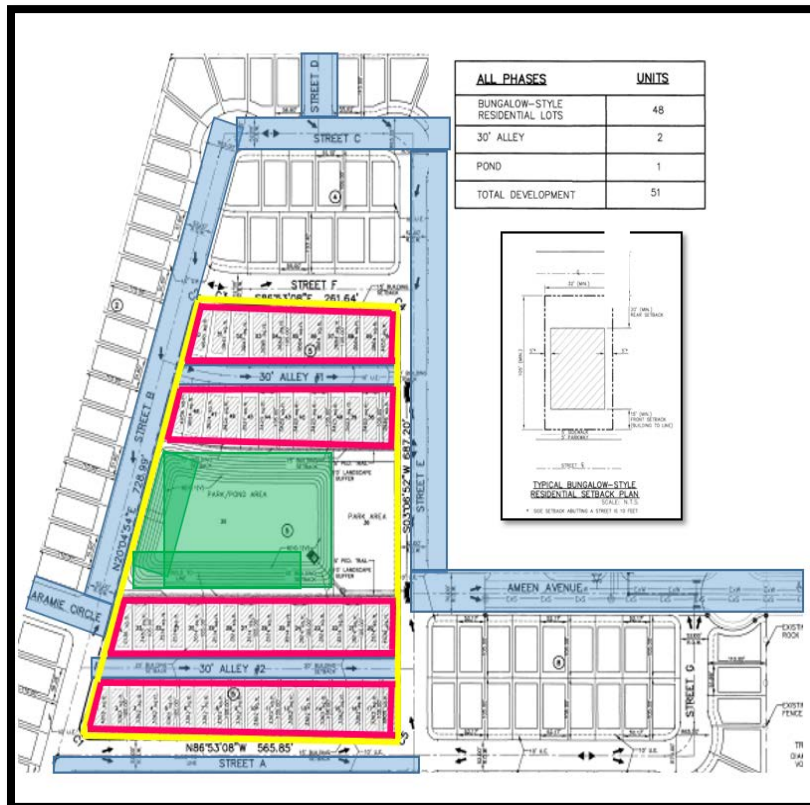
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Detailed Site Plan

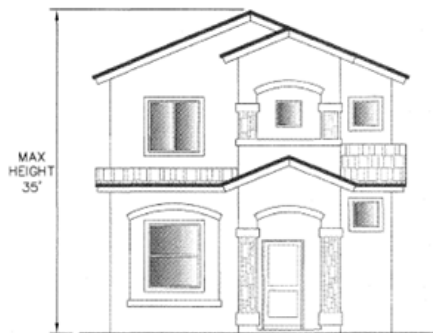
PR-I	Required	Proposed
Lot Area	4,000 sq. ft.	3,362 sq. ft.
Lot Width	40'	32'



SPECIAL PERMIT REQUEST		
	REQUIRED	PROPOSED
LOT AREA	4,000 SF.	3,362 SF.
FRONT SETBACK	10' (EXCEPT 20' DRIVEWAY)	15'
REAR SETBACK	10'	20'
SIDE SETBACK	5' (10' BETWEEN BUILDINGS)	5'
SIDE SETBACK (ABUTTING STREET)	10'	10'
LOT WIDTH	40'	32'
LOT DEPTH	100'	105'



Elevations



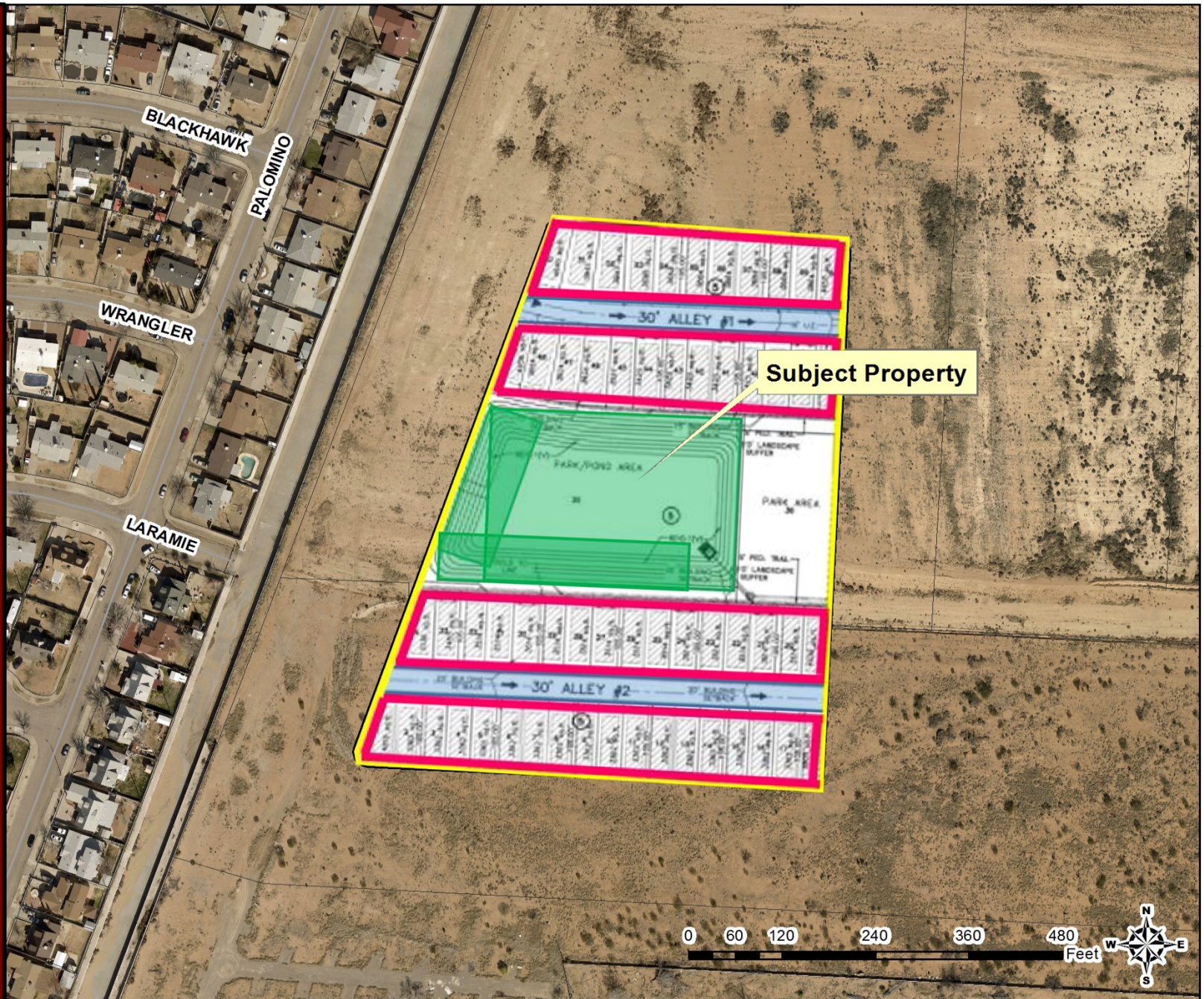
TYPICAL ARCHITECTURAL ELEVATIONS (BUNGALOW STYLE)
SCALE: N.T.S.



TYPICAL ARCHITECTURAL ELEVATIONS (BUNGALOW STYLE)
SCALE: N.T.S.

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