

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

DEPARTMENT: Planning & Inspections Department, Planning Division

AGENDA DATE: Consent Agenda; 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: 1

SUBJECT:

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 Tract 5-A-2 & A Portion of Mike Lane R.O.W., JH. Johansson Survey No. 185, 216 Mike Ln., City of El Paso, El Paso County, Texas. (District 1)

BACKGROUND / DISCUSSION:

Property meets only one criteria at time of application submittal: located in a state enterprise zone.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

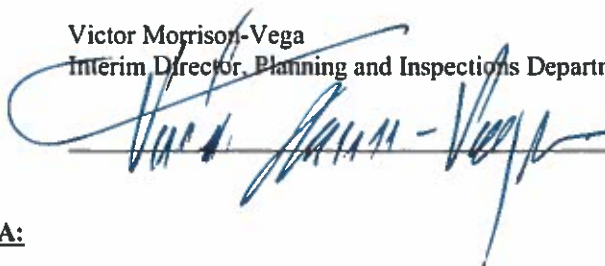
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Interim 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 Tract 5-A-2 & A Portion of Mike Lane R.O.W., JH. Johansson Survey No. 185, 216 Mike Ln., City of El Paso, El Paso County, Texas

APPROVED this the _____ day of _____, 2017.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega, Interim Director
Planning and Inspections Department

MEMORANDUM

DATE: November 15, 2017

TO: The Honorable Mayor and City Council
Dee Margo, City Manager

FROM: Adriana Martinez, Planner

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

The applicant is requesting a waiver of one of two requirements of Section 20.10.280A Infill Development of the El Paso City Code which requires that the subject property where an infill development 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 not been in existence for 30 years or more, necessitating the waiver of the requirement.

Attachments: Request Letter, Detailed Site Plan

Infill Waiver Request

Memo

To: Planning & Inspections (Attn: Adriana Martinez)
From: Ricardo Marquez
cc: Raul Garcia
Date: November 15, 2017
Re: Infill Waiver Request / 216 Mike Ln.

This letter is submitted as a request for a waiver concerning the City of El Paso Code Section 20.10.280(A). The waiver request is for the requirement that the subdivision be platted for 30 years or more in order to apply for the Infill Development Designation to seek Special Permit.

I am acting representative for Adolfo O. & Donato M. Gonzalez, owner of 216 Mike Ln. We are the responsible party.

If you have any questions, please call me at 915-549-3319.

Thank you.



Ricardo Marquez



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 20.10.280A



Infill Requirement Waiver

216 Mike Ln.



LOCATION CRITERIA.

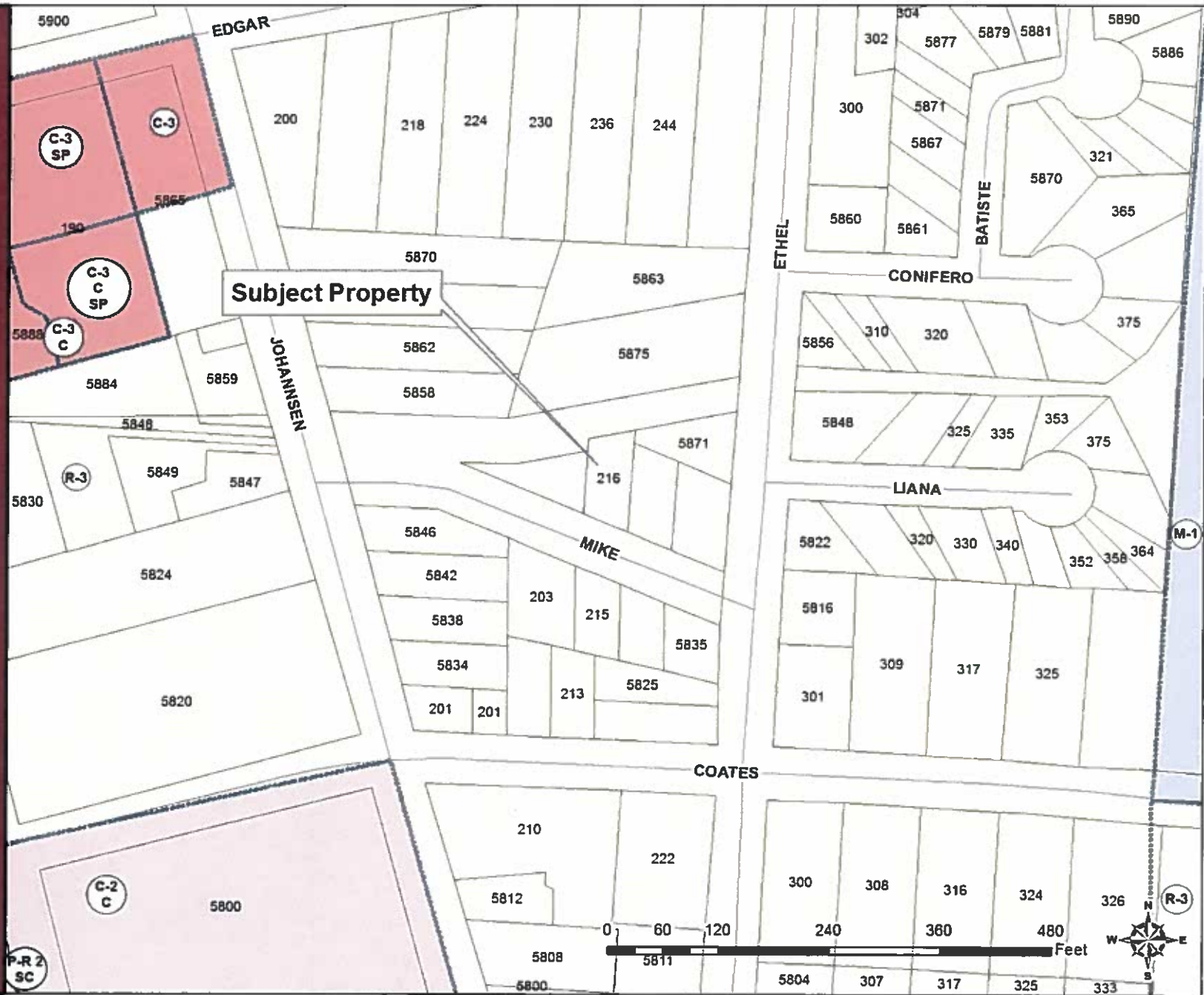
An infill development may be designated for any property on which at least two of the following factors are present:

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.

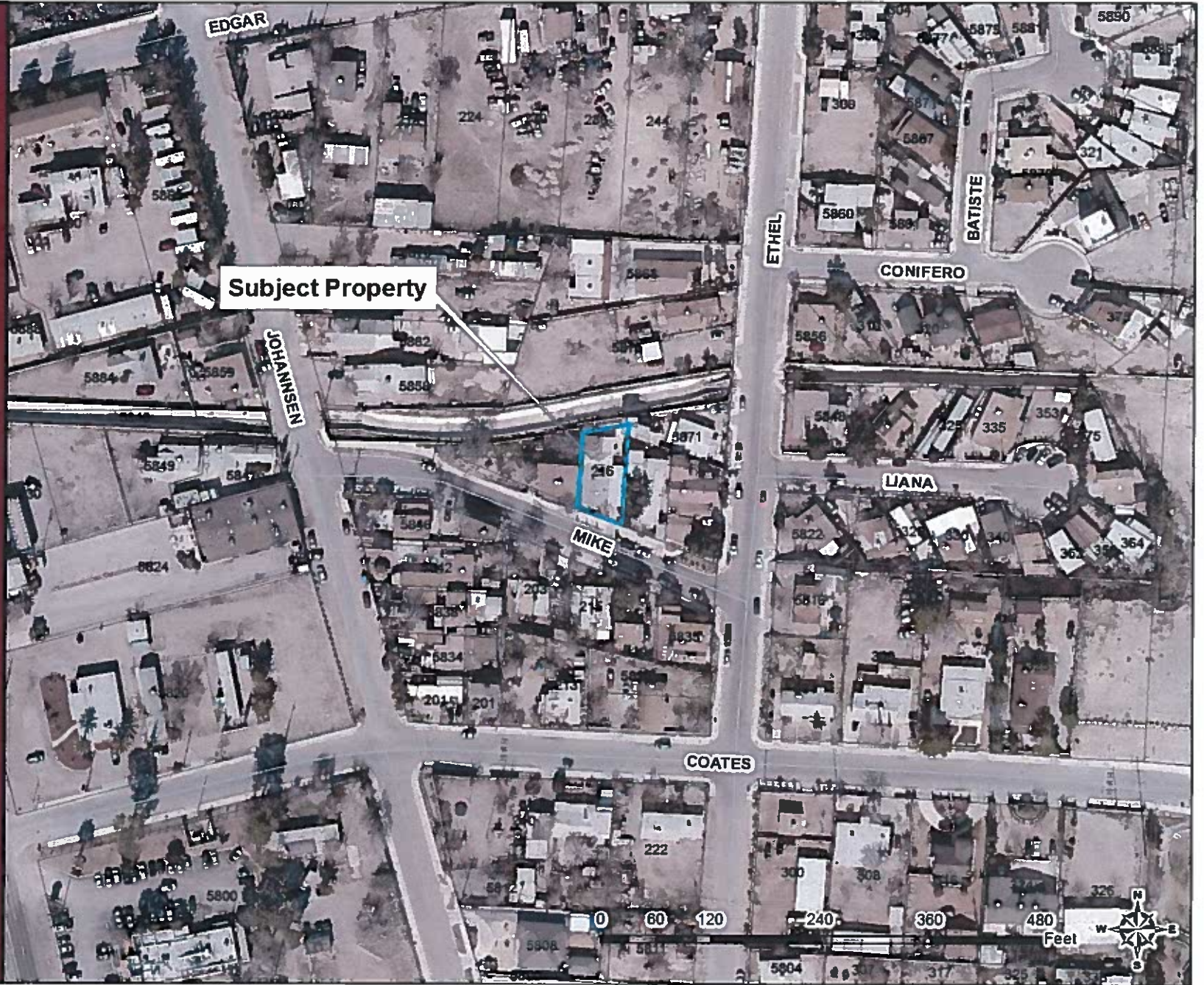
WAIVER PROCESS:

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.

216 Mike Ln.



216 Mike Ln.





Request Letter

Infill Waiver Request

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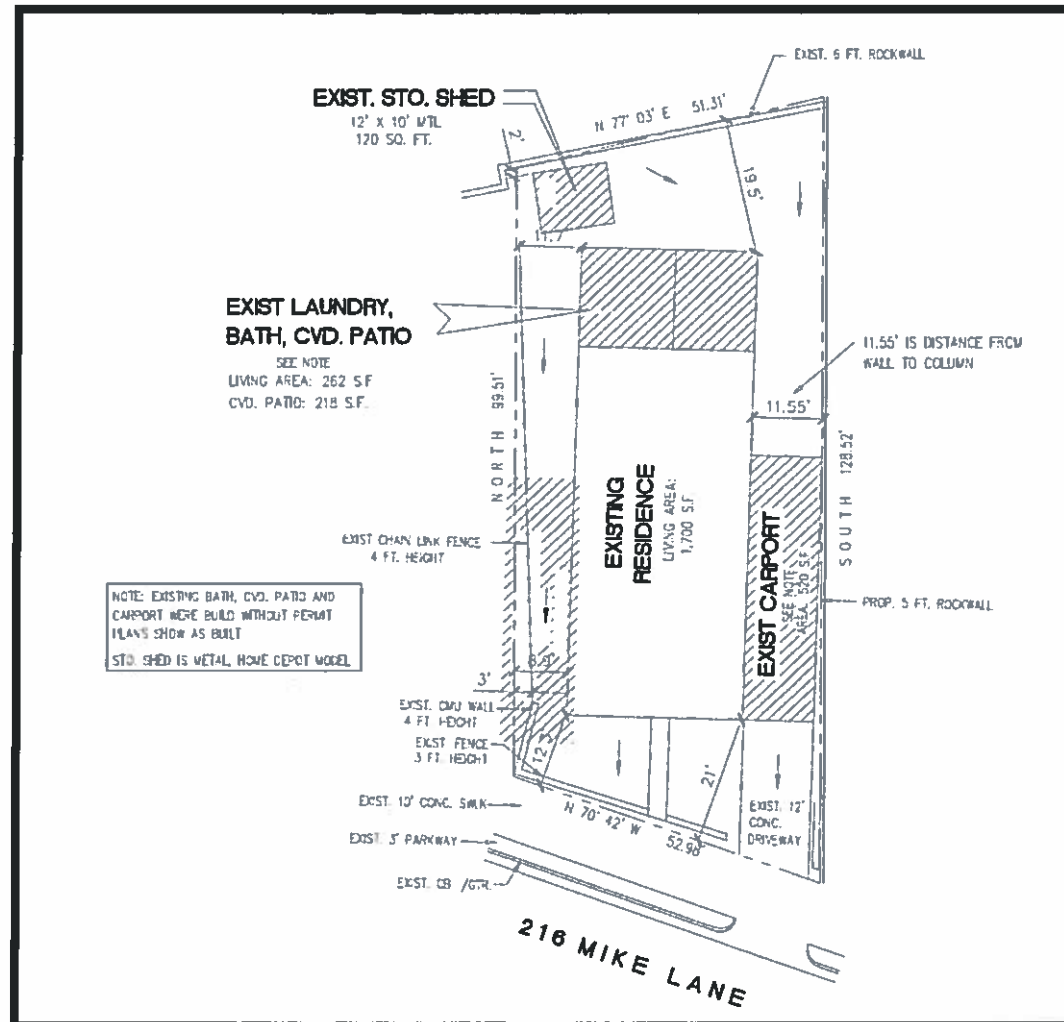
A handwritten signature in black ink, appearing to read "RM/2", is written over the typed name.

Ricardo Marquez

"Delivering Outstanding Services"



Detailed Site Plan



"Delivering Outstanding Services"



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 20.10.280A



Infill Requirement Waiver

216 Mike Ln.



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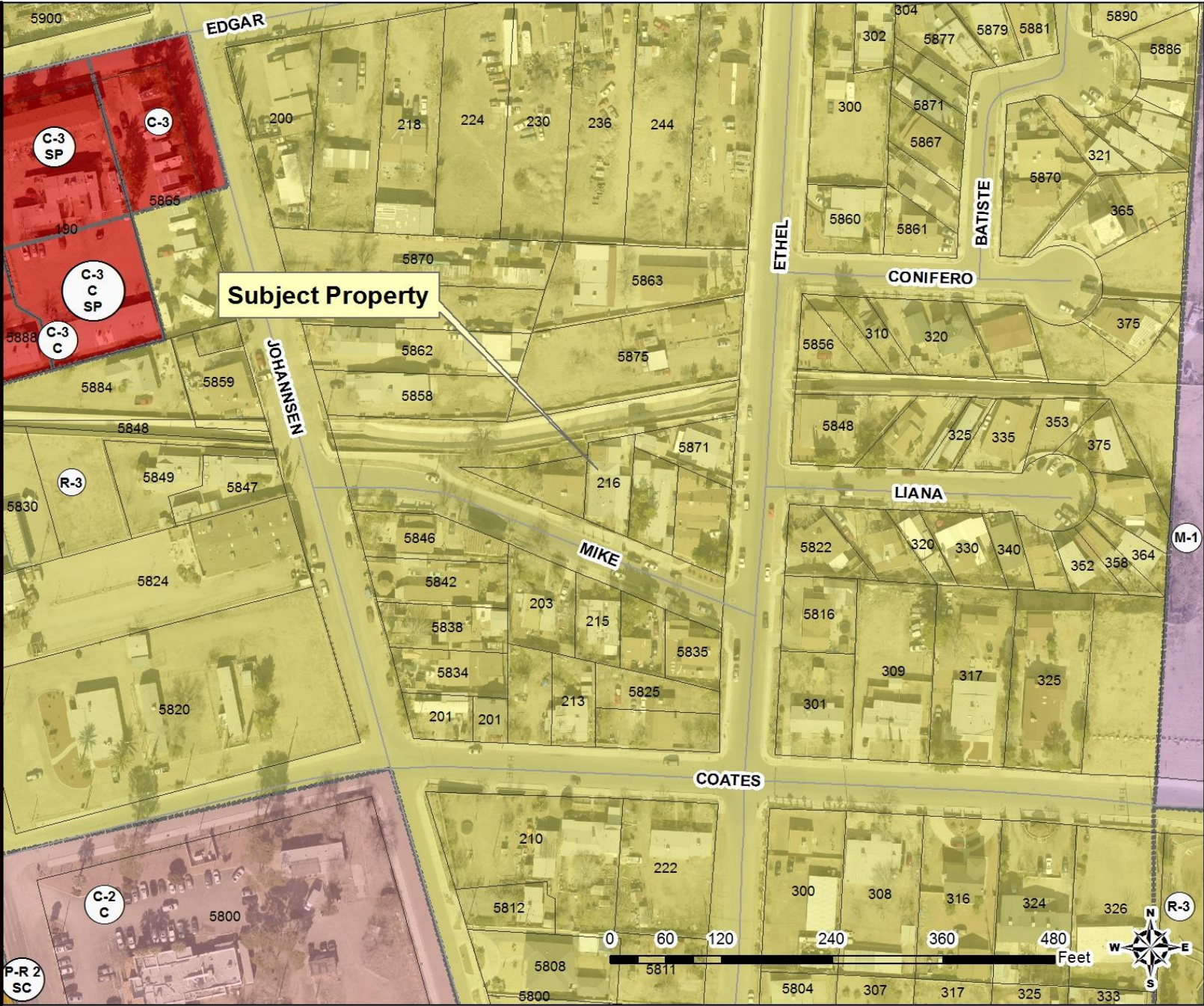
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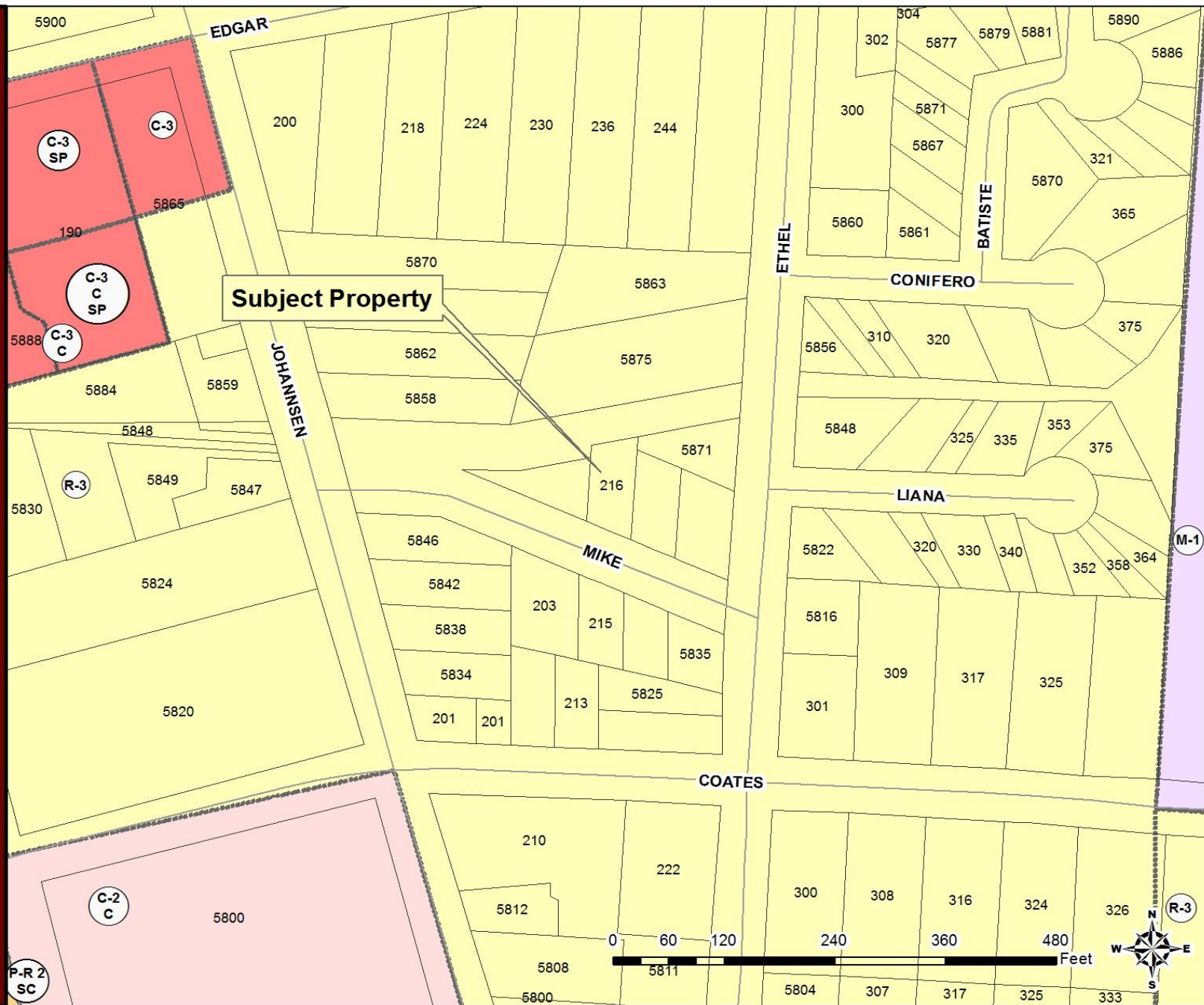
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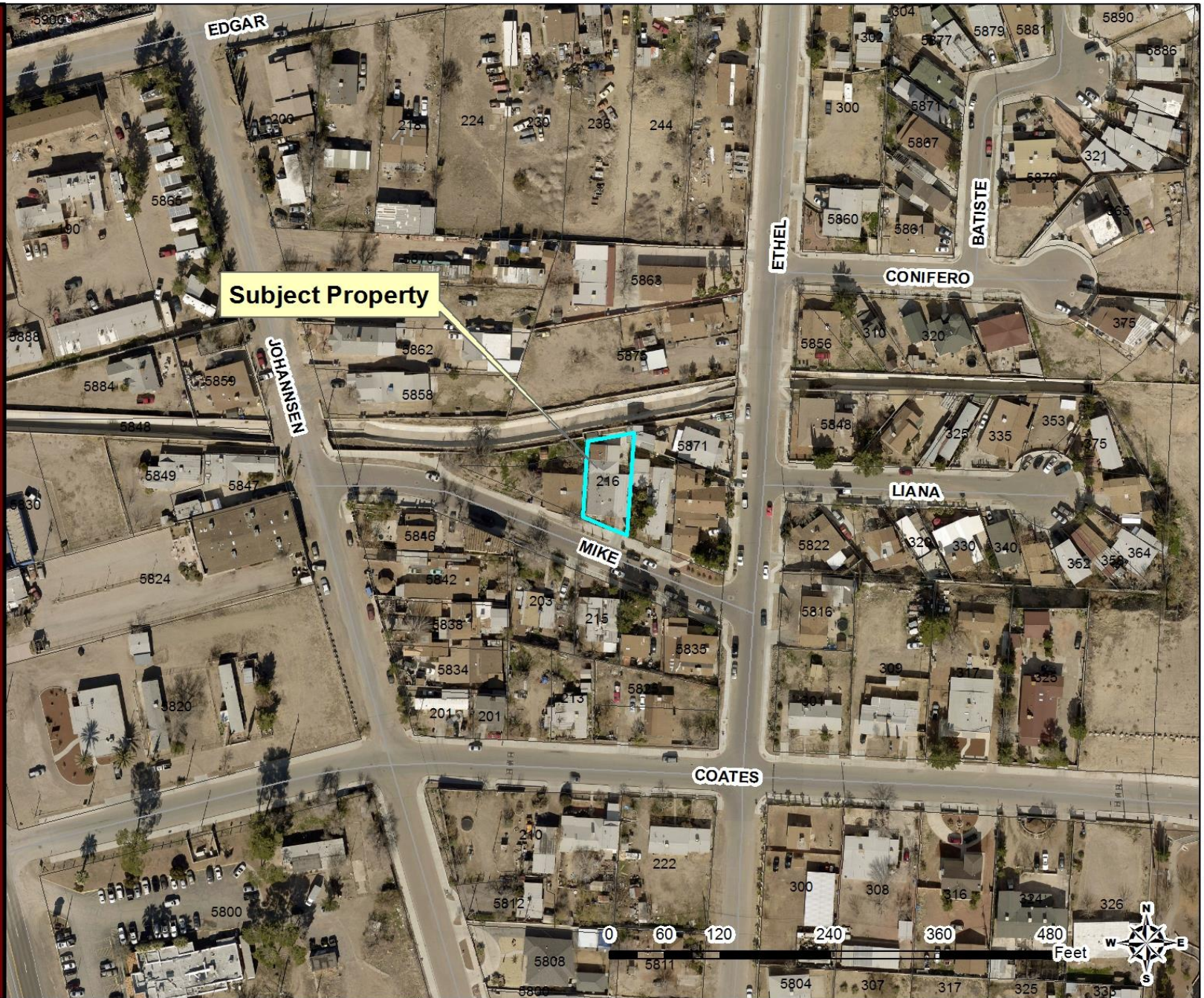
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Detailed Site Plan

