

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

DEPARTMENT: Planning & Inspections Department, Planning Division

AGENDA DATE: Regular Agenda; Public Hearing: December 8, 2015

CONTACT PERSON/PHONE: Larry F. Nichols, (915) 212-1550, NicholsLF@elpasotexas.gov
Michael McElroy, (915) 212-1612, McElroyMS@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

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, for the property located at 9522 North Loop Drive, legally described as Tract 5D, Block 3, Ysleta Grant, City of El Paso, El Paso County, Texas (**District 6**)

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 Tract 5D, Block 3, Ysleta Grant, 9522 North Loop Drive, City of El Paso, El Paso County, Texas.

APPROVED this _____ day of _____, 2015.

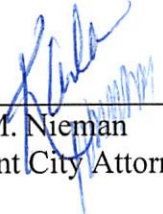
THE CITY OF EL PASO

ATTEST:

Oscar Leeser
Mayor

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: November 10, 2015

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

FROM: Michael McElroy, Senior 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 of Section 20.10.280 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 has not been platted, necessitating the waiver of the requirement for a subdivision that has been in existence for 30 years or more.

Attachments: Request Letter, Conceptual Site Plan

July 21, 2015

Art Rubio
Zoning Lead Planner
City Development Department
City of El Paso, Texas

RE: Infill Requirement Waiver
9522 North Loop
El Paso, Texas 79907
BCAD12-00036

Dear Mr. Rubio:

My name is Jesus Ortega with Exigo Architects and I am representing Mr. Hamilton Peck representing North Loop Apartments, LLC owner of the above property PID Y80599900300560, legal description 3 Ysleta Track 5-D. I am here requesting a waiver to the infill Development Program requirement of "Legally recorded and developed subdivision of at least 30 years". Mr. Hamilton is pursuing economic incentives and be able to develop 216 +- apartments in 8.2+- acres.

Let me know if you have any questions and feel free to call me.

Jesus Ortega
211 Florence Suite 204
El Paso, Texas 79912

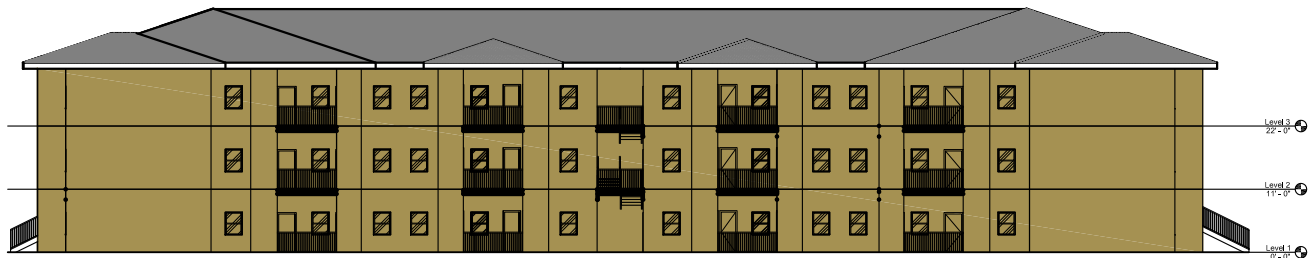
Cell 915.726.9483

Sincerely;

Jesus Ortega



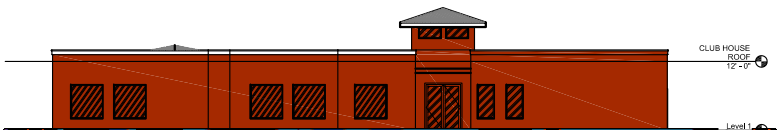
Project Manager



① BUILDING A- ELEVATION
1" = 20'-0"



② BUILDING A- ELEVATION
1" = 20'-0"



③ CLUB HOUSE- ELEVATION
1" = 20'-0"

DRY STAND PIPE LOCATION AND PLACEMENT WILL BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE

SIZE AND USE OF STRUCTURES				
	1st Floor	2nd Floor	3rd Floor	TOTAL
Club House	3,761	--	--	3,761
Multi-Family - Bldg. A	10,594	10,594	10,594	31,782
Multi-Family - Bldg. B	10,100	10,100	10,100	30,300
PARKING SPACES	434			
		TOTAL LAND	TOTAL CONSTRUCTION	65,843
		358,673		

LANDSCAPING		
	MINIMUM SQ.FT.	ACTUAL SQ.FT.
OPEN SPACE	43,524 = 15%	112,239

358,673 sq. ft. (Lot Area)=68,514 sq. ft. (Bldg. Footprint) - 290,159 sq. ft. X0.15=43,524 sq. ft.

Required Documentation List

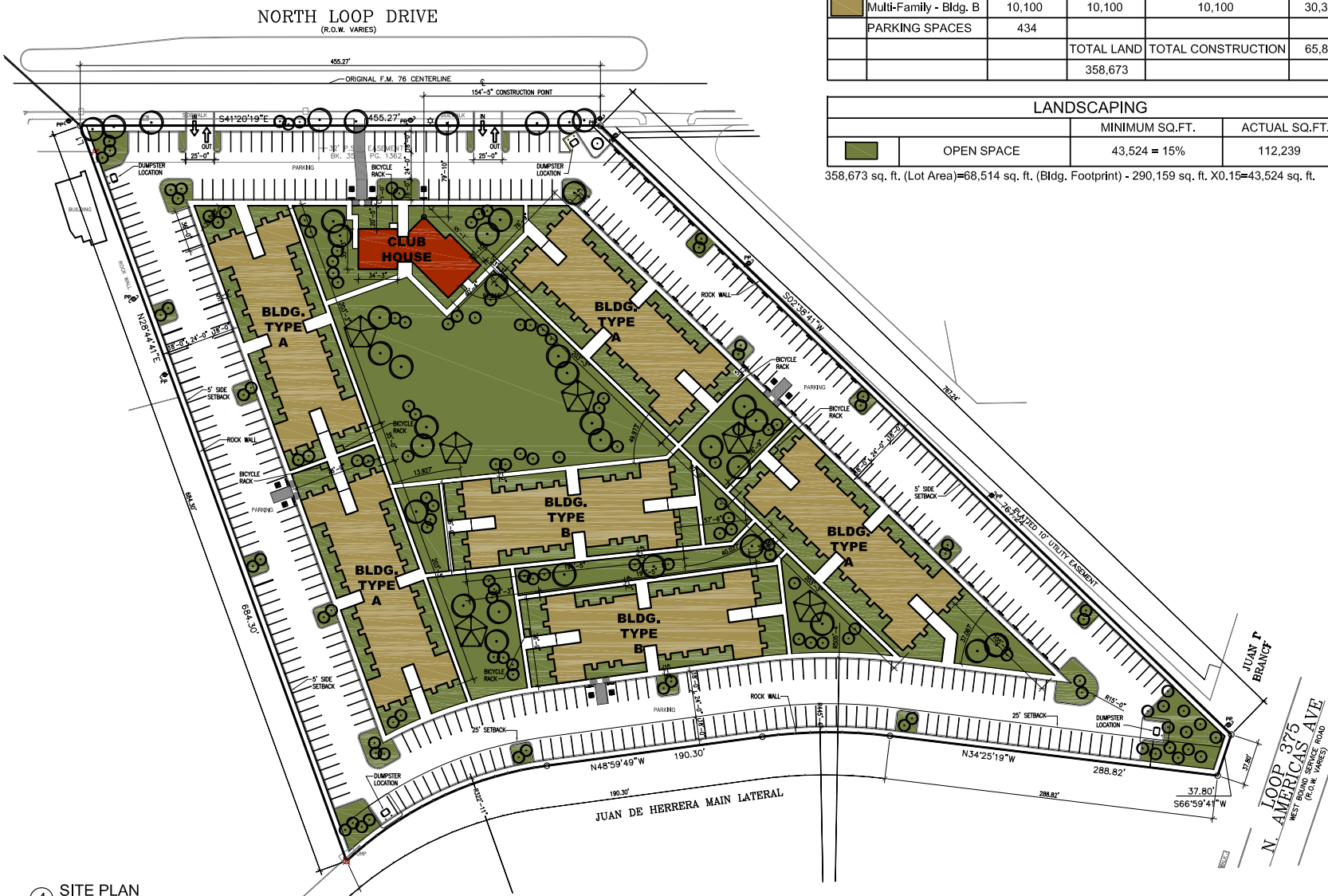
- Legal Description:
BEING A PORTION OF TRACT 5D, BLOCK 3, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE WARRANTY DEED THEREOF FILED IN BOOK 4237, PAGE 0722, EL PASO COUNTY DEED RECORDS
- Location and arrangement of structures: AS SHOWN ON PLAN
- Size and use of structures:

SIZE AND USE OF STRUCTURES				
APARTMENTS	ADA UNITS	1 BED	2 BED	TOTAL
Club House				
Bldg. A - 1st Floor	3	0	9	12
Bldg. A - 2nd Floor	0	0	12	12
Bldg. A - 3rd Floor	0	0	12	12
Bldg. B - 1st Floor	4	4	8	12
Bldg. B - 2nd Floor	0	2	10	12
Bldg. B - 3rd Floor	0	2	10	12
				Total Construction
Total Construction	1st Floor	2nd Floor	3rd Floor	
Bldg. A	10,594	10,594	10,594	31,782
Bldg. B	10,100	10,100	10,100	30,300

- Lot lines with dimensions of areas:
See distances on plan: LOT SIZE 358,673 sq. ft.
- Required setbacks: AS SHOWN ON PLAN
- Landscape: 43,524 sq. ft. = 12% of property
- Open space: AS SHOWN ON PLAN
- Curb cuts and driveways: AS SHOWN ON PLAN
- Pedestrian ways and sidewalks: AS SHOWN ON PLAN
- Architects seal: AS SHOWN ON PLAN
- On site parking: 434

PARKING			
UNIT TYPE	PARKING REQUIRED PER UNIT	UNIT COUNT	TOTAL PARKING PER UNIT TYPE
Club House	1/480 sf	3761 sf	8
1 Bedroom	1.5	12	18
2 Bedroom	2	204	408
TOTAL PARKING REQUIRED			434
TOTAL PARKING PROVIDED			434

- Storm Water Drainage: ON SITE PONDING
- Retaining Walls: NONE
- Screening Walls, Fences, W.I. Fence: ROCK WALL ON THREE SIDES
- Utility rights-of-way, easements: NONE
- Architectural design of buildings: EXTERIOR ELEVATIONS AS SHOWN ON PLAN
- Bicycle Racks - 22 REQUIRED; 24 PROVIDED; 6 RACKS AT 4 EA



④ SITE PLAN
1" = 80'-0"

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211 N. Florence, Ste. 204
El Paso, TX 79901
Tel. (915) 533-0323
Fax. (915) 533-0332
www.exigoarch.com

**NORTHLOOP
APARTMENTS**
NORTH LOOP
EL PASO, TEXAS, 79907

20151000

Consultants:



Drawing Date: 7/23/2015
Drawn: RRJR
Checked: JO
Scale: AS SHOWN

Revisions:

No. Description Date

DRAWING COORDINATION
ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ELECTRICAL, AND LANDSCAPING DRAWINGS ARE INTERRELATED. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT MANUAL.

**GENERALIZED
PLOT PLAN**



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

9522 North Loop



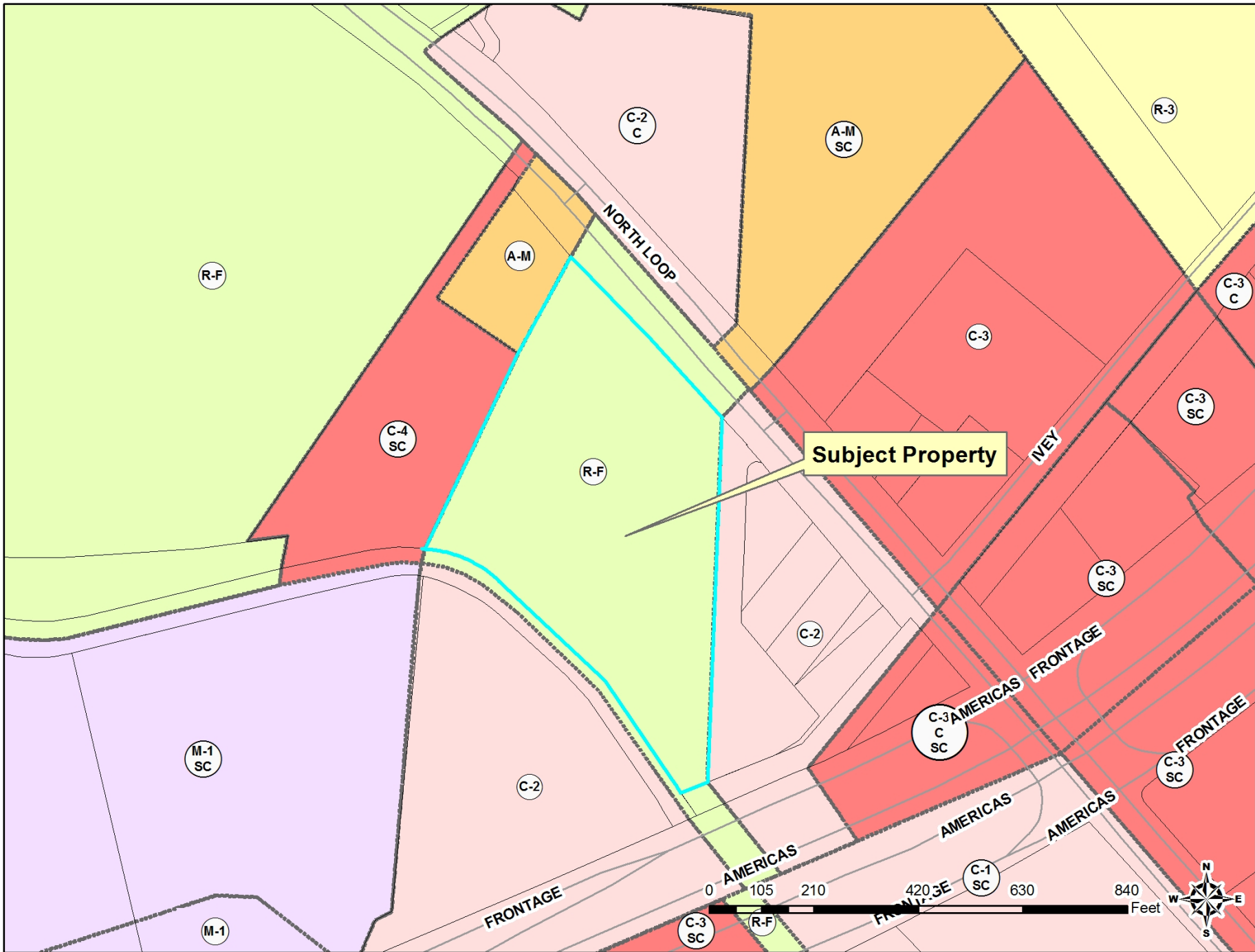
LOCATION CRITERIA.

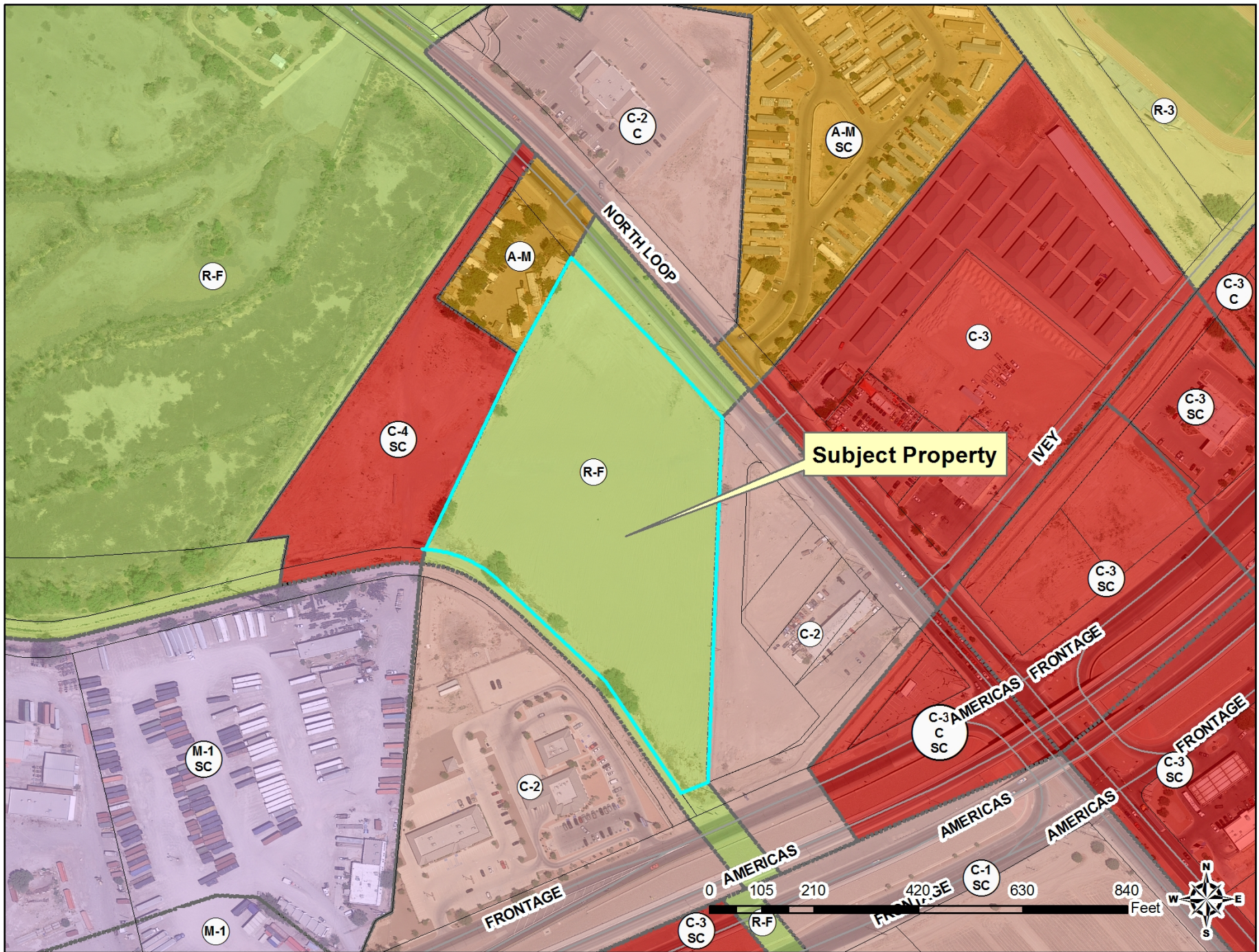
An infill development may be designated for any property on which at least two of the following factors are present:

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.







NORTH LOOP

Subject Property

IVEY

AMERICAS FRONTAGE

FRONTAGE

AMERICAS

AMERICAS

0 AMERICAS

105 210

420

630

840 Feet





Request Letter



July 21, 2015

Art Rubio
Zoning Lead Planner
City Development Department
City of El Paso, Texas

RE: Infill Requirement Waiver
9522 North Loop
El Paso, Texas 79907
BCAD12-00036

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Let me know if you have any questions and feel free to call me.

Jesus Ortega
211 Florence Suite 204
El Paso, Texas 79912

Cell 915.726.9483

Sincerely,

Jesus Ortega


Project Manager

architecture . interiors
planning . project management

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fax 915.533.0332

