

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: November 14, 2017
Public Hearing: December 12, 2017

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, morrison-vegavx@elpasotexas.gov
Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance approving a detailed site development plan for Lot 18, Block 16, The Willows Unit 5, 4664 Globe Willow Drive, City of El Paso, El Paso County, Texas, to allow for a reduction of the rear yard setback, pursuant to Section 20.10.360. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 4664 Globe Willow Drive. Property Owners: Dennis and Katherine Robbins. PZDS17-00034 (**District 8**)

BACKGROUND / DISCUSSION:

On October 5, 2017, the CPC reviewed and recommended approval of the detailed site development plan.

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) – Approval Recommendation (6-0)

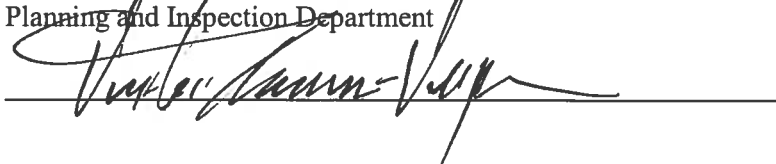
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega, Interim Director
Planning and Inspection Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR LOT 18, BLOCK 16, THE WILLOWS UNIT 5, 4664 GLOBE WILLOW DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, TO ALLOW FOR A REDUCTION OF THE REAR YARD SETBACK, PURSUANT TO SECTION 20.10.360. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Dennis and Katherine Robbins, ("Owners") have applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval, to **reduce a rear yard setback** as required under the **P-R I (Planned-Residential I)** District as per Section 20.10.360. The detailed site development plan is subject to the development standards in the **P-R I (Planned-Residential I)** District regulations and 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 is incorporated herein by reference for all purposes; 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 a rear yard setback** as required under the **P-R I (Planned-Residential I)** District as per Section 20.10.360, on the following described property which is located in a **P-R I (Planned-Residential I)** District:

Lot 18, Block 16, The Willows Unit 5, 4664 Globe Willow Drive, City of El Paso, El Paso County, Texas.

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 "A"** and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance

ORDINANCE NO. _____

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4664 Global Willow Drive
KMN

PZDS17-00034

with the approved detailed site development plan and the development standards applicable in the **P-R I (Planned-Residential I)** 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 the standards applicable in the **P-R I (Planned-Residential I)** 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:



Victor Morrison-Vega, Interim Director
Planning & Inspections Department

(Development Agreement and Acknowledgement on the following page)

DEVELOPMENT AGREEMENT

By execution hereof, **Dennis and Kathernine Robbins** ("Owners"), 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 **P-R I (Planned-Residential I)** District located within the City of El Paso.

EXECUTED this ____ day of _____, 2017.

Owner's Name(s)

By: _____
Dennis Robbins

By: _____
Katherine Robbins

ACKNOWLEDGEMENT

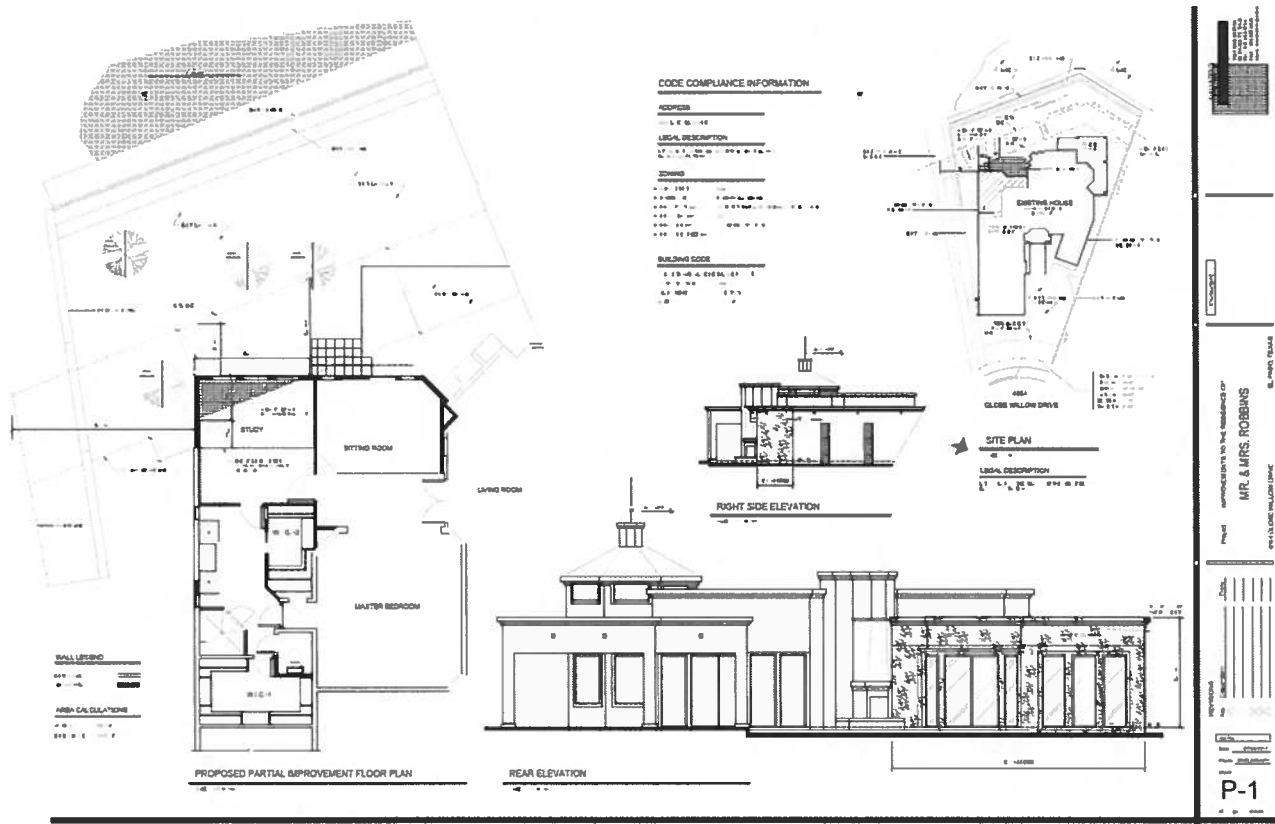
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this ____ day of _____, 2017, by _____, in his legal capacity on behalf of Dennis and Katherine Robbins.

Notary Public, State of Texas

My Commission Expires:

EXHIBIT "A"



MEMORANDUM

DATE: October 31, 2017

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

FROM: Andrew Salloum, Senior Planner

SUBJECT: PZDS17-00034

The City Plan Commission (CPC) on October 5, 2017, voted 6-0 to recommend **approval** of the detailed site development plan as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan and Section 20.10.360(C)(4)(c) - Planned Residential.

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

The Planning Division has not received any communication in support or opposition to the detailed site development plan.

Property Owner Dennis & Katherine Robbins
Representative Samuel Navarro, Architect

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZDS17-00034
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: October 5, 2017
Staff Planner: Andrew Salloum, 915-212-1603, salloumam@elpasotexas.gov

Location: 4664 Globe Willow Drive
Legal Description: Lot 18, Block 16, The Willows Unit 5, City of El Paso, El Paso County, Texas
Acreage: 0.23-acre
Rep District: 8
Current Zoning: P-R I (Planned - Residential I)
Existing Use: Single-family dwelling
C/SC/SP/ZBA/LNC: N/A
Request: Detailed Site Development Plan Review per Planned Residential Development to permit setback reduction
Proposed Use: New addition to the existing single-family dwelling

Property Owner Dennis & Katherine Robbins
Representative Samuel Navarro, Architect

SURROUNDING ZONING AND LAND USE

North: P-R I (Planned - Residential I) / Single-family dwelling
 South: P-R I (Planned - Residential I) / Single-family dwelling
 East: P-R I (Planned - Residential I) / Single-family dwelling
 West: P-R I (Planned - Residential I) / The Lake Willows Island

PLAN EL PASO DESIGNATION: G-3, Post-War (Northwest Planning Area)

NEAREST PARK: Braden Aboud (5,675 feet)

NEAREST SCHOOL: Zach White Elementary School (7,552 feet)

NEIGHBORHOOD ASSOCIATION

Upper Valley Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 20, 2017. The Planning Division has not received any phone calls or letters in support or opposition to the detailed site development request.

APPLICATION DESCRIPTION

The request is for a Detailed Site Development Plan Review as required by P-R I (Planned Residential I) to allow for amended reductions in dimensional standards through the submittal of a detailed site development plan to be reviewed by CPC and City Council per Section 20.10.360(C)(4)(c) - Planned Residential. The detailed site development plan shows a new 255 sq. ft. addition to the existing 3,082 sq. ft. single-family dwelling. The applicants are proposing the following reduction: from the required 10 feet rear yard setback to 5.33 feet. The 34 sq. ft. is the portion of the area of setback encroachment. Access is proposed from Globe Willow Drive.

DIMENSION	REQUIRED	PROPOSED
Rear yard setback	10 ft.	5.33 ft.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan and Section 20.10.360(C)(4)(c) - Planned Residential.

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 rear yard setback for a new addition to the existing single-family dwelling.

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.

Note: Detailed Site Development Plan review is a requirement of the detailed site development plan for planned residential development when the proposed development does not meet dimensional standards as set forth in Appendix B, Table of Density and Dimensional Standards.

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.

Note: Planning Staff has reviewed the detailed site development plan, which meets all requirements of 20.04.150, Detailed Site Development Plan, and is recommending approval.

Plan El Paso - Goals & Policies

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

Policy 2.2.2. "The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants."

The Planning Division recommendation is based on the proposed residential supplementing the mix of housing types in the area while providing the potential for a balance of housing and jobs.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

No objections to the detailed site development plan.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

This is not on a state roadway.

Planning and Inspections Department – Plan Review and Landscaping Division

No objections to proposed DSDP.

At the time of submittal for building permits the project will need to comply with all applicable provisions of the municipal code and IRC.

Planning and Inspections Department – Land Development

1. No objections to detailed site plan.

2. 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.

Fire Department

Recommend approval.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. There is an existing 6-inch diameter water main that extends along Globe Willow Drive, located approximately 18-feet east of the property's eastern property line. This water main is available for service.

3. EPWater records indicate (1) ¾" service meter (Active) on the property with 4664 Globe Willow Drive as the service address.

4. Previous water pressure readings from fire hydrant #6033 located on 4641 Globe Willow Drive and 550' west of Lazy Willow Drive, has yield a static pressure of 82 psi, a residual pressure of 80 psi, and a

discharge flow of 1,087 gallons per minute.

5. 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 Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main that extends along Globe Willow Drive, located approximately 7-feet west of the eastern right-of-way line of Globe Willow Drive. This sewer main is available for service.

General:

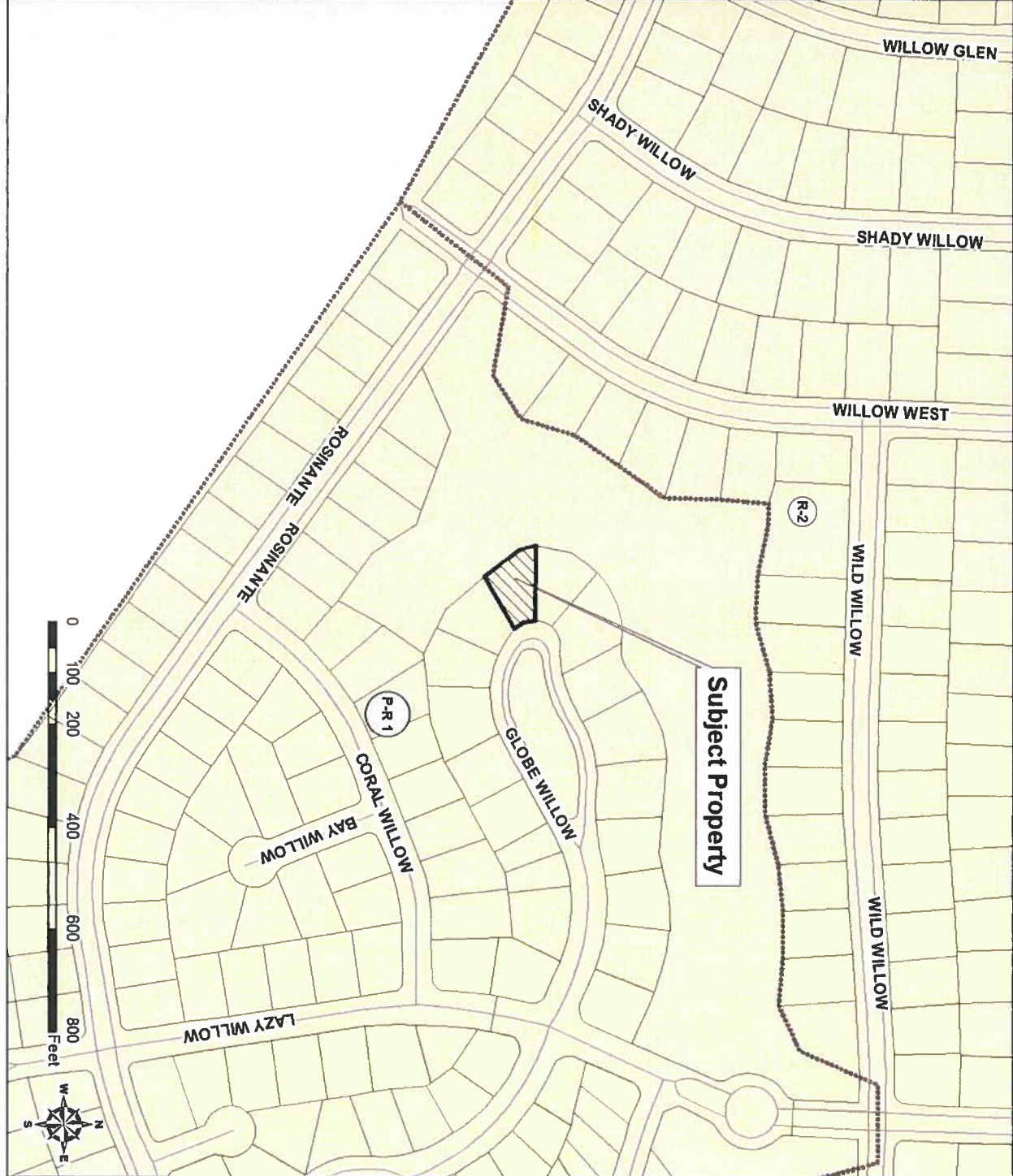
7. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage 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 EPWater 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.

Attachments

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

ATTACHMENT 1: ZONING MAP

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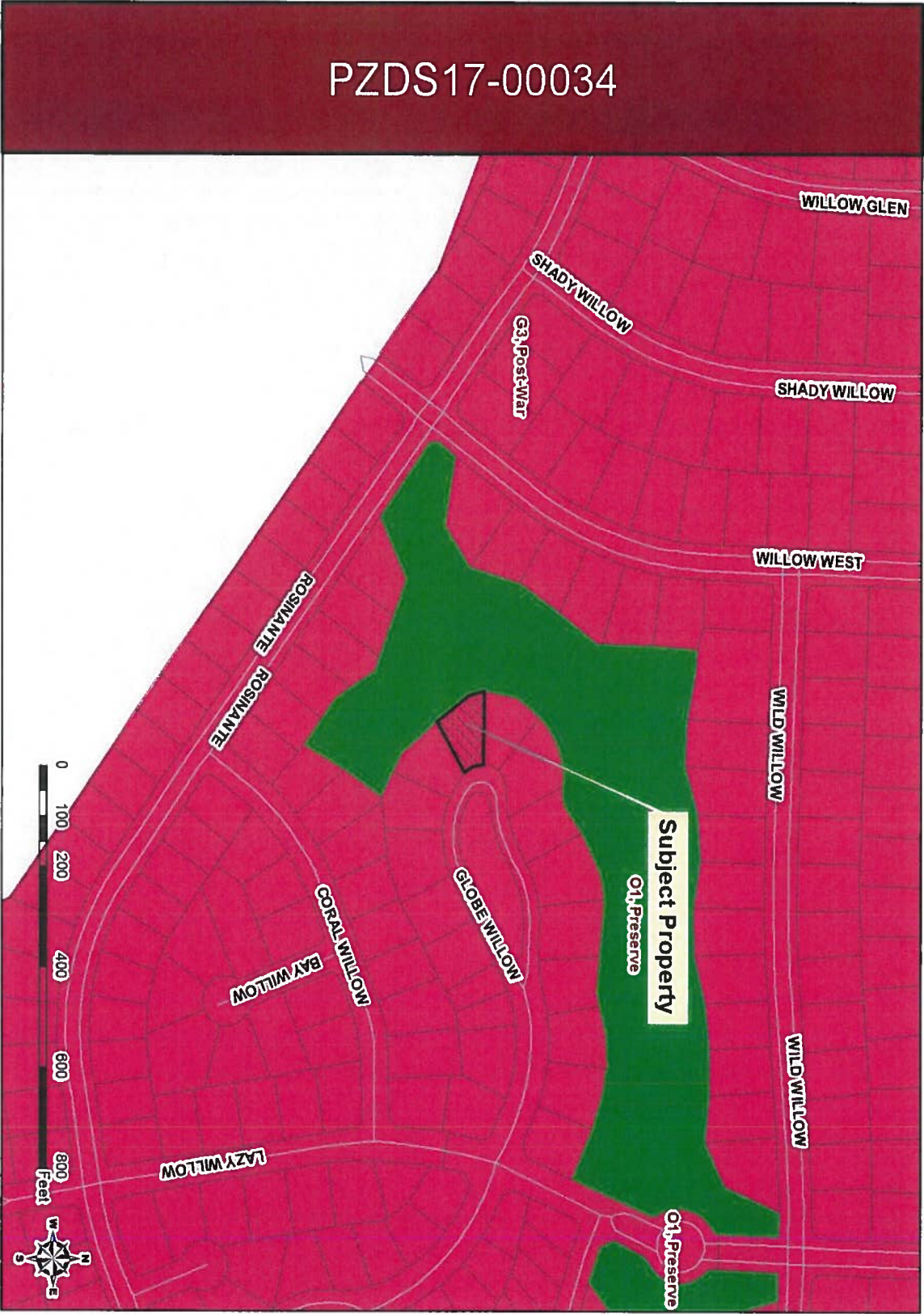
ATTACHMENT 2: AERIAL MAP

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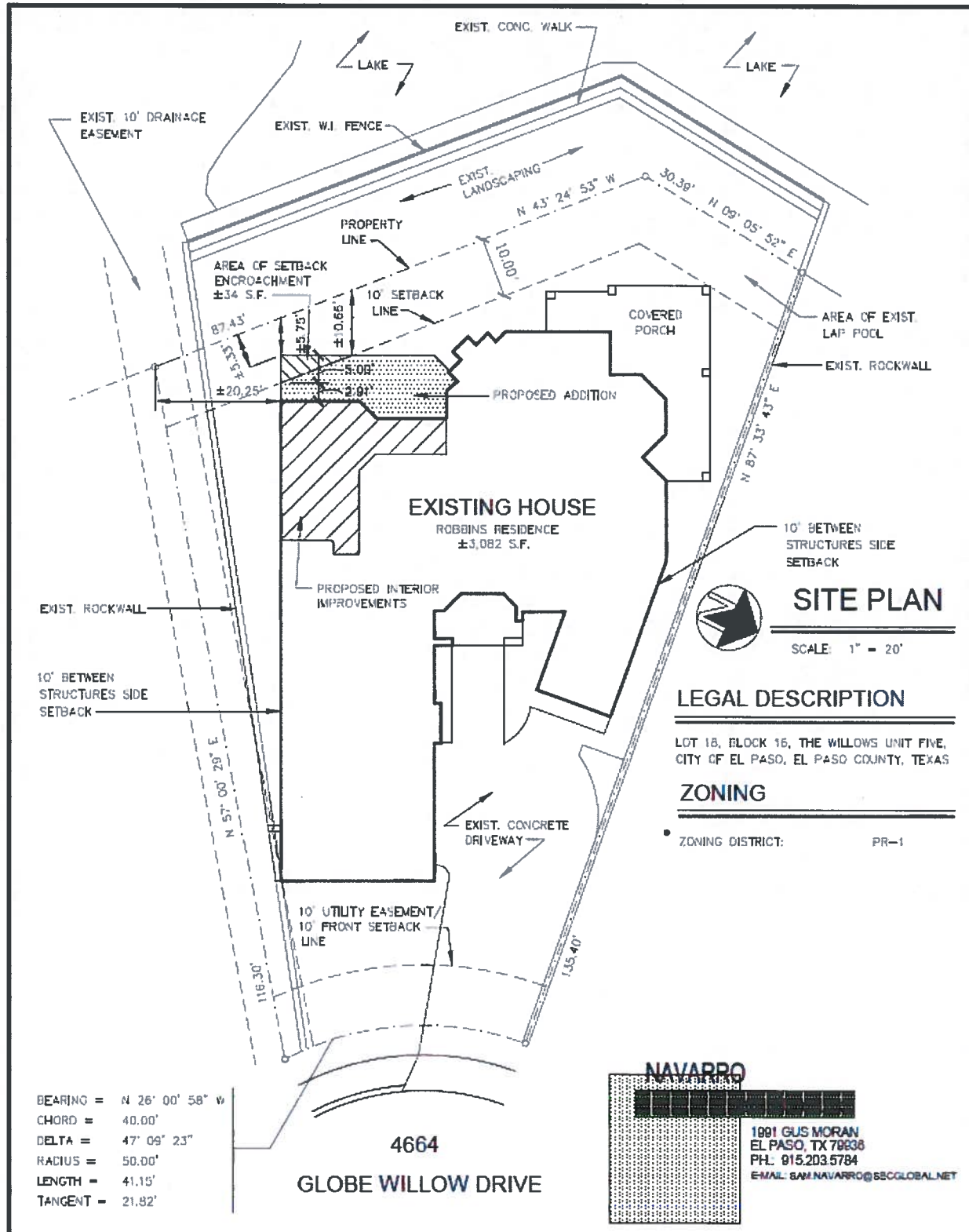


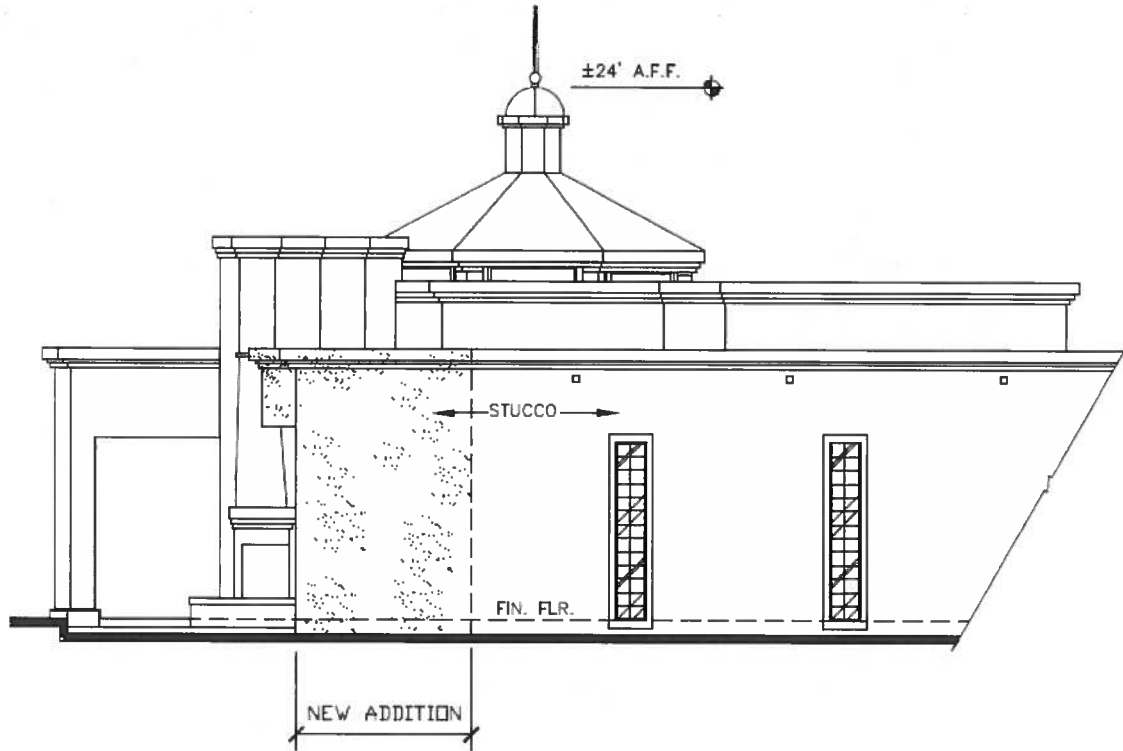
ATTACHMENT 3: FUTURE LAND USE MAP

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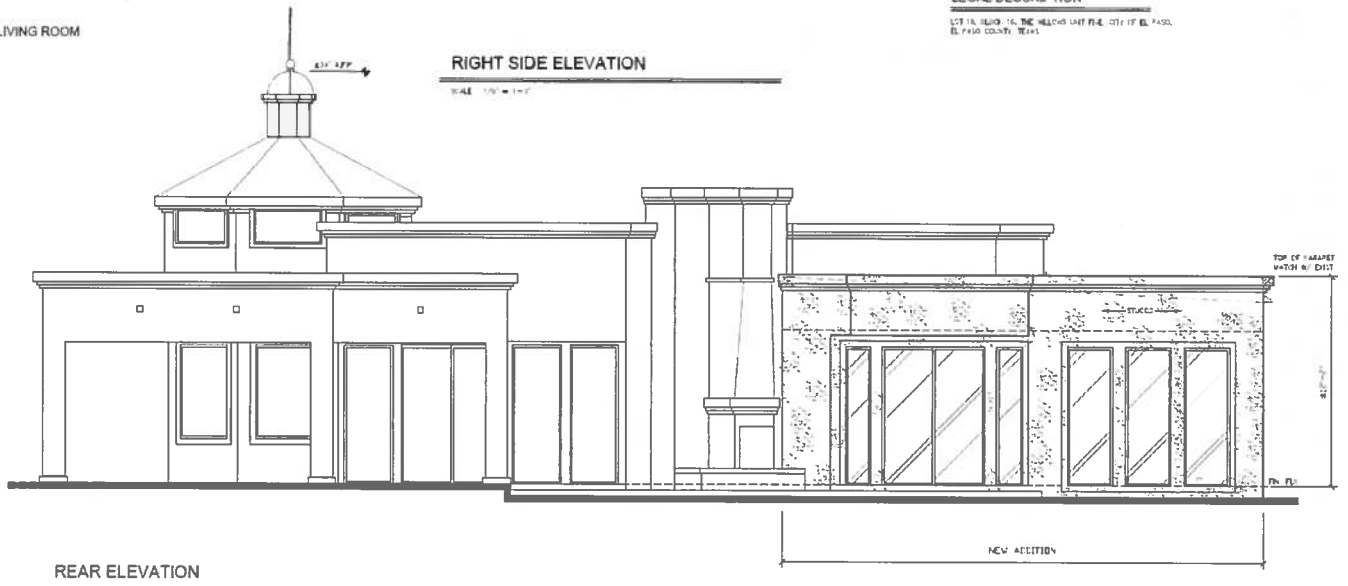


ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN





LIVING ROOM



LEGAL DESCRIPTION
 LOT 18, BLK 16, THE HILLSIDE UNIT FILE, CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

REAR ELEVATION



Recommendation/Public Input

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

Strategic Goal #3 Promote the Visual Image of El Paso

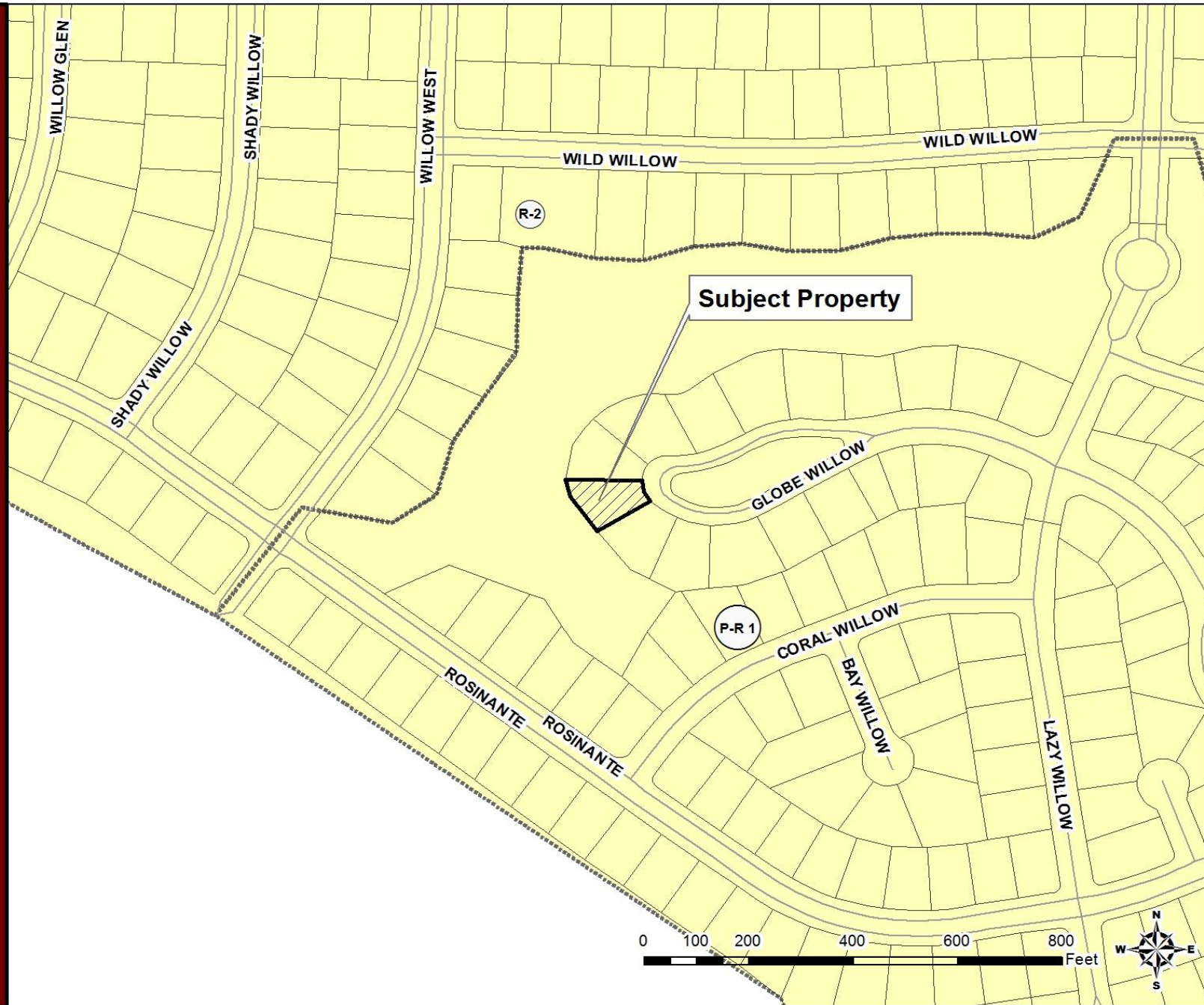
3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



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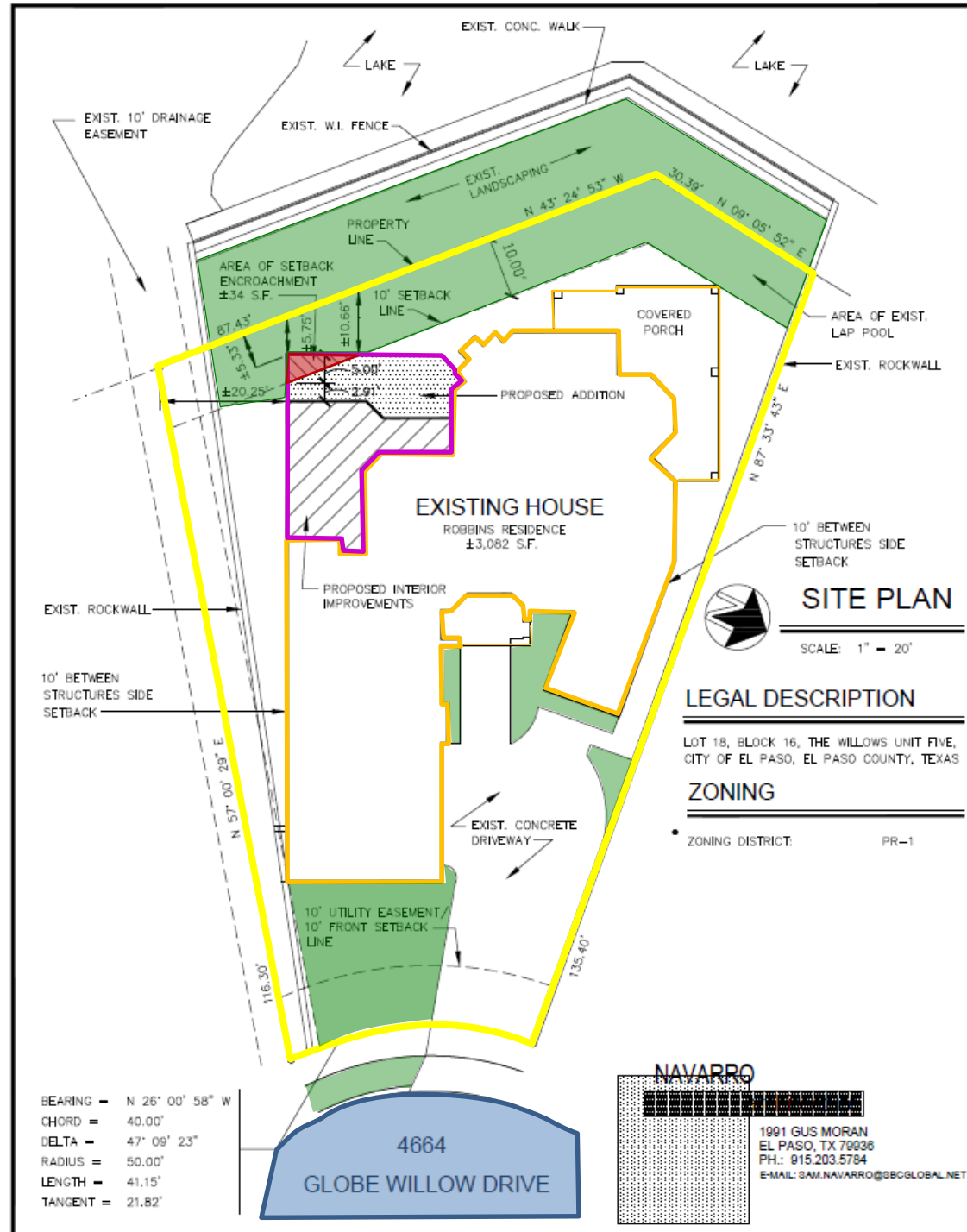




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REAR ELEVATION

SCALE: 1/4" = 1'-0"



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