

**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
Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 7

SUBJECT:

An Ordinance granting a Special Permit PZST17-00009, to allow for Infill Development with a reduction in lot width on the property described as All of Tract 6C, Block 15, 620 Lomaland Dr., Ysleta Grant, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.280 Infill Development of the El Paso City Code. The Penalty being provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 620 Lomaland Dr. Owner: Christopher Kangur PZST17-00009 (District 7)

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.

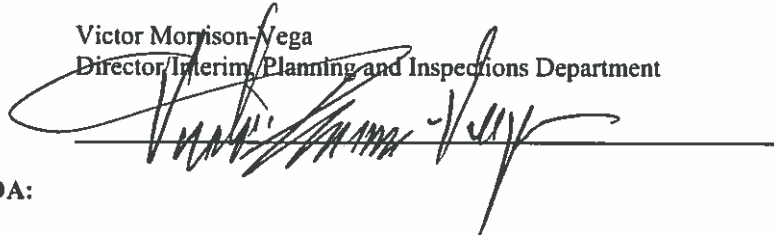
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Director/Interim Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00009, TO ALLOW FOR INFILL DEVELOPMENT WITH A REDUCTION IN LOT WIDTH ON THE PROPERTY DESCRIBED AS ALL OF TRACT 6C, BLOCK 15, YSLETA GRANT, 620 LOMALAND DR, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.280 INFILL DEVELOPMENT OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Christopher Kangur, have applied for a Special Permit for infill development under Section 20.10.280 of the El Paso City for a reduction in lot width; and,

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

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and,

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and,

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Sections 20.04.320 of the El Paso City Code.

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

1. That the property described as follows is in a R-3 (Residential) Zone District:

All of Tract 6C, Block 15, Ysleta Grant, 620 Lomaland Dr, City of El Paso, El Paso County, Texas and;
2. That the City Council hereby grants a Special Permit under Sections 20.04.320 of the El Paso City Code, to allow an infill development for a reduction in lot width; and,
3. That this Special Permit is issued subject to the development standards in the R-3 (Residential) District regulations and is 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 incorporated herein by reference for all purposes; and,
4. That if at any time the Owners fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00009 shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

ORDINANCE NO. _____

PZST17-00009

17 1007-2059| 727174
620 Lomaland Dr.
KMN

construction shall stop or occupancy shall be discontinued, until any such violation ceases; and,

5. That the Owners shall sign an Agreement incorporating the requirements of this Ordinance. 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.

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:



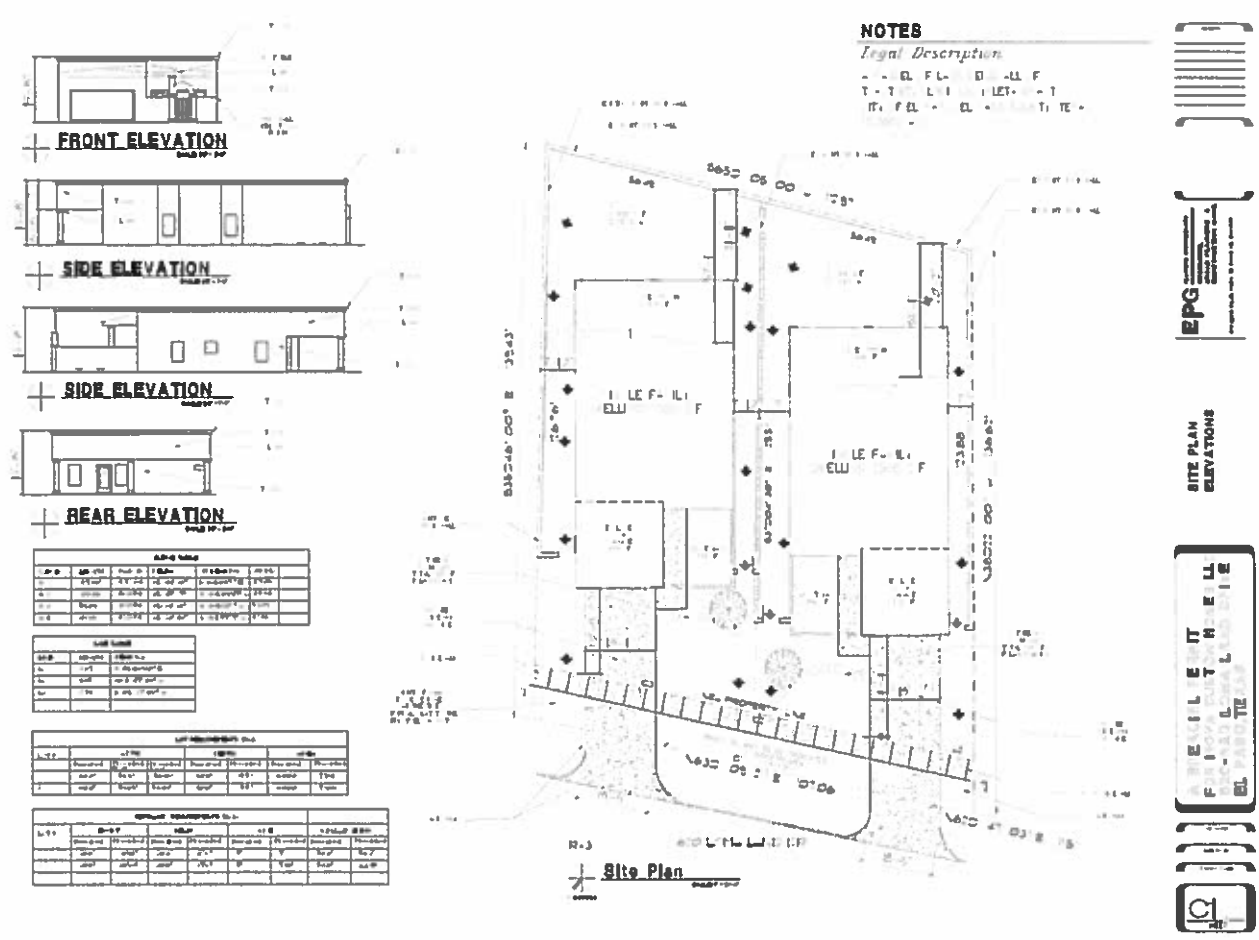
Victor Morrison-Vega, Interim Director
Planning & Inspections Department

ORDINANCE NO. _____

17 1007-2059 727174
620 Lomaland Dr.
KMN

PZST17-00009

EXHIBIT "A"



ORDINANCE NO. _____
17 1007-2059| 727174
620 Lomaland Dr.
KMN

PZST17-00009

MEMORANDUM

DATE: November 6, 2017
TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager
FROM: Adriana Martinez, Planner
SUBJECT: PZST17-00009

The City Plan Commission (CPC), on October 5, 2017 voted 6-0 to recommend **Approval** of the Special Permit application to allow for a reduction in lot width from the required 60' to 56.49' for Lots 1 and 2. The proposed development is to accommodate two Single-Family Dwellings.

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the Special Permit 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 rezoning will have no negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

Property Owner: Christopher Kangur
Applicant: INOVA Customer Homes LLC.
Representative: David Holguin

Attachments:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZST17-00009
Application Type Special Permit and Detailed Site Plan Review
CPC Hearing Date October 5, 2017
Staff Planner Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov
Location 620 Lomaland Dr.
Legal Description All of Tract 6C, Block 15, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage 0.3602 acres
Rep District 7
Existing Zoning: R-3 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: Infill Development - Reduction in Lot Width
Proposed Use: Single-Family Dwelling
Property Owner Christopher Kangur
Representative David Holguin

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch-Farm) / Church
South: R-3 (Residential) / Vacant
East: R-3 (Residential) / Single-family dwellings
West: R-3 (Residential) / Single-family dwellings

THE PLAN FOR EL PASO DESIGNATION: G-3, Post-War, (Mission Valley Planning Area)

NEAREST PARK: Lomaland Park (952 feet)

NEAREST SCHOOL: Loma Terrace Elementary (3,474 feet)

NEIGHBORHOOD ASSOCIATIONS

Lomaland Neighborhood Association
Mission Valley Civic Association

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.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for a reduction in lot width from the required 60' to 56.49' for Lots 1 and 2. The proposed development is to accommodate two Single-Family Dwellings. The proposed development shall comply with the street trees requirement under Article IV of Title 18. Access to the property is proposed from Lomaland Dr. This application was submitted prior to the adoption of the new Infill Standards on May 30, 2017 and is being considered against the standards in effect at the time of its submittal on April 5, 2017.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends approval of the request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding single-family residential development. Additionally, the proposed development is compliant with the G-3, Post-War and use designation in the Plan El Paso Mission Valley Planning Area. Further, the property meets the requirements of Sections 20.04.320 Special Permit Approvals, and 20.04.150 Detailed Site Development Plan.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning 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 purpose of the R-3 (Residential): Low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

The Planning Division recommendation is based on the compatibility with the G-3, Post-War land use designation through the addition of missing residential uses provided to surrounding neighborhoods within the area of the existing vacant lots and reducing travel and infrastructure needs.

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.

This application addresses policy 2.2.5. "The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

The Planning Division recommendation is based on the development of vacant lots and reducing travel and infrastructure needs.

ANALYSIS

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: 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, 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. 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. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

The property has been granted and Infill Waiver by the City Council on September 19th, 2017.

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located.

However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

Single-family dwellings are a permissible use in the R-3 (Residential) zone district.

C. Setback Provisions. The setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

All setback requirements are being met.

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

The proposed development meets the parking requirement in Chapter 20.14.

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

The proposed development is compatible with existing development.

F. Landscaping. The landscape standards contained within Title 18 of this Code shall apply to an infill development.

The proposed development meets the landscaping standards in Title 18.

G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty percent for an infill development as approved by city council.

The proposed development has the maximum number of dwelling units allowed in the R-3 (Residential) zone district.

H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

The applicant is requesting a lot width reduction. All other setback requirements are being met.

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.

- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
 2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
 5. The design of the proposed development mitigates substantial environmental problems;
 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
 7. The proposed development is compatible with adjacent structures and uses;
 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

The application meets the requirements for special permit.

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.

Detailed Site Development Plan review is required as part of the special permit application.

20.04.150 Detailed Site Development / 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 storm water 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 it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections to proposed special permit.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department – Land Development

1. Show proposed runoff direction.

2. Dimension proposed driveway widths 10'-20' max (as per DSC 6-20).

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 stormwater 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 objections to proposed special permit.

Note:

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

Texas Department of Transportation (TxDOT)

Development is not abutting TxDOT Right of Way.

Sun Metro

Sun Metro does not oppose this request. Transit services are provided along Lomaland by routes 63 and 65. Bus stop is approximately 390 ft. southwest of subject property.

El Paso Fire Department

No objections.

El Paso Police Department

No objections.

El Paso Water Utilities

1. EPWater does not object to this request.

Water:

2. There is an existing 8-inch diameter water main that extends along Lomaland Drive. This water main is available for service.

3. Previous water pressure from fire hydrant #2848 located at NE corner of Lomaland Drive and Holloway Drive, has yielded a static pressure of 100 psi, a residual pressure of 84 psi, and a discharge of 1,186 gallons per minute.
4. 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:

5. There is an existing 6-inch diameter sanitary sewer main extending along Lomaland Drive. This main is available for service. This sewer main is approximately 3.5-foot depth.

General:

6. 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.

Stormwater Division

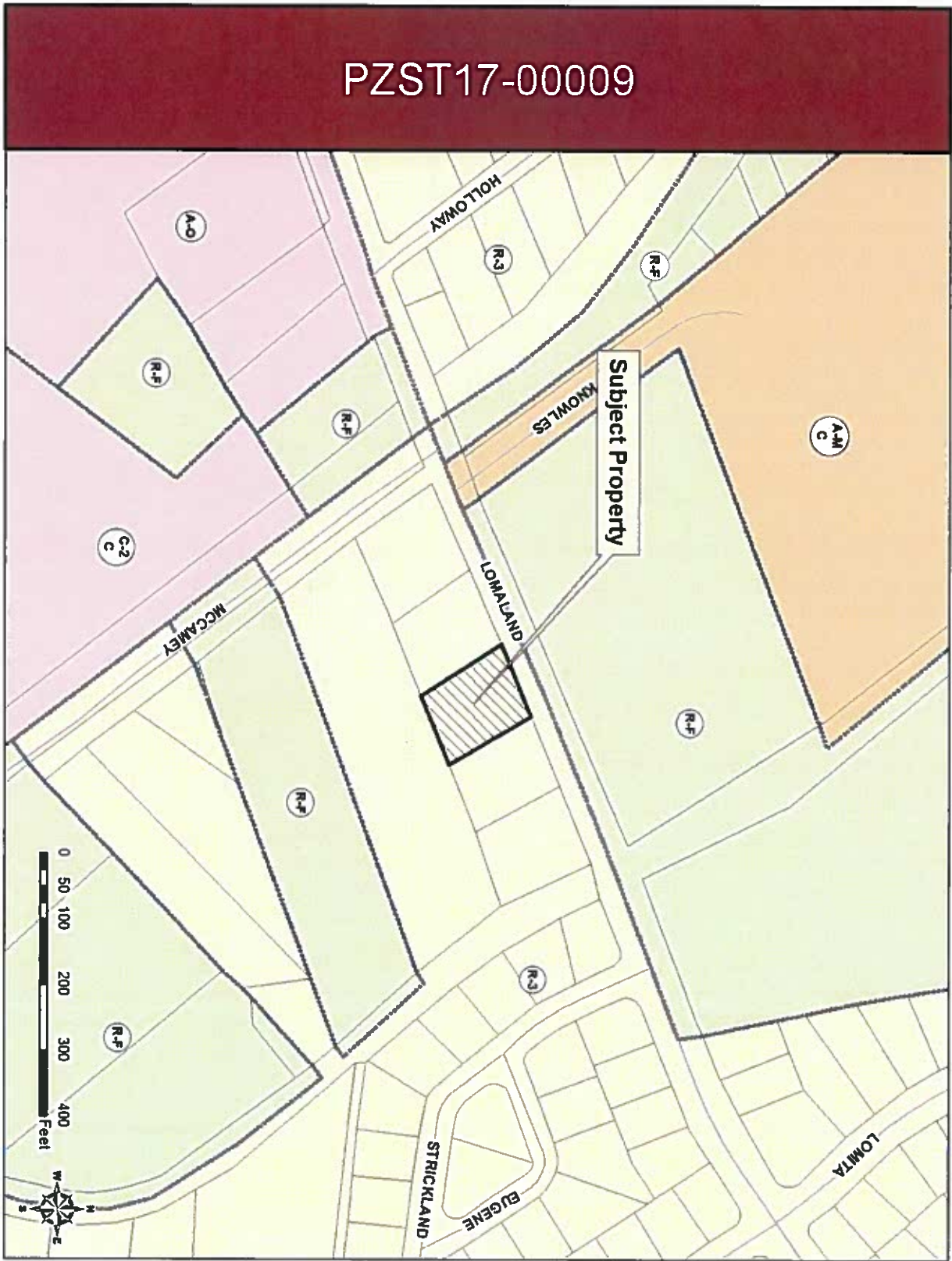
1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.
2. The developer may be responsible for the additional stormwater runoff generated by the proposed subdivision.
3. EPW-Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments

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

ATTACHMENT 1: ZONING MAP

PZST17-00009

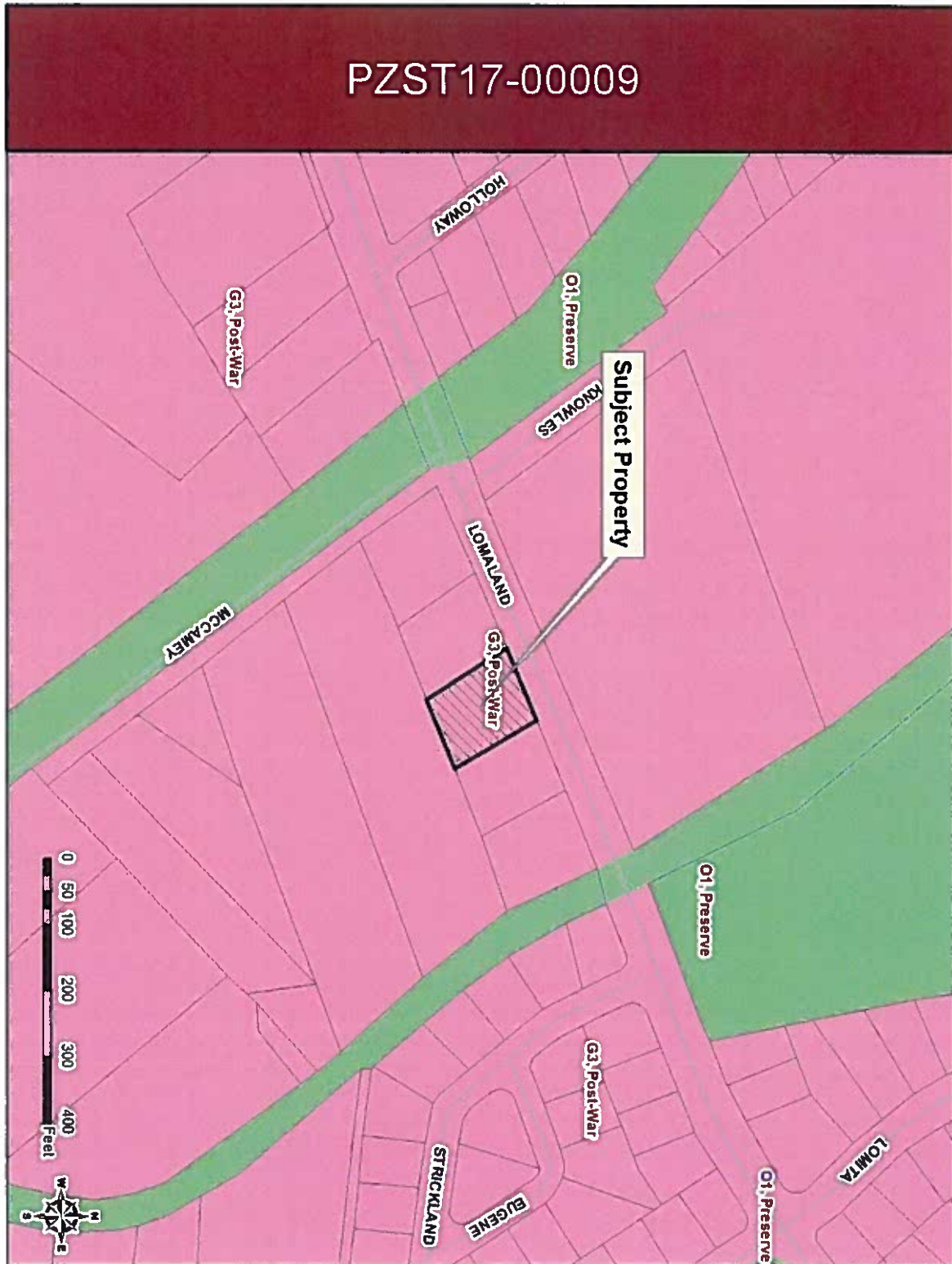


ATTACHMENT 2: AERIAL MAP

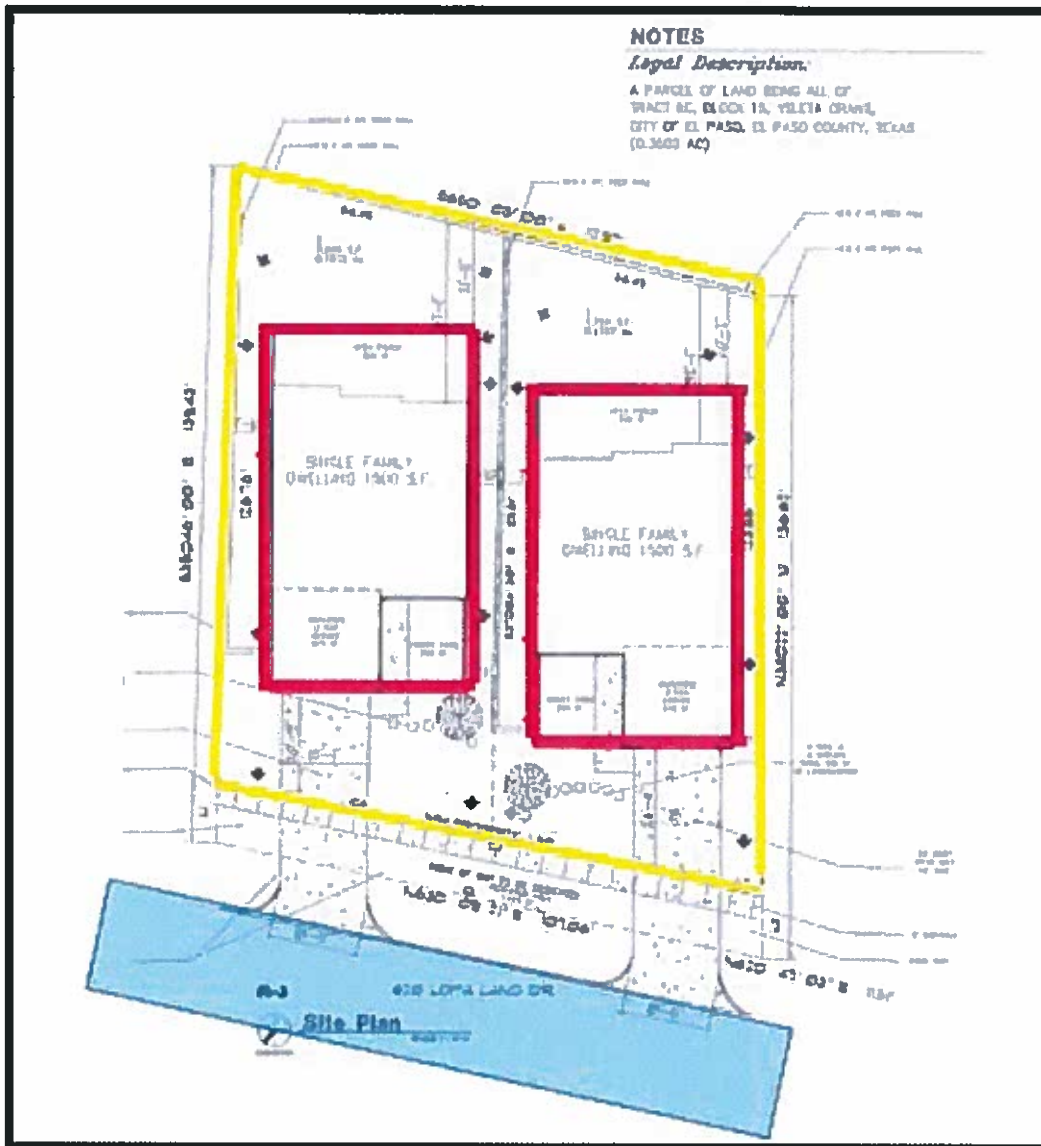


PZST17-00009

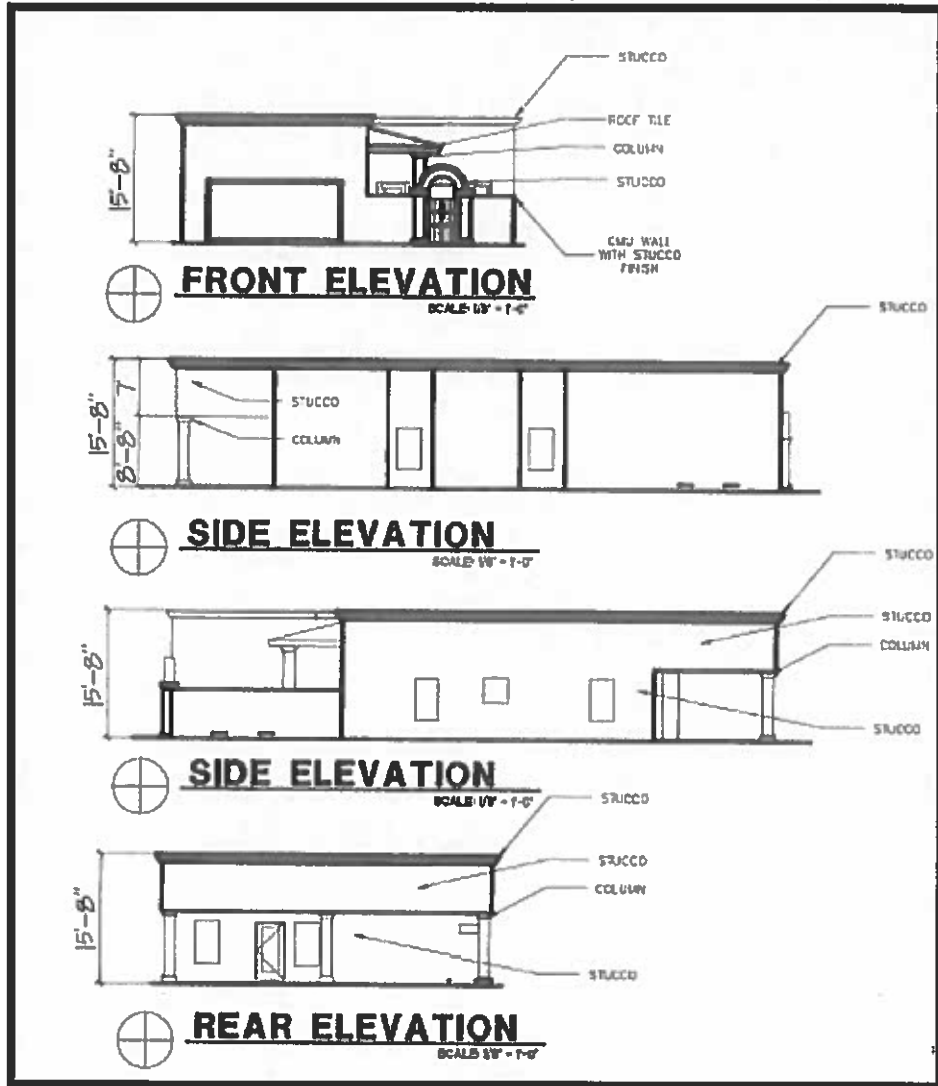
ATTACHMENT 3: FUTURE LAND USE MAP



ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 5: ELEVATIONS





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

PZST17-00009

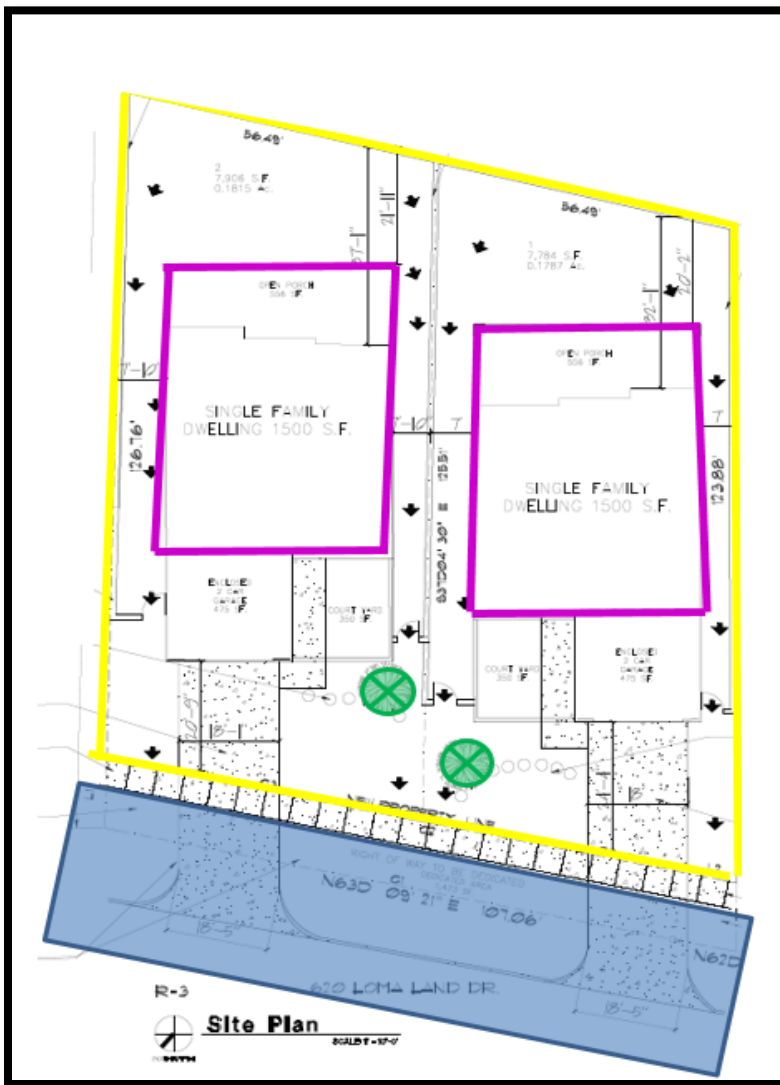


PZST17-00009





Detailed Site Plan

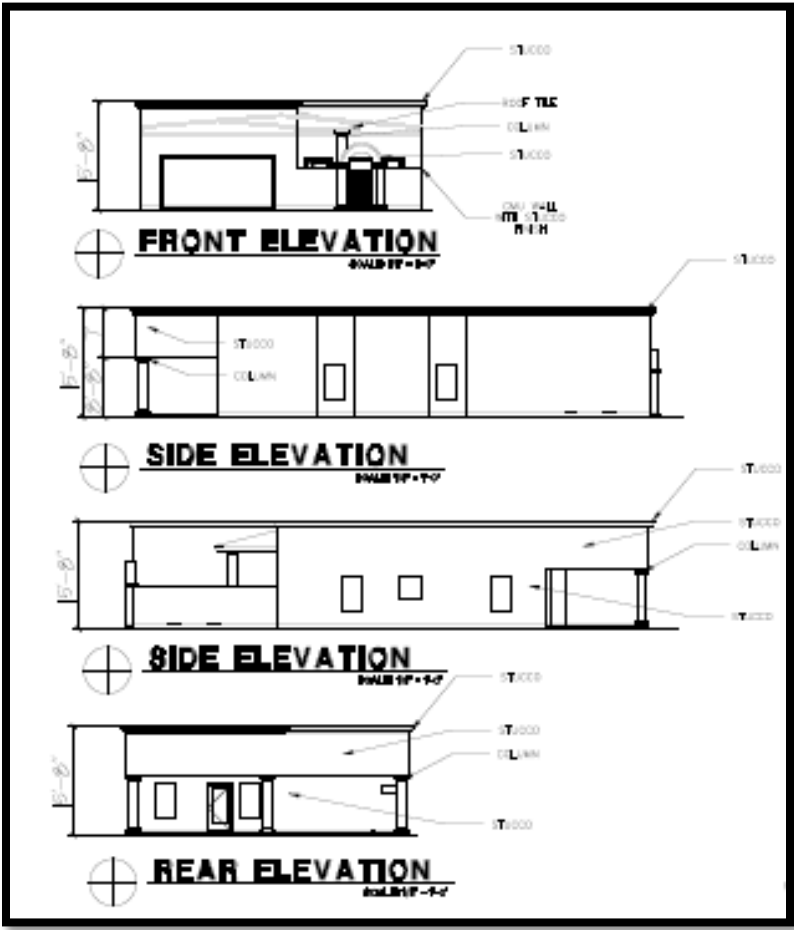


R-3	Required Lot Width	Proposed
Lot 1	60'	56'49"
Lot 2	60'	56'49"

"Delivering Outstanding Services"



Elevations



"Delivering Outstanding Services"

PZST17-00009







N



W



E



S



PZST17-00009

