

17.5

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

**DEPARTMENT:** Planning and Inspections, Planning Division  
**AGENDA DATE:** Introduction: November 14, 2017  
Public Hearing: December 12, 2017

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915) 212-1550, morrison-vegavx@elpasotexas.gov  
Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 5

**SUBJECT:**  
An Ordinance granting Special Permit No. PZST17-00028, to allow for a Planned Residential Development Overlay for the property described as All of Blocks 496, 497, 498, 499, 500, and 507, Tierra del Este Unit 78, City of El Paso, El Paso County, Texas (Parcel 1) and a portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas (Parcel 2) the penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: Generally South of Montwood, East and West of Tim Foster (Parcel 1) and generally Southeast of John Hayes and Pebble Hills, North of Montwood (Parcel 2). Owners: Lalolands, Inc.; Zia Homes, Inc.; Direct Home Sales, Inc.; Cuartres Investments, LLC; Pacifica Homes, Inc.; Montiel Brothers, Inc. DBA Palo Verde Homes.; Tri-State Ventures, LLC DBA Carefree Homes, Ranchos Real Xv, LLC. PZST17-00028. (District 5).

**BACKGROUND / DISCUSSION:**  
On October 5, 2017, the CPC reviewed and recommended **approval** of the proposed special permit.

**PRIOR COUNCIL ACTION:**  
There is no prior City Council action on this proposed special permit.

**AMOUNT AND SOURCE OF FUNDING:**  
N/A

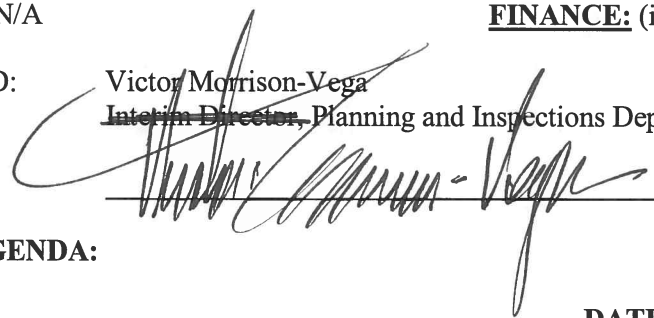
**BOARD / COMMISSION ACTION:**  
City Plan Commission (CPC) – Approval Recommendation (6-0)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

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

  
\_\_\_\_\_

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST17-00028, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ON THE PROPERTY DESCRIBED AS ALL OF BLOCKS 496, 497, 498, 499, 500, AND 507, TIERRA DEL ESTE UNIT 78, CITY OF EL PASO, EL PASO COUNTY, TEXAS (PARCEL 1) AND A PORTION OF SECTION 48, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY CO. SURVEYS (PARCEL 2 ), CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.240 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the Lalolands, Inc.; Zia Homes, Inc.; Direct Home Sales, Inc.; Cuartes Investments, LLC; Pacifica Homes, Inc.; Montiel Brothers, Inc. dba Palo Verde Homes.; Tri-State Ventures, LLC dba Carefree Homes; and Ranchos Real XV, LLC, has applied for a Special Permit under Section 20.10.240 of the El Paso City Code to allow for a PLANNED RESIDENTIAL DEVELOPMENT OVERLAY; and,

WHEREAS, a report was made by 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 Section 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, which is zoned as **R-5 (RESIDENTIAL)** District:

*All of Blocks 496, 497, 498, 499, 500, and 507, Tierra del Este Unit 78, City of El Paso, El Paso Texas (PARCEL 1) AND A Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys (PARCEL 2 ), City of El Paso, El Paso County, Texas; and more particularly described in the attached Exhibit "A", and;*

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a Planned Residential Development Overlay on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the R-5 (Residential) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicants, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "B"** and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicants fail to comply with any of the requirements of this Ordinance, Special Permit No. PZST17-00028, shall be subject to termination; construction or occupancy shall be discontinued; and the Applicants shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicants 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 to the City Plan Commission before building permits are issued.

**ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2017.

**THE CITY OF EL PASO**

**ATTEST:**

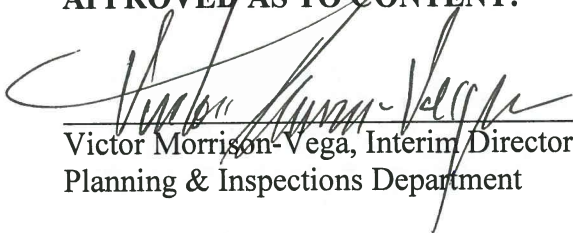
\_\_\_\_\_  
Dee Margo  
Mayor

\_\_\_\_\_  
Laura D. Prine  
Interim City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Nieman  
Senior Assistant Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Victor Morrison-Vega, Interim Director  
Planning & Inspections Department

**AGREEMENT**

**Lalolands, Inc.; Zia Homes, Inc.; Direct Home Sales, Inc.; Cuartres Investments, LLC; Pacifica Homes, Inc.; Montiel Brothers, Inc. dba Palo Verde Homes; Tri-State Ventures, LLC dba Carefree Homes; Ranchos Real XV, LLC**, the Applicants referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-5 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 9<sup>th</sup> day of November, 2017.

**Lalolands, Inc.**

*Celeste Aguilar*  
(Signature)

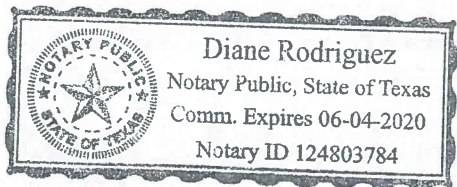
*Celeste Aguilar / Treasurer*  
(Name/Title)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS )

COUNTY OF EL PASO )

This instrument is acknowledged before me on this 9<sup>th</sup> day of November, 2017 by Celeste Aguilar, Treasurer for Lalolands Inc. as Applicant.



*Diane Rodriguez*  
Notary Public, State of Texas  
Signature

*Diane Rodriguez*  
Printed or Typed Name

My Commission Expires:

*06/04/2020*

*Signatures continue on the following page.*

PAGE 2 OF DEVELOPMENT AGREEMENT – OWNER SIGNATURES

Zia Homes, Inc.

[Signature]  
(Signature)

Ronald D. Costa - President  
(Name/Title)

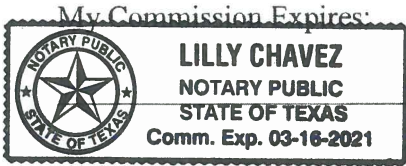
ACKNOWLEDGMENT

THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 8<sup>th</sup> day of November, 2017 by Ronald D. Costa for Zia Homes, Inc. as Applicant.

[Signature]  
Notary Public, State of Texas  
Signature

Lilly Chavez  
Printed or Typed Name



*Signatures continue on the following page.*

Direct Home Sales, Inc.

Priscilla Hernandez  
(Signature)

Priscilla Hernandez - Vice - Pres.  
(Name/Title)

ACKNOWLEDGMENT

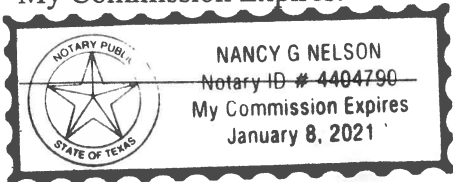
THE STATE OF TEXAS )  
)  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 9<sup>th</sup> day of November, 2017, by Priscilla Hernandez for Direct Home Sales, Inc. as Applicant.

Nancy G. Nelson  
Notary Public, State of Texas  
Signature

NANCY G. NELSON  
Printed or Typed Name

My Commission Expires:



Signatures continue on the following page.

PAGE 4 OF DEVELOPMENT AGREEMENT – OWNER SIGNATURES

Cuartes Investments, LLC

[Handwritten Signature]  
(Signature)

Antonio C. Cervantes / Member  
(Name/Title)

ACKNOWLEDGMENT

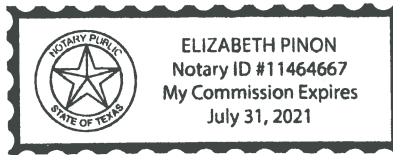
THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 9 day of November, 2017, by Antonio C Cervantes for CUARTES Investments, LLC as Applicant.

[Handwritten Signature: Elizabeth Pinon]  
Notary Public, State of Texas  
Signature

Elizabeth Pinon  
Printed or Typed Name

My Commission Expires:  
7/31/2021



*Signatures continue on the following page.*









## EXHIBIT "A"

Prepared For: Southwest Land Development Services  
July 26, 2017  
TDE 74-78-81-83 DSD (Parcel-1)

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a 28.39 Acres Portion of Tim Foster Street, James White Drive, John Scagno Avenue, Earl Chokiski Avenue, and all of Blocks 496, 497, 498, 499, 500, and 507, Tierra Del Este Unit Seventy Eight, as recorded in clerks file no. 20160087106, Real Property Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found brass disk city monument at the centerline intersection of Tim Foster St. and Montwood Dr. from which an existing brass disk city monument at the centerline intersection of Montwood Drive and Honey Dew St. bears, North 89°59'32" East a distance of 1158.03 feet, Thence South 10°53'22" East a distance of 272.56 feet to a set ½" rebar on the easterly right-of-way line of Tim Foster Street in Tierra Del Este Unit Seventy Eight as recorded in File No. 20160087106, Real Property Records of El Paso County, Texas for the "TRUE POINT OF BEGINNING".

Thence along said right-of-way line, South 00°31'57" East a distance of 77.53 feet to a ½" rebar for a point of curve;

Thence, 31.23 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 89°28'30" a chord which bears South 45°16'13" East a distance of 28.15 feet to a set ½" rebar on the northerly right-of-way line of James White Drive out of Tierra Del Este Unit Seventy Eight as recorded in File No. 20160087106, Real Property Records of El Paso County, Texas;

Thence along said right-of-way line, North 89°59'32" East a distance of 220.19 feet to a set ½" rebar;

Thence leaving said right-of-way line an along the westerly right-of-way line of William Caples Street out of Tierra Del Este Unit Seventy Eight as recorded in File No. 20160087106, Plat records of El Paso County, Texas, South 00°31'57" East a distance of 2062.57 feet to a set ½" rebar for a point of curve;

Thence 31.60 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°31'09" a chord which bears South 44°43'37" West a distance of 28.41 feet to a set ½" rebar on the northerly right-of-way line of Peyton Edwards Ave. out of Tierra Del Este Unit Seventy Eight as recorded in File No. 20160087106, Real Property Records of El Paso County, Texas;

Thence along said right-of-way line, South 89°59'11" West a distance of 538.02 feet to a set ½" rebar for a point of curve;

1

Thence, 31.23 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 89°28'51" a chord which bears North 45°16'13" West a distance of 28.16 feet to a set ½" rebar on the easterly right-of-way line of Thomas Lackland Street out of Tierra Del Este Unit Seventy Eight as recorded in File No. 20160087106, Real Property Records of El Paso County, Texas;

Thence along said right-of-way line, North 00°31'57" West a distance of 2140.15 feet to a found ½" rebar for a point of curve;

Thence, 31.60 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°31'30" a chord which bears North 44°43'47" East a distance of 28.41 feet to a found ½" rebar on the southerly right-of-way line of Richard Wiles Ave. out of Tierra Del Este Unit Seventy Eight as recorded in File No. 20160087106, Real Property Records of El Paso County, Texas;

Thence along said right-of-way line, North 89°59'32" East a distance of 317.83 feet to the "TRUE POINT OF BEGINNING" and containing 1,236,572.95 Square Feet or 28.39 acres of land more or less.

Note: A drawing of even date accompanies this description.

  
Ron R. Conde  
R.P.L.S. No 5152



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CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

Prepared For: Southwest Land Development Services Inc.  
July 26, 2017  
TDE 74-81-83 DSD (Parcel 2)

#### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a 131.05 Acre Portion out of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at found nail and straddles for monument location at the centerline intersection of Holly Springs Avenue and Bob Beamon Street from which an existing city monument at the centerline intersection of Holly Springs Avenue and Long Shadow Avenue bears South 89°58'09" West a distance of 442.01 feet; Thence South 15°04'47" East to a distance of 456.65 feet to a set ½" rebar for a point of curve on the southerly right of way line of Pebble Hills Blvd. for the "TRUE POINT OF BEGINNING".

Thence, 39.03 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of 89°26'22" a chord which bears South 45°18'40" East a distance of 35.18 feet to a set 1/2" rebar on the proposed westerly right of way line of Tim Floyd Drive;

Thence along said proposed right of way line, South 00°35'30" East a distance of 203.56 feet to a set ½" rebar for a point of curve;

Thence, 31.61 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°33'38" a chord which bears South 44°41'20" West a distance of 28.42 feet to a set ½" rebar on the proposed northerly right of way line of Tierra Isaiah Ave.;

Thence along said proposed right of way line, South 89°58'09" West a distance of 2270.39 feet to a set ½" rebar on the proposed westerly right of way line of Maria Casas St.;

Thence along said proposed right of way line, South 00°35'09" East a distance of 2005.10 feet to a set ½" rebar on the proposed southerly right of way line Tierra Harbor Ave.;

Thence along said proposed right of way line, North 89°58'33" East a distance of 733.29 feet to a set ½" rebar for a point of curve;

Thence, 31.22 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 89°26'17" a chord which bears South 45°18'18" East a distance of 28.15 feet to a set ½" rebar on the proposed westerly right of way line of Tierra Garden Dr.;

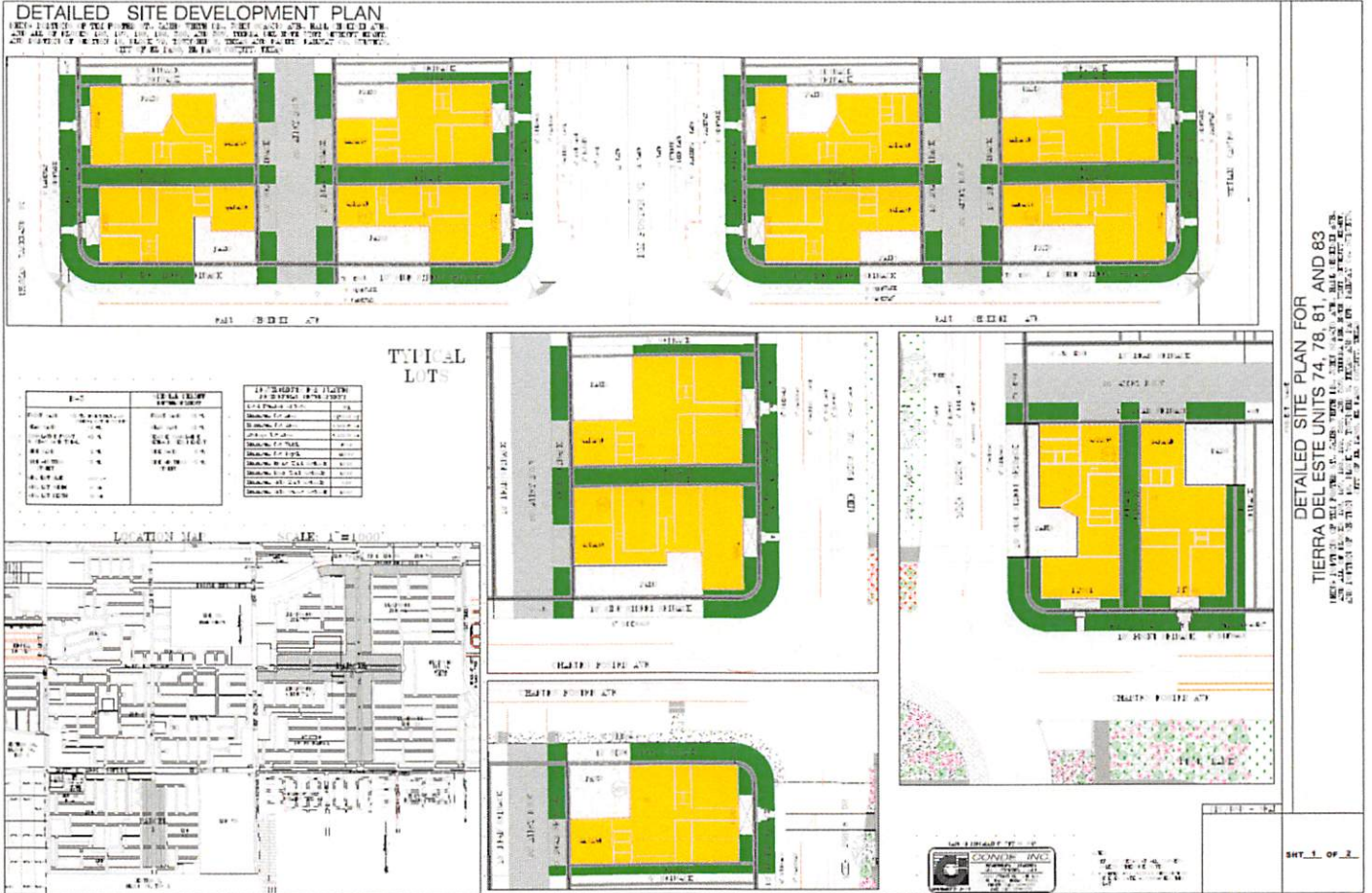
Thence along said proposed right of way line, South 00°35'09" East a distance of 622.03 feet to a set ½" rebar for a point of curve;

Thence, 31.61 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 90°33'43" a chord which bears South 44°41'42" West a distance of 28.42 feet to a set ½" rebar on the proposed northerly right of way line of Tierra Betancourt Pl.;

Thence along said proposed right of way line, South 89°58'33" West a distance of 727.90 feet to a set ½" rebar on the proposed westerly right of way line of Tony Harper St.;

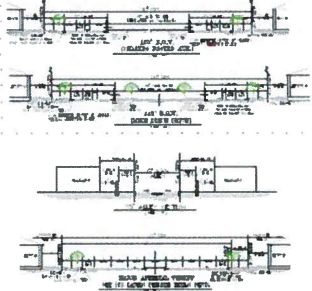
Thence along said proposed right of way line, South 00°35'09" East a distance of 2008.90 feet to a set ½" rebar for a point of curve;

# EXHIBIT "B"



**DETAILED SITE  
DEVELOPMENT PLAN**

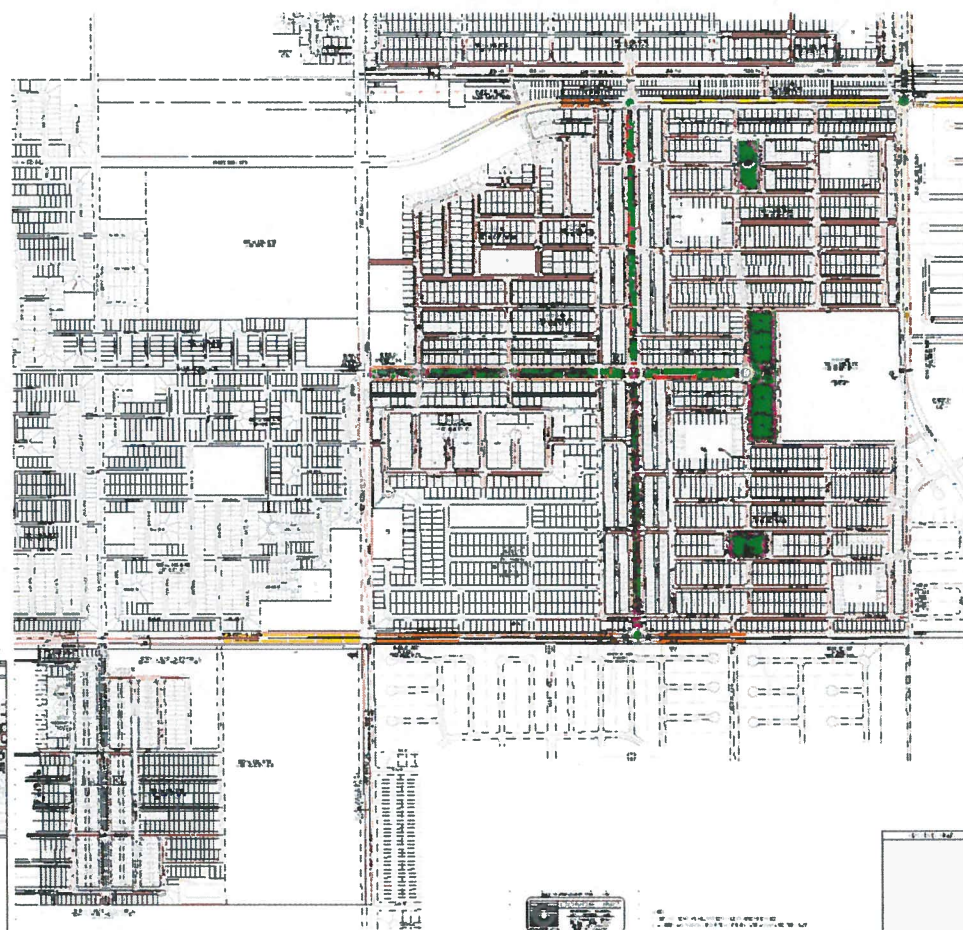
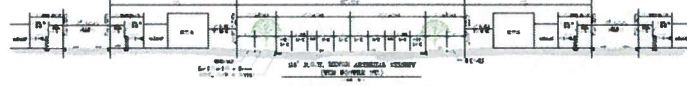
THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.



UNIT	TYPE	AREA	FINISH
1	1-BR	100	1
2	2-BR	200	2
3	3-BR	300	3
4	4-BR	400	4
5	5-BR	500	5
6	6-BR	600	6
7	7-BR	700	7
8	8-BR	800	8
9	9-BR	900	9
10	10-BR	1000	10

UNIT	TYPE	AREA	FINISH
1	1-BR	100	1
2	2-BR	200	2
3	3-BR	300	3
4	4-BR	400	4
5	5-BR	500	5
6	6-BR	600	6
7	7-BR	700	7
8	8-BR	800	8
9	9-BR	900	9
10	10-BR	1000	10

UNIT	TYPE	AREA	FINISH
1	1-BR	100	1
2	2-BR	200	2
3	3-BR	300	3
4	4-BR	400	4
5	5-BR	500	5
6	6-BR	600	6
7	7-BR	700	7
8	8-BR	800	8
9	9-BR	900	9
10	10-BR	1000	10



DETAILED SITE PLAN FOR  
TIERRA DEL ESTE UNITS 74, 78, 81, AND 83  
AS SHOWN ON SHEET 17-1007-2060 | 727254

SHT 2 OF 2

**MEMORANDUM**

**DATE:** October 10, 2017

**TO:** The Honorable Mayor and City Council  
Tomàs Gonzalez, City Manager

**FROM:** Larry F. Nichols, Director - Planning & Inspections  
Anne Antonini, Planner

**SUBJECT:** Special Permit to allow for a Planned Residential Development Overlay for properties in the R-5 (Residential) District for the properties located generally southwest of John Hayes and Pebble Hills, North of Montwood (PZST17-00028)

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The City Plan Commission unanimously recommended approval (6-0) of the proposed special permit at its October 5, 2017 meeting.

As of October 10, 2017, Planning staff has not received any opposition to the proposed amendment.

The CPC found that the proposed planned residential development is in conformance with Plan El Paso. The CPC also determined that the proposed planned residential development would protect 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 proposed planned residential development would have no negative effects on the natural environment, socio-economic conditions, or property values in the vicinity or the city as a whole.

The Planning Division has received no communications in support of or opposition to the proposed planned residential development.

**Property Owner:**

*Parcel 1:* Lalolands, Inc.; Zia Homes, Inc.; Direct Home Sales, Inc.; Cuartes Investments, LLC; Pacifica Homes, Inc.; Montiel Brothers, Inc. dba Palo Verde Homes.; Tri-State Ventures, LLC dba Carefree Homes  
*Parcel 2:* Ranchos Real XV, LLC

**Applicant:** Conde, Inc.

**Attachments:** Staff Report



## City of El Paso – City Plan Commission Staff Report

**Case No:** PZST17-00028  
**Application Type:** Special Permit and Detailed Site Plan  
**CPC Hearing Date:** October 5, 2017  
**Staff Planner:** Anne Antonini, 915-212-1814, [antoniniam@elpasotexas.gov](mailto:antoniniam@elpasotexas.gov)  
**Location:** Generally Southwest of John Hayes and Pebble Hills, North of Montwood  
**Legal Description:** **Parcel 1:** Being portions of Tim Foster St., James White Dr., John Scagno Ave., Earl Chokiski Ave., and all of Blocks 496, 497, 498, 499, 500, and 507, Tierra del Este Unit 78, City of El Paso, El Paso Texas  
**Parcel 2:** Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso Texas  
**Acreage:** **Parcel 1:** 28.39 acres  
**Parcel 2:** 131.05 acres  
**Rep District:** 5  
**Existing Zoning:** R-5 (Residential)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** Planned Residential Development Overlay with no cumulative front and rear yard setback in the R-5 (Residential) District  
**Proposed Use:** Single-family dwellings  
**Property Owners:** **Parcel 1:** Lalolands, Inc.; Zia Homes, Inc.; Direct Home Sales, Inc.; Cuarteros Investments, LLC; Pacifica Homes, Inc.; Montiel Brothers, Inc. dba Palo Verde Homes.; Tri-State Ventures, LLC dba Carefree Homes  
**Parcel 2:** Ranchos Real XV, LLC  
**Representative:** Conde, Inc.

### SURROUNDING ZONING AND LAND USE

#### PARCEL 1:

**North:** R-5 (Residential) / Single-family dwellings / C-2 (Commercial) / vacant  
**South:** ETJ (Extra-Territorial Jurisdiction) / vacant  
**East:** ETJ (Extra-Territorial Jurisdiction) / vacant  
**West:** R-5 (Residential) / Single-family dwellings

#### PARCEL 2:

**North:** R-5 (Residential) / Single-family dwellings / C-2 (Commercial) / vacant  
**South:** ETJ (Extra-Territorial Jurisdiction) / vacant  
**East:** ETJ (Extra-Territorial Jurisdiction) / vacant  
**West:** R-5 (Residential) / Single-family dwellings / C-2/c Commercial / conditions) / Vacant / S-D (Special Development) / school

**PLAN EL PASO DESIGNATION:** G-4, Suburban (Walkable) (East Planning Area)

**NEAREST PARK:** Eastside Sports Complex (1,524 feet)

**NEAREST SCHOOL:** Pebble Hills High School (1,620 feet)

### NEIGHBORHOOD ASSOCIATIONS

Not applicable.

## **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 20, 2017. Planning did not receive any phone calls in opposition to the special permit request.

## **CASE HISTORY**

The subject properties were annexed into the City of El Paso on July 12, 2016. At that time the Future Land Use Map for Parcel 2 was amended from O-5, Remote to G-4, Suburban Walkable.

## **APPLICATION DESCRIPTION**

The applicant is requesting the Planned Residential Development in order to accommodate alley-loaded garages along the central boulevard in each of the subject properties. While the proposed development within the subject properties would meet the minimum front and rear setbacks for the R-5 (Residential) District, they would not meet the cumulative setback of 45 feet. The remainder of the subdivisions of which each subject property is a part would conform to all standards of the R-5 (Residential) District. This design would accommodate a linear park within each of the subject properties along the main connections between the subdivisions of which they are a part and the surrounding streets.

## **Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **approval** of the special permit request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding single-family residential development. The proposed development is compliant with the G-4 Traditional Neighborhood (Walkable) land use designation in the East Planning Area. Further, the property meets the requirements of Sections 20.04.320, Special Permit Approvals, 20.10.280, Planned Residential Development, and 20.04.150 Detailed Site Development Plan.

## **Plan El Paso-Future Land Use Map Designation**

All applications for special permits shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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.

Policy 2.3.5.c: Provide rear alleys for access to mid-block parking spaces, to provide an out-of-sight location for utility equipment, and to allow the fronts of buildings to be free of garage doors and parked cars.

The purpose of the R-5 (Residential) district is to provide 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.

## **Plan El Paso - Goals & Policies**

This application addresses 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.”

Transportation – Strategies for Addressing Community Concerns (p. 4.68). “*Place Parking Behind Buildings*: Fronting streets with buildings improves the pedestrian environment. Placing parking behind buildings also allows for the access points (driveways or alleys) to come from lower volume side streets where presumably there will be fewer pedestrians. This allows for a more continuous pedestrian frontages and creates fewer pedestrian-motor vehicle conflicts. It also eliminates mid-block left-hand turning movements on the higher volume street, a leading cause of mid-block congestion.”

## ANALYSIS

To grant the special permit to allow for planned residential development, the applicant must comply with the following standards, per Section 20.10.470, Planned Residential Development:

### 20.10.470 - Planned residential development.

- A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community and in order to foster the attractiveness of a residential development and its surrounding neighborhoods:

*There is no minimum district area for the R-5 (Residential) District. The applicant is requesting a planned residential development to accommodate single-family homes that do not meet the 45 foot minimum cumulative front and rear yard setback for the district. This is to accommodate rear-facing garages accessed from the alley. The homes will meet the minimum front and rear yard setbacks, and all other dimensional requirements for the R-5 (Residential) District.*

1. Evaluation Criteria.

- a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.

*The attached detailed site plan shows four typical layouts for the proposed development. Each has a front porch located between 10' and 12' from the front property line and garages located 10' from the rear property line. That driveway length is permissible for properties abutting an alley.*

- b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.

*The number of access points onto a street would be significantly reduced with this project if approved, as illustrated in the diagram on the following page. Typically, each block contains one access point onto a street for each house with frontage onto that street, with the potential for conflict with pedestrians or other vehicles at each point. The applicant's proposal will remove all of those conflict points by channeling that traffic to the alleys. The alleys will intersect with the cross streets that bound them, with their cars joining traffic at intersections.*

2. General Requirements.

- a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of this Code.

*No private streets are proposed.*

- b. The minimum site area for a planned residential development shall be one acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one acre, provided that the owners of at least seventy-five percent of the land within the original planned residential development are in agreement and are included as joint applicants to the request for special permit.

*The parcels are 28 and 101 acres, respectively.*

- c. The minimum area requirement of the base-zoning district may be reduced by no more than twenty-five percent for lots within a planned residential development, provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Chapter 20.04 (Administrative Provisions).

*The density meets the minimum lot size requirements for the R-5 (Residential) District.*

- d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows:
  - i. The distance between buildings shall be a minimum of ten feet except as otherwise permitted in this title;

*The 5' minimum side yard setback and 10' street side yard setback for the R-5 (Residential) district will provide spacing of at least 10' between structures.*

- ii. The length of the driveway shall not be less than twenty feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.

*Per El Paso City Code Section 20.10.030 A.7, a garage can be 5' from the rear property line if that property abuts an alley.*

- e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.

*As shown on the Detailed Site Development Plan, the proposed single-family residential structures are sited in such a way as to ensure that all minimum setbacks are met for the R-5 (Residential) District. Due to their location at the rear of the affected parcels, they will be screened from the view of the rest of their respective subdivisions. As the planned residential development is part of a larger development of single family homes with the Tierra del Este #79 subdivision and the proposed Tierra del Este #81 subdivision, the subject properties are likely to be developed within the phases of those subdivisions and be compatible with their larger neighborhood.*

- f. No building shall exceed the height requirements of the base-zoning district.

*The applicant has not requested relief from the maximum height of 35 feet for the R-5 (Residential) District and all lots within the subject properties will be required to comply with that standard.*

- g. Consideration in the site plan review and evaluation process shall include the following:
  - i. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property;

*The alleys and garages will be buffered from the surrounding due to their location at the rear of the parcels of the subject properties.*

- ii. The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided;

*No adverse comments were received from other reviewing departments.*

- iii. The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

*The location and arrangement of driveways will allow for the safe and convenient movement of vehicles and pedestrians. Due to the location of the driveways along the alley and away from sidewalks, the occasion for pedestrian and vehicular conflict will be significantly reduced with this design. And, due to the fact that through traffic is unlikely to utilize the alleys, the opportunity for conflicts between vehicles entering and traveling the roadway is also anticipated to be reduced from conventional, front-loaded design.*

- h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.

*The use and density of the subject property will match that of surrounding properties. No reductions in lot width that would allow for greater density are proposed, and the proposed single-family use will match that of the subdivisions of which the subject properties are part.*

**COMMENTS:**

**Planning and Inspections Department - Land Development**

We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. Show and label all existing street and drainage improvements, proposed drainage flow patterns, and structures within and abutting these subdivisions.
2. Include a revised Storm-water Master Drainage Plan for the proposed and surrounding areas.
3. Provide directional ramps in compliance with ADA and TAS standards throughout.
4. 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 – Plan Review**

**NO OBJECTIONS TO PROPOSED SPECIAL PERMIT.**

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

**El Paso Fire Department**

Recommend approval.

**Police Department**

Asked about the size of the alleys. Information was provided and there is no objection to the project as proposed.

**El Paso Water Utilities**

No comments received.

**El Paso Water Utilities-Stormwater Division**

EPW-Stormwater Engineering reviewed the property described above and has no objections to the request.

**Sun Metro**

1. Sun Metro does not oppose this request.
2. Recommend coordination with Sun Metro Planning with regards to future bus stop enhancements within the development.

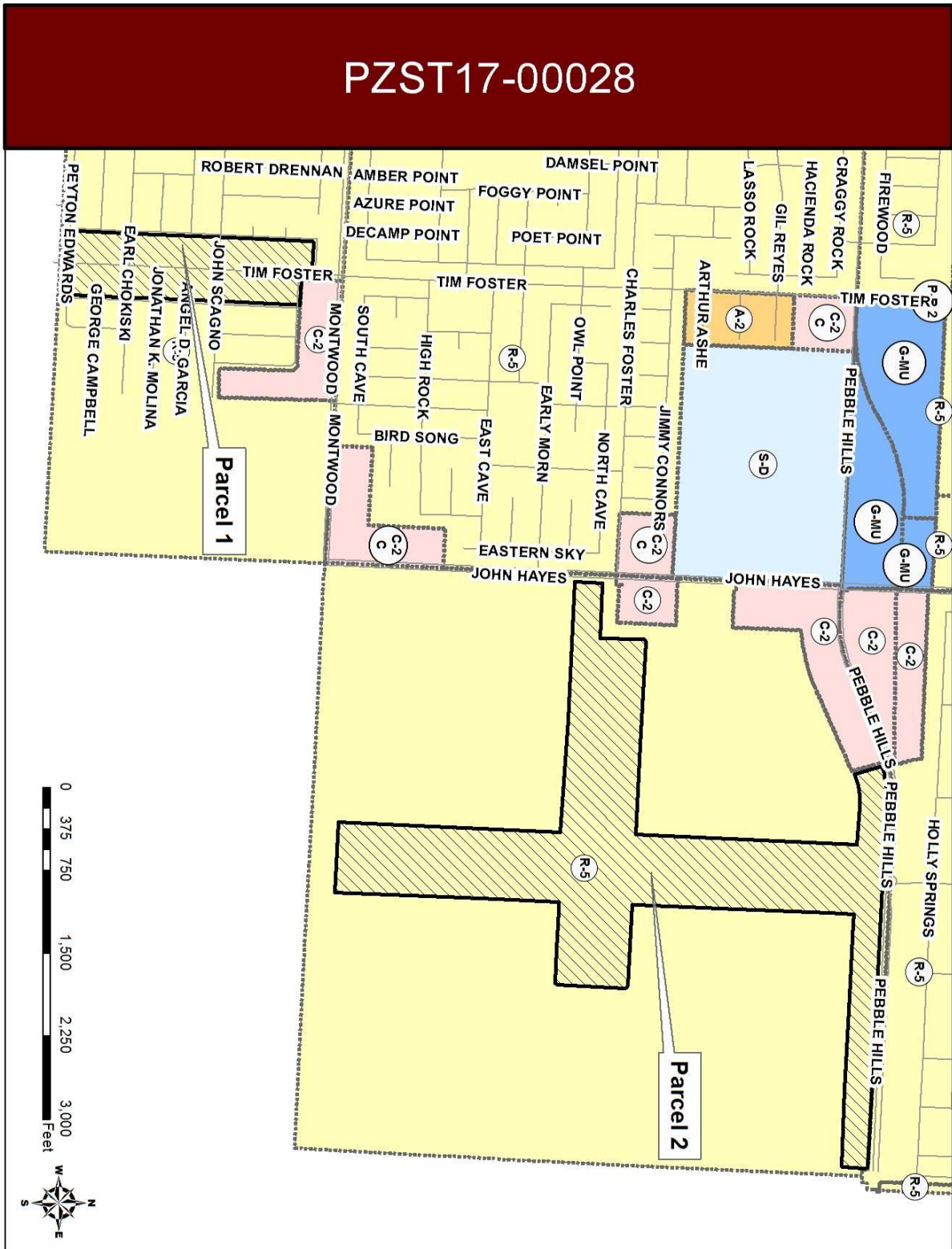
**TxDot**

Not on state right of way.

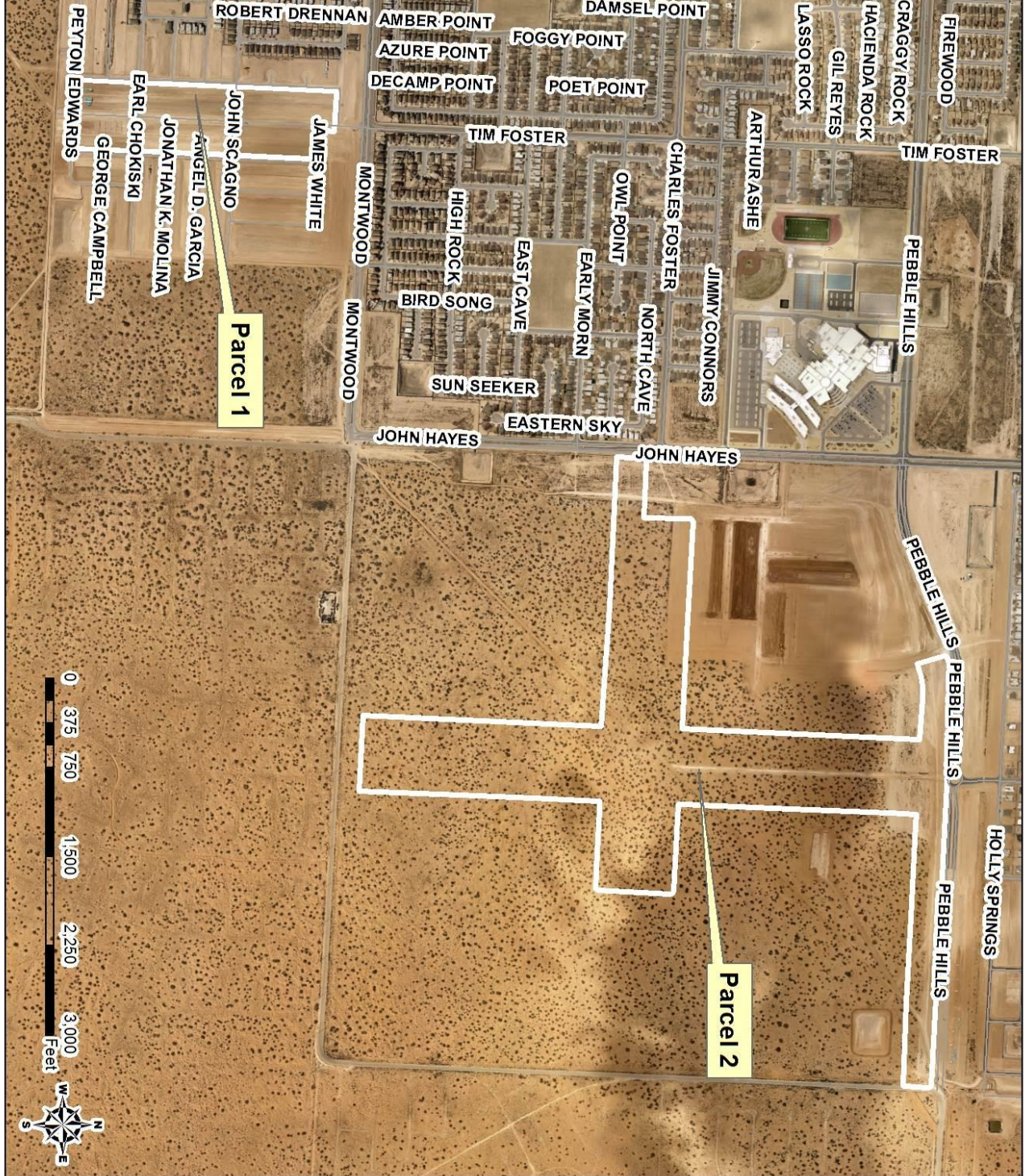
**Attachments**

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

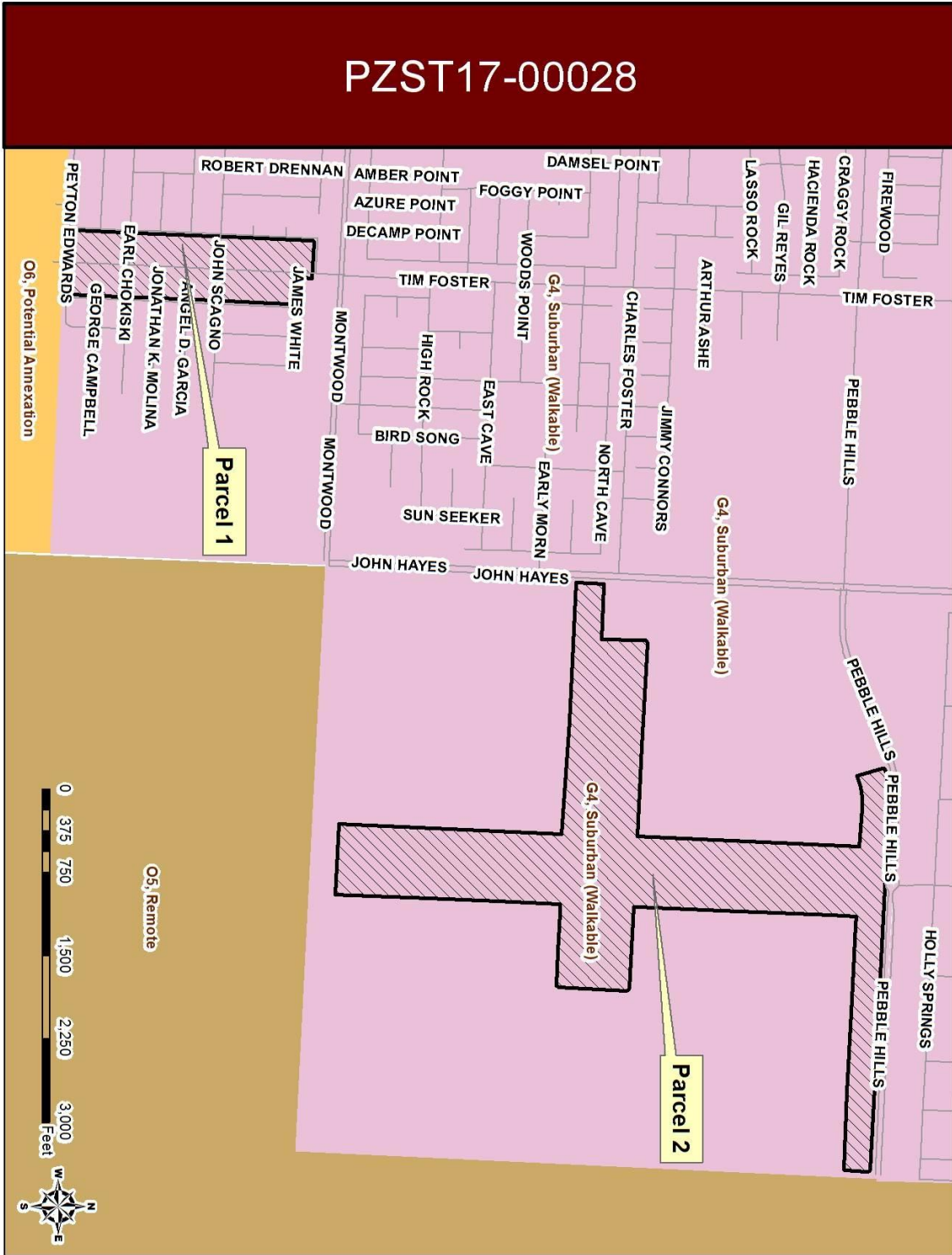
ATTACHMENT 1: LOCATION MAP



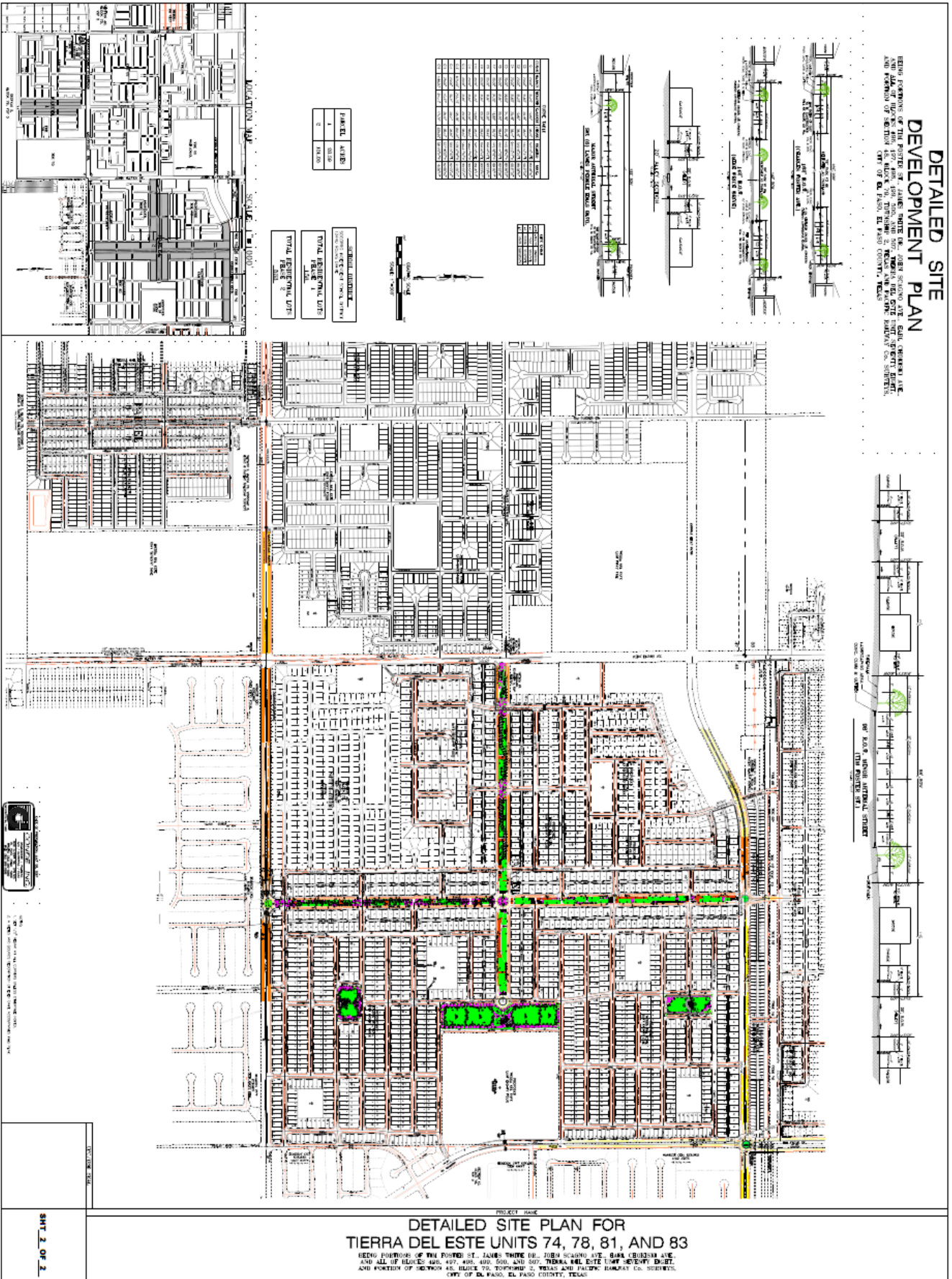
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ATTACHMENT 3: FUTURE LAND USE MAP



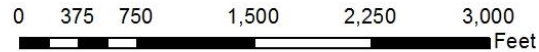
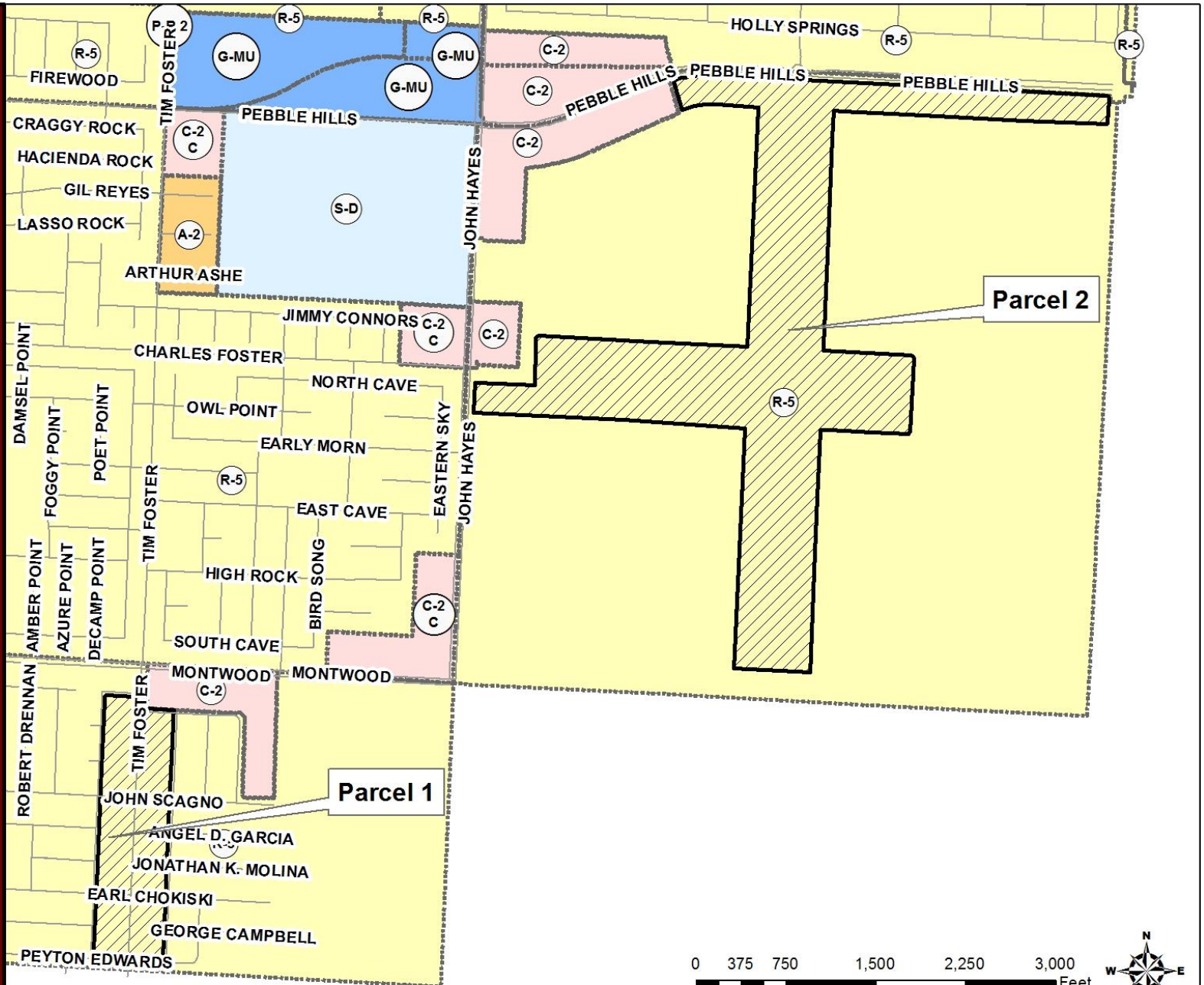
ATTACHMENT 5: DETAILED SITE DEVELOPMENT PLAN



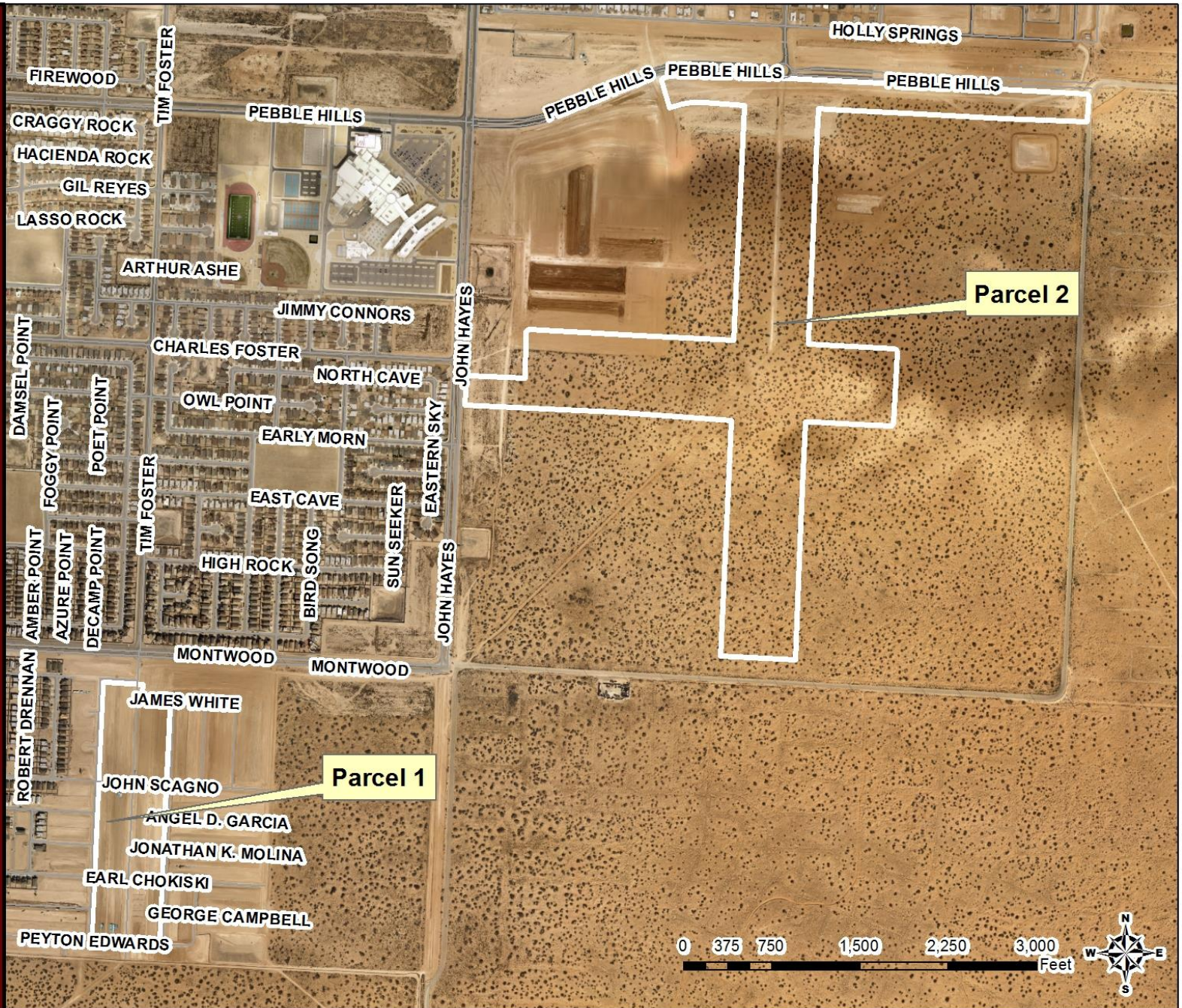


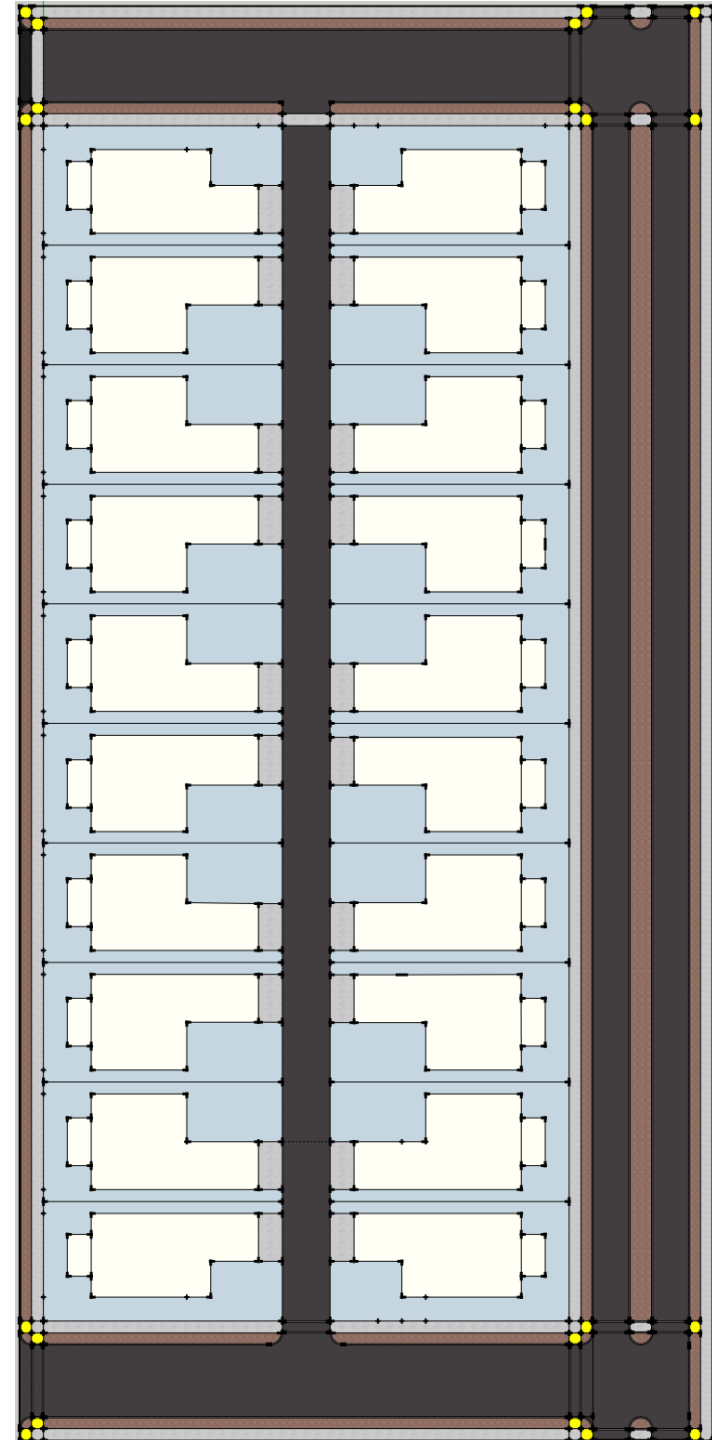
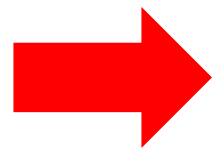
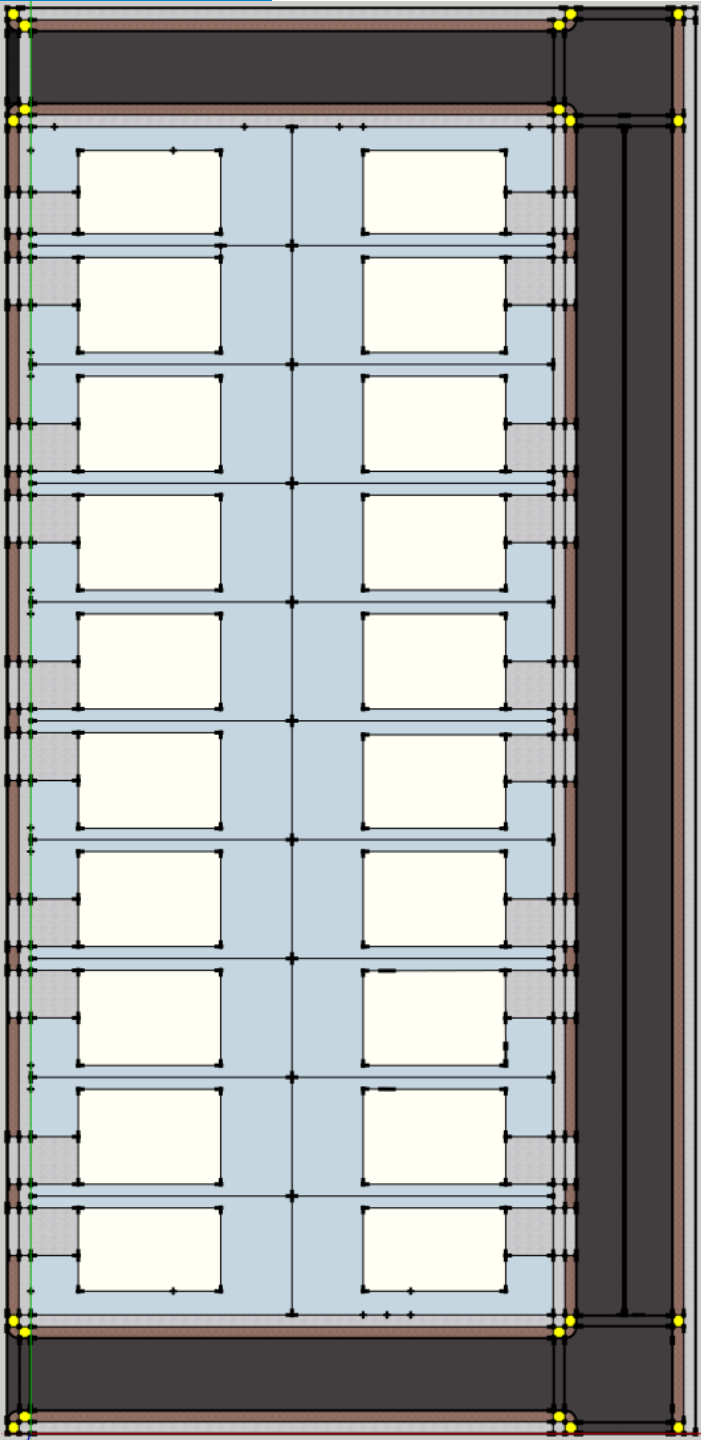


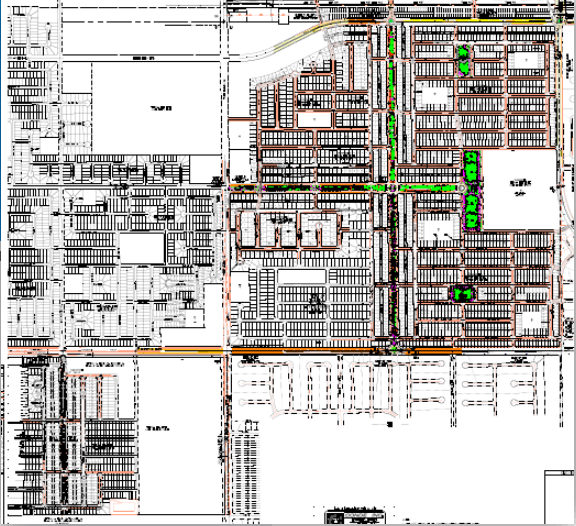
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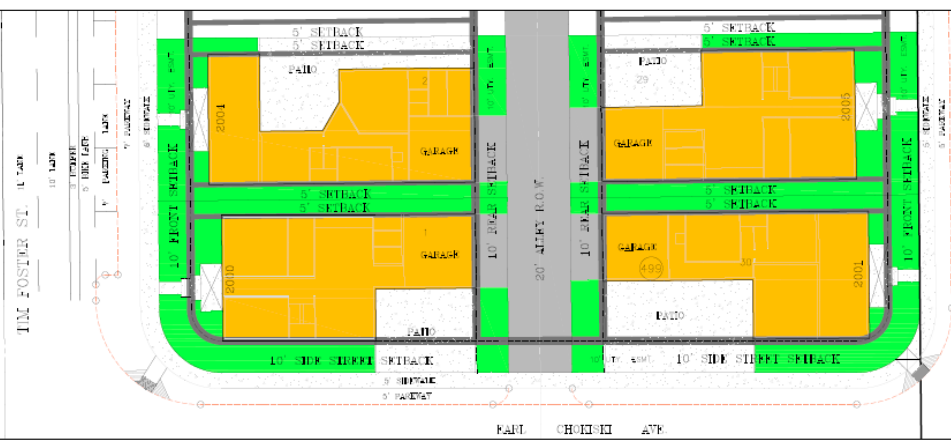
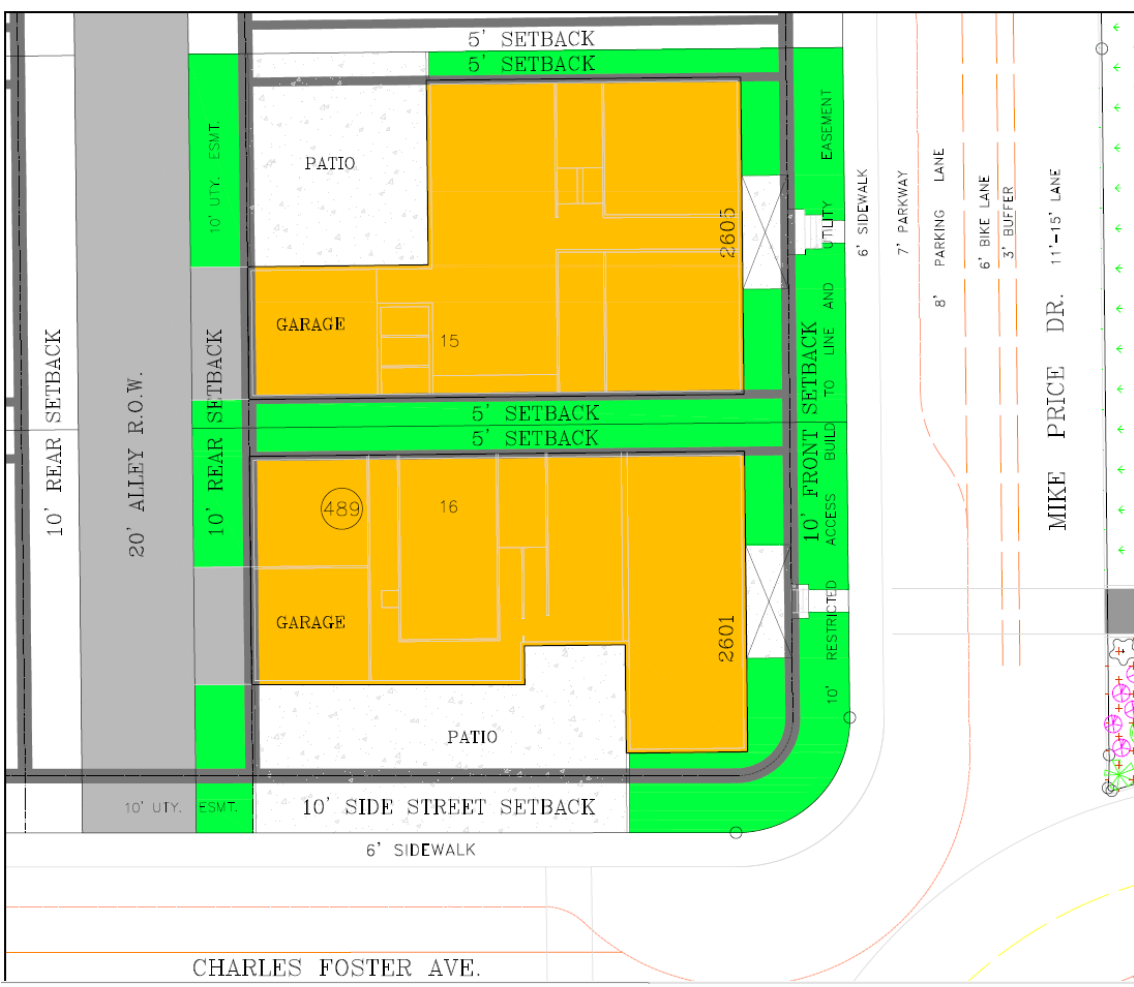
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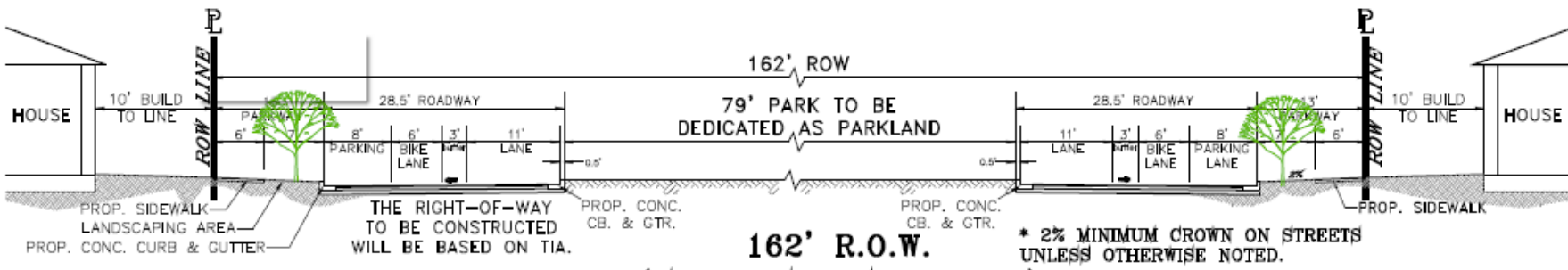






DIMENSION	REQUIRED	PROPOSED
Cumulative Front & Rear Yard Setback	45 ft.	N/A



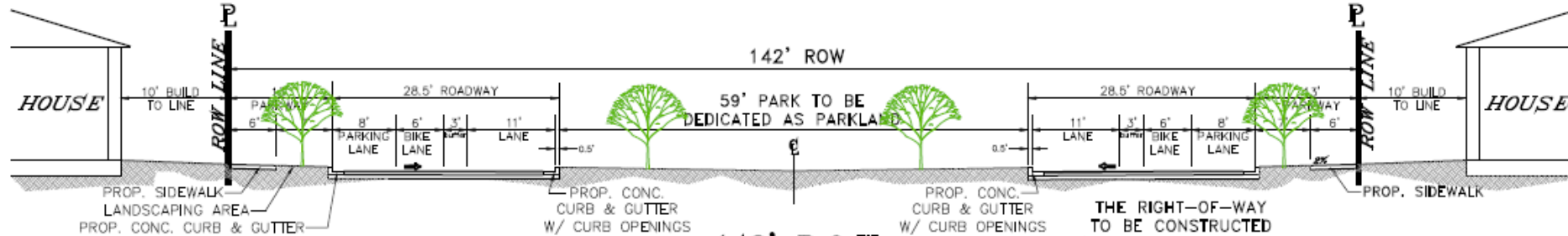


**162' R.O.W.  
(CHARLES FOSTER AVE.)**

SCALE: 1"=20'

\* 2% MINIMUM CROWN ON STREETS  
UNLESS OTHERWISE NOTED.

THE RIGHT-OF-WAY  
TO BE CONSTRUCTED  
WILL BE BASED ON TIA.

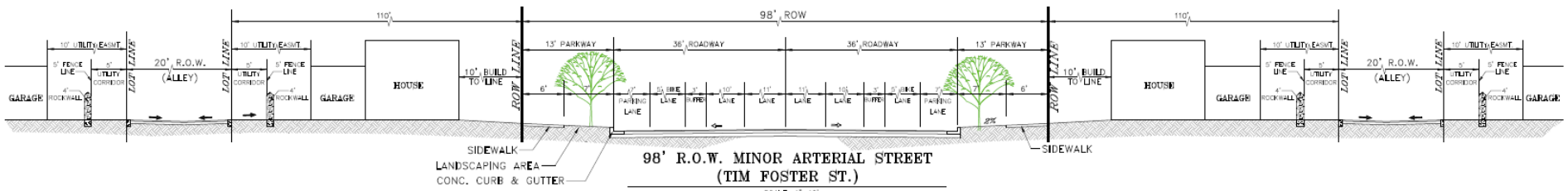


**142' R.O.W.  
(MIKE PRICE DRIVE)**

SCALE: 1"=20'

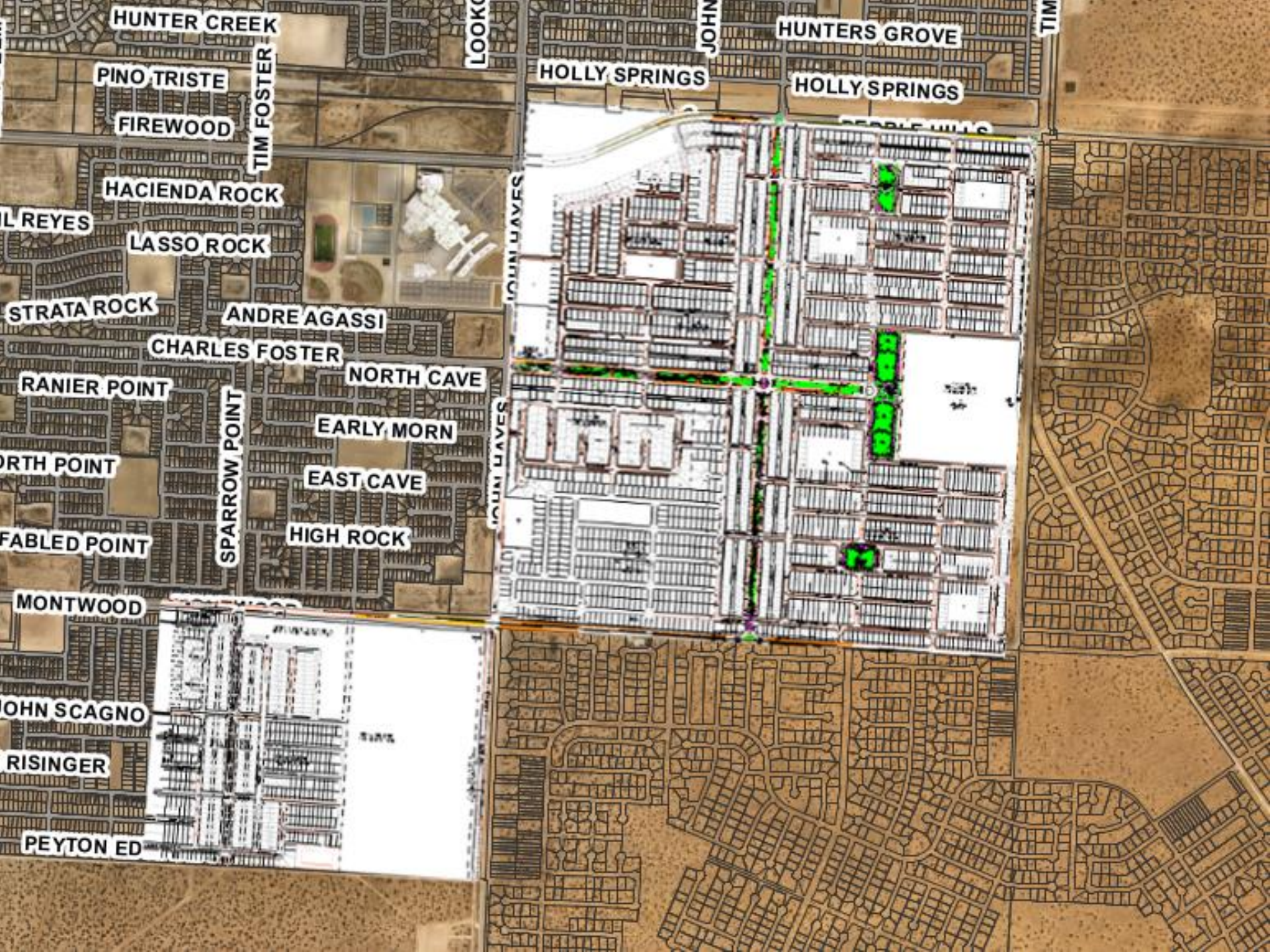
THE RIGHT-OF-WAY  
TO BE CONSTRUCTED  
WILL BE BASED ON TIA.

\* 2% MINIMUM CROWN ON STREETS  
UNLESS OTHERWISE NOTED.



**98' R.O.W. MINOR ARTERIAL STREET  
(TIM FOSTER ST.)**

SCALE: 1"=10'



HUNTER CREEK

PINO TRISTE

FIREWOOD

HACIENDA ROCK

LASSO ROCK

STRATA ROCK

ANDRE AGASSI

CHARLES FOSTER

NORTH CAVE

RANIER POINT

EARLY MORN

NORTH POINT

EAST CAVE

FABLED POINT

HIGH ROCK

MONTWOOD

JOHN SCAGNO

RISINGER

PEYTON ED

HUNTERS GROVE

HOLLY SPRINGS

HOLLY SPRINGS

LOOK

JOHN

TIM

JOHN DAVES

JOHN DAVES

TIM FOSTER

SPARROW POINT

PEOPLE HILLS





8



AMERICAN  
LEGION

FREE HOMES  
ROAD TO CAREER LIVING  
MODEL HOME





