

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS



OPEN SPACE ADVISORY BOARD
Wednesday, October 12, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. Meeting Called to Order
2. Call to the Public (items not listed on the agenda)
3. Discussion and Action
 - a. Approval of Minutes: September 28, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUSU11-00097:** West Ten Development Replat A - Being a portion of Lot 1, West Ten Development, City of El Paso, El Paso County, Texas

LOCATION: South of Mesa Street and West of Remcon Circle
PROPERTY OWNER: CGGM, LLC
REPRESENTATIVE: SLI Engineering
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Kevin Smith, (915)541-4903,
smithkw@elpasotexas.gov
 - d. Review and comment on current zoning applications, as indicated below:
 - (1) **PZDS11-00019:** Lot 1, Block 42, Ridge View Estates Unit 16, City of El Paso, El Paso County, Texas

LOCATION: 1452 Redd Road
REQUEST: Detailed Site Development Plan Review per Ordinance No. 9363

ZONING: C-1/sc (Commercial/special contract) and C-3/sc (Commercial/special contract)

PROPERTY USE: Private Recreation Facility
PROPERTY OWNER: EZAR Properties, L.P.
REPRESENTATIVE: Design Alliance L.L.C.
DISTRICT: 1
APPLICATION TYPE: Major Combination
STAFF CONTACT: Andrew Salloum, (915) 541-4633,
salloumam@elpasotexas.gov

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

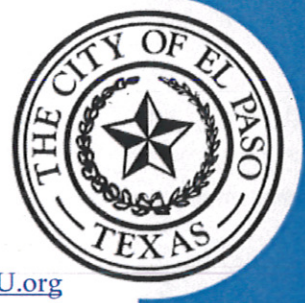
District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



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S E R V I C E S O L U T I O N S S U C C E S S



4. **Discussion and Action** on providing access to the Ojo de Agua trailhead.
Contact: Charlie Wakeem, charliewak@sbcglobal.net; Rudy Valdez, rvaldez@EPWU.org
5. **Discussion and Action:** Items for Future Agendas
6. **Adjournment**

EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this 6th day of October, 2011 at 2:00
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development

Mayor
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City Council

District 1
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District 2
Susie Byrd

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Steve Ortega

District 8
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City Manager
Joyce A. Wilson





ADVISORY BOARD MINUTES

Wednesday, September 28, 2011, 1:30 P.M.

8th Floor Conference Room

City Hall Building, 2 Civic Center Plaza

Members Present: 6

Joanne Burt, Katrina M. Martich (1:36 p.m.), Andres Quintana, James H. Tolbert, Kevin von Finger, and Charlie S. Wakeem

Members Absent: 3

Bill G. Addington, Lois A. Balin, and Richard L. Thomas

Planning and Economic Development Staff:

Mathew McElroy, Deputy Director; Philip Etiwe, Development Review Manager; Fred Lopez, Comprehensive Plan Manager; David Coronado, Lead Planner; Kimberly Forsyth, Lead Planner; Eddie Garcia, Lead Planner; Melissa Granado, Senior Planner; Todd Taylor, Planner; Justin Bass, Planner

Others Present:

Lupe Cuellar, City Attorney's Office; Omar Soueidan, Engineering & Construction Management; Sal Alonso, CSA Design Group; Gonzalo Cedillos, EPWU-PSB; Mr. Edgar Fino, TxDOT; Rudy Valdez, EPWU-PSB; Marcia Tuck, Parks & Recreation; John Sproul, UTEP, Rio Bosque; Patricia Dalbin, Museums and Cultural Affairs; Trish Tanner, Jobe; Jane Fowler, El Paso Audubon Society; Kareem Dallo, Engineering and Construction Management; Richard Garcia, Parks & Recreation

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:30pm.

2. Call to the Public (items not listed on the agenda)

None.

3. Discussion and Action

a. Approval of Minutes: September 14, 2011

PAGE 10 OF 11, 2ND SENTENCE

Mr. von Finger revised the following:

"Mr. von Finger commented on allowing bird **lines** blinds..."

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Quintana and **UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR SEPTEMBER 14, 2011, AS CORRECTED.**

NOT PRESENT FOR THE VOTE: Ms. Martich

b. Changes to the Agenda

None.

c. Review and comment on current subdivision applications, as indicated below:

- (1) SUSU11-00086: Franklin Hills Point Unit One – Being a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
- LOCATION: East of Franklin Hills Street and North of High Ridge Drive
- PROPERTY OWNER: Franklin Hills, LLC
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- APPLICATION TYPE: Major Combination
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass presented SUSU11-00086 and SUSU11-00087 simultaneously.

Mr. Soueidan, explained the LOMAR and CLOMAR were on file in the Engineering & Construction Management Department.

Mr. Alonzo, CSA Design Group, noted the two proposed developments will be above the arroyo.

Mr. Alonzo noted concrete barriers, with larger boulders, were installed after the storm of 2006. He stated construction would not have any impact on the arroyo.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE.

- (2) SUSU11-00087: Franklin Hills Point Unit Two – Being a portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
- LOCATION: East of Franklin Hills Street and North of High Ridge Drive
- PROPERTY OWNER: Franklin Hills, LLC
- REPRESENTATIVE: CSA Design Group
- DISTRICT: 1
- APPLICATION TYPE: Minor
- STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

See above agenda item for discussion and action.

4. **Discussion and Information:** Report on improvement project on I-10.
Contact: Efrain Esparza, Texas Department of Transportation, efrain.esparza@txdot.gov

Mr. Fino, TxDOT, gave a brief presentation regarding the improvement project on I-10.

5. **Discussion and action** on forwarding to City Council, for their approval, a resolution that will recommend that TxDOT use more trees and landscaping on I-10.
Contact: Charlie Wakeem, charliewak@sbcglobal.net

Chair Wakeem asked the OSAB to consider sending a resolution to the City Council that the City Council recommend to TxDOT to include more landscaping in its projects much like other desert cities such as Tucson, Albuquerque, and Phoenix.

Mr. Fino stated that it is District policy that 1% of the project monies are set aside for aesthetics to include painting the center barrier and landscaping.

1ST MOTION:

Motion made by Mr. von Finger, seconded by Ms. Burt and UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD SEND A RESOLUTION TO THE CITY COUNCIL THAT THE CITY COUNCIL RECOMMEND TO TxDOT TO INCLUDE MORE NATIVE, DROUGHT RESISTANT, COLD HARDY LANDSCAPING ON I-10.

2ND MOTION:

Motion made by Ms. Martich, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED THAT THE OPEN SPACE ADVISORY BOARD INCLUDE IN THE RESOLUTION TO THE CITY COUNCIL THAT THE CITY COUNCIL REQUEST TxDOT, EL PASO DISTRICT, INCREASE BY 0.5% WHAT IS ALLOTTED TO AESTHETICS ON PROJECTS IN THE CITY OF EL PASO.

Mr. Tolbert requested a friendly amendment to the motion "that the aesthetics be living plant material and not just paint on concrete", however, Ms. Martich preferred not to accept the friendly amendment.

6. **Discussion and Action:** Report on subdivision of land adjacent to and impeding access to the Ojo de Agua Trailhead. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a presentation regarding the Ojo de Agua trailhead proposal and stated that the gate was to allow EPWU-PSB access to the existing water tank across an easement that is part of a residential lot. Conditions applied to the easement included that it would be for exclusive use by the EPWU-PSB. Mr. Valdez proposed alternative methods to access the trailhead. Mr. Valdez suggested scheduling a meeting with parties to the easement to discuss allowing the public access to the trailhead.

NO ACTION WAS TAKEN.

7. **Discussion and Action:** Cement Lake acquisition status report by El Paso Water Utilities. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a presentation regarding the acquisition of Cement Lake and stated that the EPWU-PSB is proposing to meet with Cemex in a couple weeks to discuss purchasing the property.

NO ACTION WAS TAKEN.

8. **Discussion and Action:** Rio Bosque acquisition status report by El Paso Water Utilities.
Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez gave a presentation explaining that Mr. Richard Adatao, UTEP Vice-President, notified the EPWU-PSB that UTEP will retain their Rio Bosque agreement.

Ms. Dalbin stated the proposed public art project, including new signage, would cost approximately \$170,000.00

Motion made by Mr. von Finger, seconded by Mr. Tolbert THAT THE OSAB RECOMMEND TO CITY COUNCIL THAT THE CITY COUNCIL WORK WITH THE EPWU-PSB TO ACQUIRE ADDITIONAL WATER FOR RIO BOSQUE.

Ms. Martich requested instead that the OSAB, before sending the item to City Council, receive more information from City Staff and UTEP regarding: what the City's commitment has historically been (UTEP); what the key issues are regarding water (UTEP); what entities are involved with those water deliveries or that may be receiving water (UTEP); who has the water rights (UTEP); what are those issues (UTEP); and the concerns and issues regarding water deliveries from EPWU-PSB plants (EPWU-PSB).

Mr. von Finger withdrew his motion and Mr. Tolbert withdrew his second.

NO ACTION WAS TAKEN.

Chair Wakeem requested that the OSAB discuss agenda Item 11 immediately following agenda Item 8.

9. **Discussion and action** on revisions to Chapter 18.46 (Landscape) of the El Paso City Code.
Contact: Fred Lopez, (915) 541-4322, lopezar@elpasotexas.gov

Mr. Lopez gave a presentation regarding proposed changes to the Landscape Ordinance and recommendations of the OSAB Subcommittee.

Mr. Lopez explained that the Parks & Recreation Advisory Board Tree Subcommittee and the OSAB Subcommittee recommended against the provision that development located within a designated landscape infill development area will be allowed to reduce its landscapable area by 30 percent.

He also stated that Staff is recommending approval of changes recommended by the Tree Subcommittee Members:

1. Allow the following substitutions for plant materials
 - a. For project trees, two one inch caliper trees at a height of ten feet to twelve feet may be substituted for a two inch caliper project tree. Amend to allow the two one inch caliper trees at a height of eight feet to twelve feet.

- b. For every five five-gallon plants required, one project tree may be substituted for up to fifty percent of the required five gallon plants required.
- 2. Plant coverage option. The following plant coverage option may be utilized in lieu of the requirements specified under 18.46.090 A(1).
 - a. Plant material shall be provided on all required landscapable area and will cover at least seventy-five percent of area.
 - b. Plant material used in the coverage calculation shall be shrubs or ground cover from the required the approved tree and plant list of the City of El Paso. The required coverage shall be achieved within two years of the date of planting. In no instance shall the number of plants provided fall below forty percent of the total required under section 1.
 - c. In addition to the required plant material, two project deciduous or evergreen trees having a caliper size of two inches and a minimum height of ten feet to twelve feet shall be required for every one thousand square feet, or portion thereof. For project trees, two one inch caliper trees at a height of eight feet to twelve feet may be substituted for a two inch caliper project tree. Project trees shall not be used in the calculation of the coverage area.
 - d. A required weather-based smart controller shall be required in order to utilize the plant coverage option.

Chair Wakeem explained that the Subcommittee recommended approving staff's recommendations except the 30% reduction on infill development; and the plant coverage option.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED THAT THE OSAB ACCEPT THE PROPOSED CHANGES AS PRESENTED BY STAFF WITH THE EXCEPTION OF ALLOWING INFILL TO BE REDUCED BY 30%.

- 10. **Discussion and Action:** Status update on a recommendation by the Open Space Advisory Board that the City initiate rezoning of Keystone and Rio Bosque to a Natural Open Space (NOS) District, that both Keystone and Rio Bosque be designated as a Wildlife Sanctuary under the Natural Open Space (NOS) District, and that staff make any other necessary efforts to coordinate with other property owners within the Keystone and Rio Bosque areas to rezone their property to Natural Open Space (NOS) and if appropriate, to designate it as a Wildlife Sanctuary. Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov
 - a. Land uses for property south of Keystone
 - b. Vesting issue for property north of Keystone

Ms. Granado gave a presentation and noted that Staff has been in contact with stakeholders and property owners in the area regarding this proposal. Additionally, Staff has been discussing amendments to the Natural Open Space and Wildlife Sanctuary ordinances

Board Members Ms. Burt and Mr. von Finger raised concerns regarding the effects of development to the north of Keystone.

Mr. von Finger will Chair the NOS OSAB Subcommittee which will meet on alternate Wednesdays at 11:00 a.m.

11. **Discussion and information** on the public art project located at Rio Bosque Park.
Contact: Patricia Dalbin, Museums and Cultural Affairs Department, (915) 541-4894, dalbinp@elpasotexas.gov

Ms. Dalbin gave a presentation on the project and discussed how it was initiated.

12. **Discussion and Action:** Items for Future Agendas

Chair Wakeem requested an update on providing water to the Rio Bosque by Mr. John Ballieu and EPWU-PSB

Mr. von Finger requested a report from TxDOT on the current landscaping plan for Transmountain specifically regarding the use of drought resistant, cold tolerant, native plants.

Ms. Martich requested information on the Master Development plans for ASARCO that will bring subdivisions all the way into that arroyo.

Mr. McElroy responded that ASARCO had been rezoned to SmartCode and that staff can provide the OSAB with information on the plan from the rezoning applications.

FOR THE RECORD – ADDITIONAL INFORMATION ON KEYSTONE

Mr. McElroy explained that the OSAB is complicating the negotiations because the OSAB is showing more and more interest on the part of the City to acquire more and more land around there which is going to drive the price up because the property owners know that the OSAB want that land.

The following asked questions and/or commented regarding waiting 90 days and designating Keystone Heritage Park NOS:

1. Board Members Mr. Tolbert, Chair Wakeem, Mr. von Finger, Ms. Burt, Ms. Martich
2. Ms. Cuellar suggested Board Members not place an item on the next OSAB agenda regarding Keystone. Staff will work with Ms. Risher Gilbert. Ms. Cuellar clarified, it was her understanding that City Council, at this point, has not directed that the land be rezoned to NOS;
3. Mr. McElroy stated City Council requested Staff take it through the NOS internal review process. Staff will notify the OSAB of any developments regarding Keystone;

13. **Adjournment**

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING.



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUSU11-00097 West Ten Development Replat A
Application Type: Minor

Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: South of Mesa Street and West of Remcon Circle
Legal Description Acreage: 0.313 acres
Rep District: 1
Existing Use: Commercial
Existing Zoning: C-3
Proposed Zoning: N/A

Nearest School: Coronado High School (1.04 mile)
Nearest Park: Charyl Ann Duck Pond (1.08 mile)
Parkland Fees Required: Pending
Impact Fee Area: Not in Impact Fee Area

Property Owner: CGGM, L.L.C.
Applicant: SLI Engineering
Representative: SLI Engineering

SURROUNDING ZONING AND LAND USE:

North: C-3/sc (Commercial with a special contract)/ Commercial development

South: C-3 (Commercial)/ Commercial development

East: C-3 (Commercial)/ Commercial development

West: C-3 (Commercial)/ Commercial development

THE PLAN FOR EL PASO DESIGNATION: Commercial

APPLICATION DESCRIPTION

The applicant is proposing development on approximately 0.31 acres of land for a commercial development. Primary access will be from North Mesa Street and Remcon Circle. The applicant has submitted West Ten Development Replat A on a Minor basis.

This subdivision is located within the Hillside Development Area (HDA).

Planning Division Recommendation

Pending.

Engineering and Construction Management – Land Development

No comments received.

El Paso DOT

No comments received.

El Paso Water Utilities

No comments received.

PSB - Stormwater

No comments received.

Parks and Recreation Department

No comments received.

Texas Gas Service

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

911 District

No comments received.

Fire Department

No comments received.

Geographic Information Systems

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the

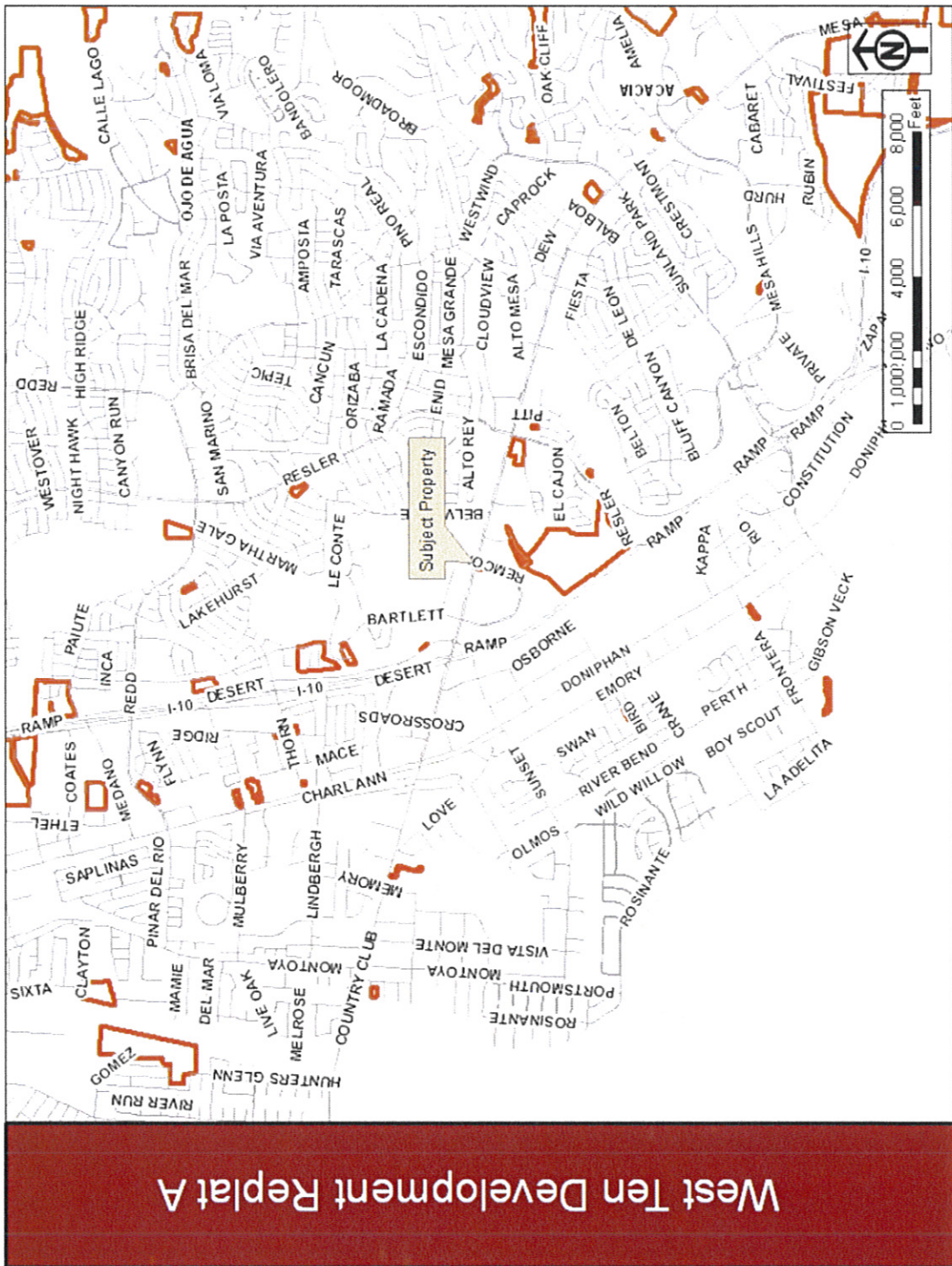
type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

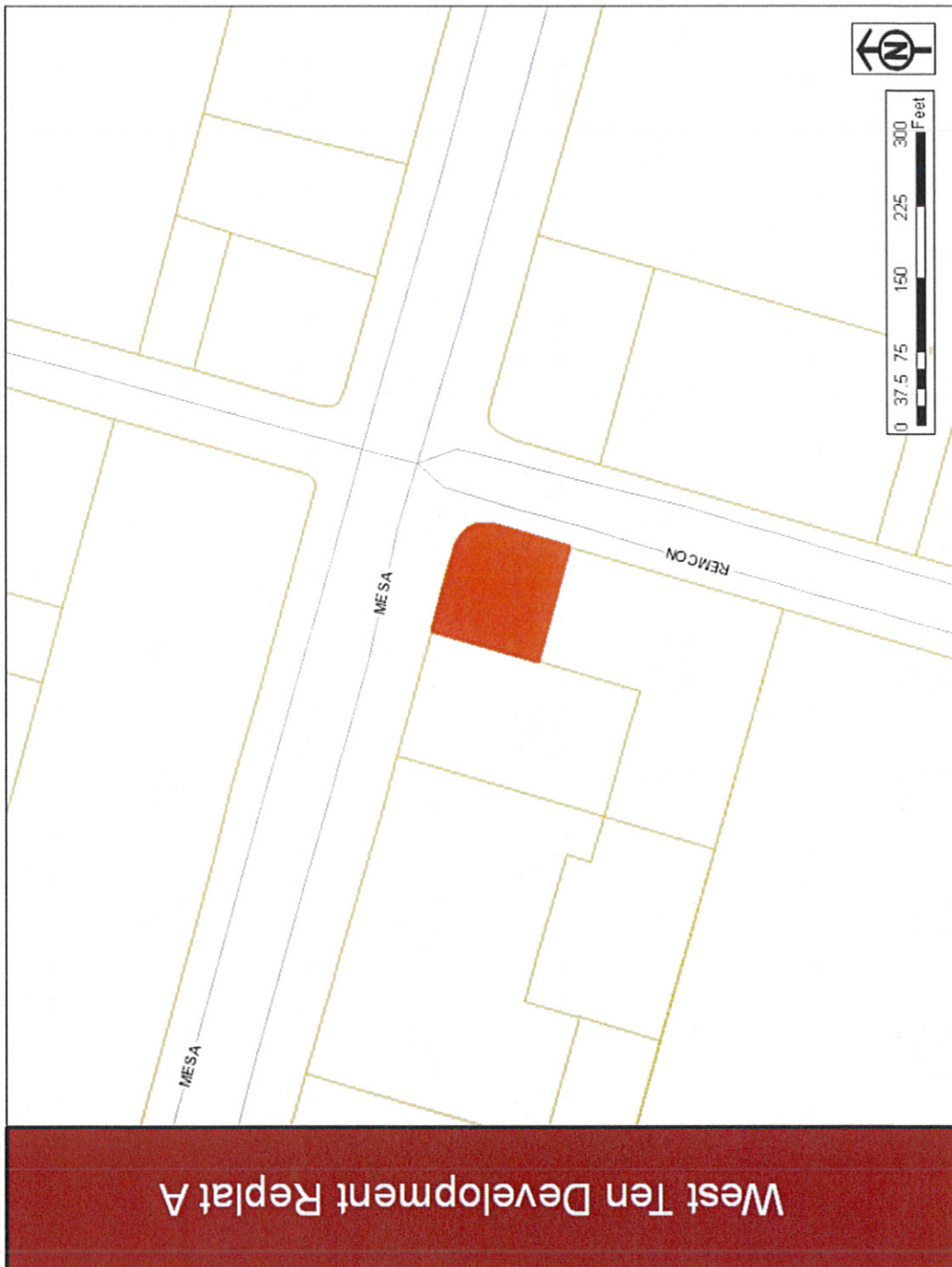
1. Location map zoomed out
2. Location map
3. Aerial map zoomed out
4. Aerial map
5. Arroyos map zoomed out
6. Arroyos map
7. Preliminary Plat
8. Final Plat
9. Application

DRAFT

ATTACHMENT 1



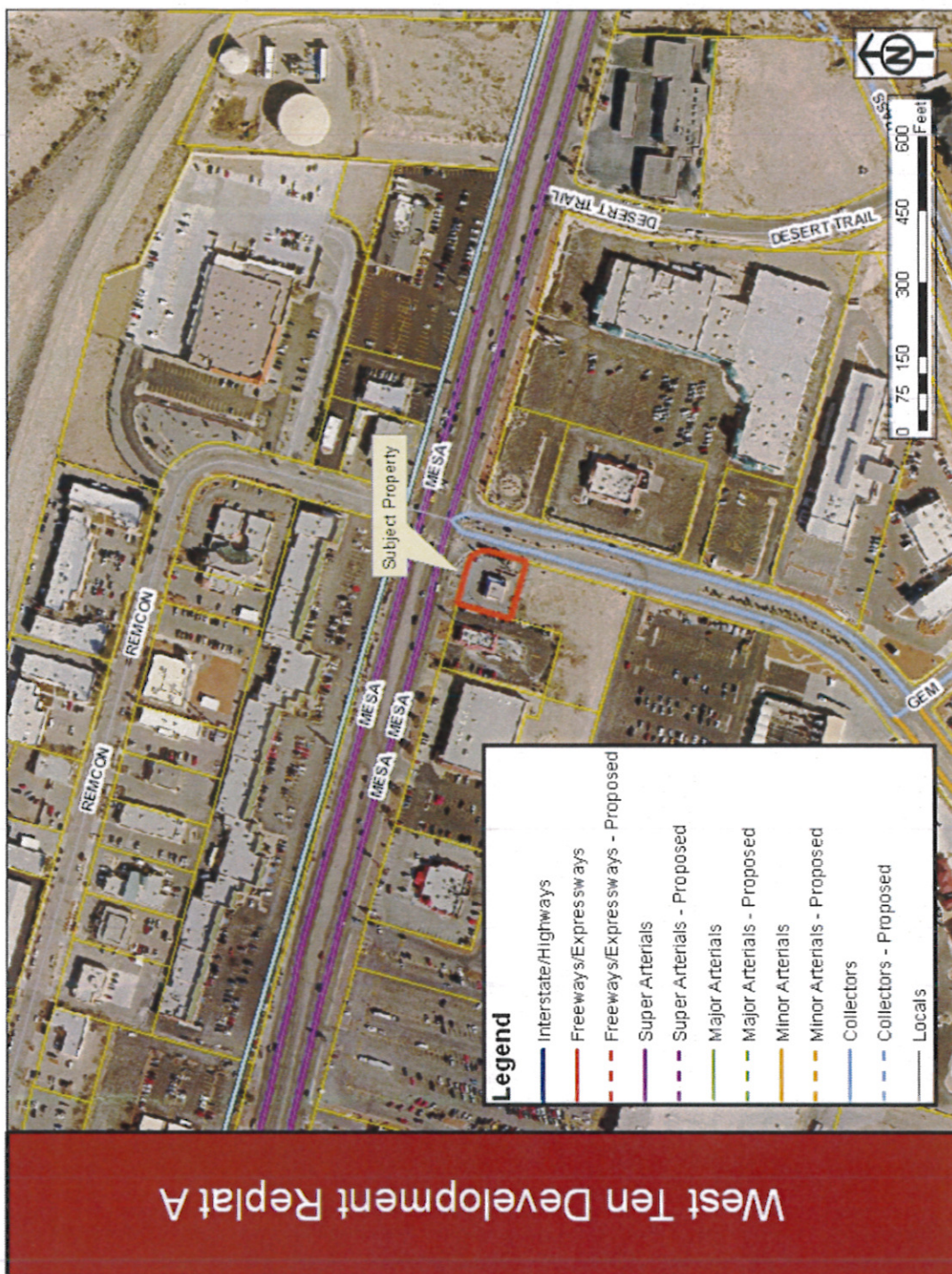
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6



October 12, 2011

ATTACHMENT 9



CITY PLAN COMMISSION APPLICATION MINOR SUBDIVISION APPROVAL

DATE : 9/30/2011

FILE NO. SUSU11-00097

SUBDIVISION NAME: WEST TEN DEVELOPMENT REPLAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
PORTION OF LOT1, BLOCK 2, WEST TEN DEVELOPMENT CITY OF EL PASO, EL PSO COUNTY,
TEXAS, CONTAININT: 0.313 AC.

2

	ACRES	SITES		ACRES	SITES
Single-family			Industrial		
Duplex			Office		
Apartment			Street & Alley		
Mobile Home			Ponding & Drainage		
P.U.D.			Institutional		
Park			Other: _____		
School			Total No. Sites	<u>0.313</u>	<u>1</u>
Commercial	<u>0.313</u>	<u>1</u>			

3. What is the existing zoning of the above-described property? C-3 Proposed zoning? C-3

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type utility easements are proposed: Underground _____ Overhead _____ Combination of both X

6. What type of drainage is proposed? (If applicable, list more than one)
OVERLAND

7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
 If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances: _____

10. Street Improvement plans submitted? Yes _____ No X

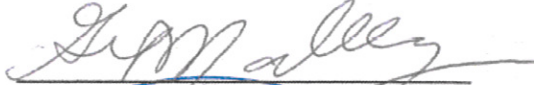
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested rights (see attached)

	CGGM LLC. GIL MALOOLY, MANAGING PARTNER			
12. Owner of record	7447 N MESA	EL PASO TX	79903	915-562-9521
	(Name and address)		(Zip)	(Phone)
	CGGM LLC. GIL MALOOLY, MANAGING PARTNER			
13. Developer	7447 N MESA	EL PASO TX	79903	915-562-9521
	(Name and address)		(Zip)	(Phone)
14. Engineer	SLI ENGINEERING	6600 WESTWIND DR	79912	584-4457
	(Name and address)		(Zip)	(Phone)

CASHIER'S VALIDATION
FEE \$651.00

OWNER SIGNATURE:



REPRESENTATIVE:



NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR
PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION
FOR ACCURACY AND COMPLETENESS

DRAFT



City of El Paso – Open Space Advisory Board

Case No: PZDS11-00019
Application Type Detailed Site Development Plan Review
CPC Hearing Date October 20, 2011
Staff Planner Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location 1452 Redd Road
Legal Description Lot 1, Block 42, Ridge View Estates Unit 16, City of El Paso, El Paso County, Texas
Acreage 3.30 acres
Rep District 1
Existing Use Vacant
Existing Zoning C-1/sc (Commercial/special contract) and C-3/sc (Commercial/special contract)
Request Detailed Site Plan Review per Ordinance No. 9363
Propose Use Private Recreation Facility

Property Owner EZAR Properties, L.P.
Applicant Elsa Esther Carrillo
Representative Design Alliance, LLC c/o Jeff Huff

SURROUNDING ZONING AND LAND USE

North: C-3/c (Commercial/conditions) / Pond Area
South: R-3A/sc (Residential/special contract) / Single-family dwellings
East: C-3/sc (Commercial/special contract) / South Dakota Park
West: R-3A/sc (Residential/special contract) / Single-family dwellings

THE PLAN FOR EL PASO DESIGNATION: Residential (Northwest Planning Area)

Nearest Park: South Dakota Park (525feet)

Nearest School: Tippin Elementary (3,174 feet)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice.

HISTORY CASE

On May 5, 2011, CPC approved a detailed site development plan review for this subject property and on June 3, 2011, City Council also approved; however, the applicant is now modifying site plan and is required to submit a new detailed site development plan for review.

APPLICATION DESCRIPTION

The request is for a Detailed Site Development Plan Review as required by Ordinance No. 9363, Condition No. 9, dated June 8, 2010, (see Attachment 6, page 14). The site plan shows a private recreation facility changes from previous approved plans as follows: Clubhouse is decreased from 10,953 sq.ft. to 9,685 sq.ft., indoor racquetball courts and gym is increased from 4,930 sq.ft. to 5,948 sq.ft., covered outdoor kitchen is increased from 780 sq.ft. to 1,255 sq.ft., restroom/changing area is increased from 1,336 sq.ft. to 1,874 sq.ft, caretaker's dwelling is increased from 1,170 sq.ft. to 1,584 sq.ft., added 220 sq. ft. pool pump house, and fire required a hammerhead turn around which changed the traffic the circulation of lot.

The development requires 30 parking spaces; and the applicant is providing 42 parking spaces and 4

bicycle parking spaces under previous parking minimum requirements. Access to the subject property is proposed from Redd Road.

The following condition was imposed by Ordinance No. 17341, dated June 8, 2010, for a landscaped buffer on the southerly portion of the subject property abutting the residential district when it was rezoned from R-3A/sc (Residential/special contract) to C-1/sc (Commercial) (see Attachment 6, page 19):

That a ten (10) foot landscaped buffer with high-profile native trees of at least two (2) inch caliper and ten (10) feet in height shall be placed at fifteen (15) feet on center along the southerly property line adjacent to any residential or apartment zoning district. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy. The existing slope shall be preserved within the ten (10) feet of the property line in order to accommodate the landscaped buffer.

The site plan complies with this condition.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

The Plan for El Paso-City-Wide Land Use Goals

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

The purpose of the C-3 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for detailed site development plan review and offered no objections to Planning Staff's recommendation for **approval**.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department – Landscaping

This project meets code under 18.46 of the current landscape ordinance.

Engineering & Construction Management Services Department – Land Development

General Comments:

1. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
2. Grading plan and permit shall be required. *
3. Storm Water Pollution Prevention Plan and/or permit required*
4. Drainage plans must be approved by the Engineering and Construction Management Department, Land Development Section. *
5. The Subdivision is within Flood Zone C – “Areas determined to be outside the 0.2% annual chance floodplain.” – Panel # 480214 0017C, dated February 5, 1986. *

*This requirement will be applied at the time of development.

Department of Transportation

Department of Transportation does not object to the proposed revisions of the detailed site plan.

Notes:

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.

Fire Department

Fire review passed. Turn around on access required as agreed.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks along Redd Road to provide accessibility to mass transit opportunities.

El Paso Water Utilities

We have reviewed the site plan request above and provide the following comments:

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing 24-inch diameter water transmission main on the east side of Redd Road. Also, there is an existing 16-inch diameter water transmission main along the west side of Redd Road. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations. A water distribution main extension will be required to provide service to the subject property.

Sewer:

3. There is an existing 8-inch diameter sanitary sewer main along Redd Road fronting the subject property.

General:

4. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner 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.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the detailed site development plan

2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Previously Approved Detailed Site Development Plan
4. New Detailed Site Development Plan
5. Elevations
6. Ordinance No. 9363, dated April 26, 1988
7. Ordinance No. 17341. dated June 8, 2010

PZDS11-00019

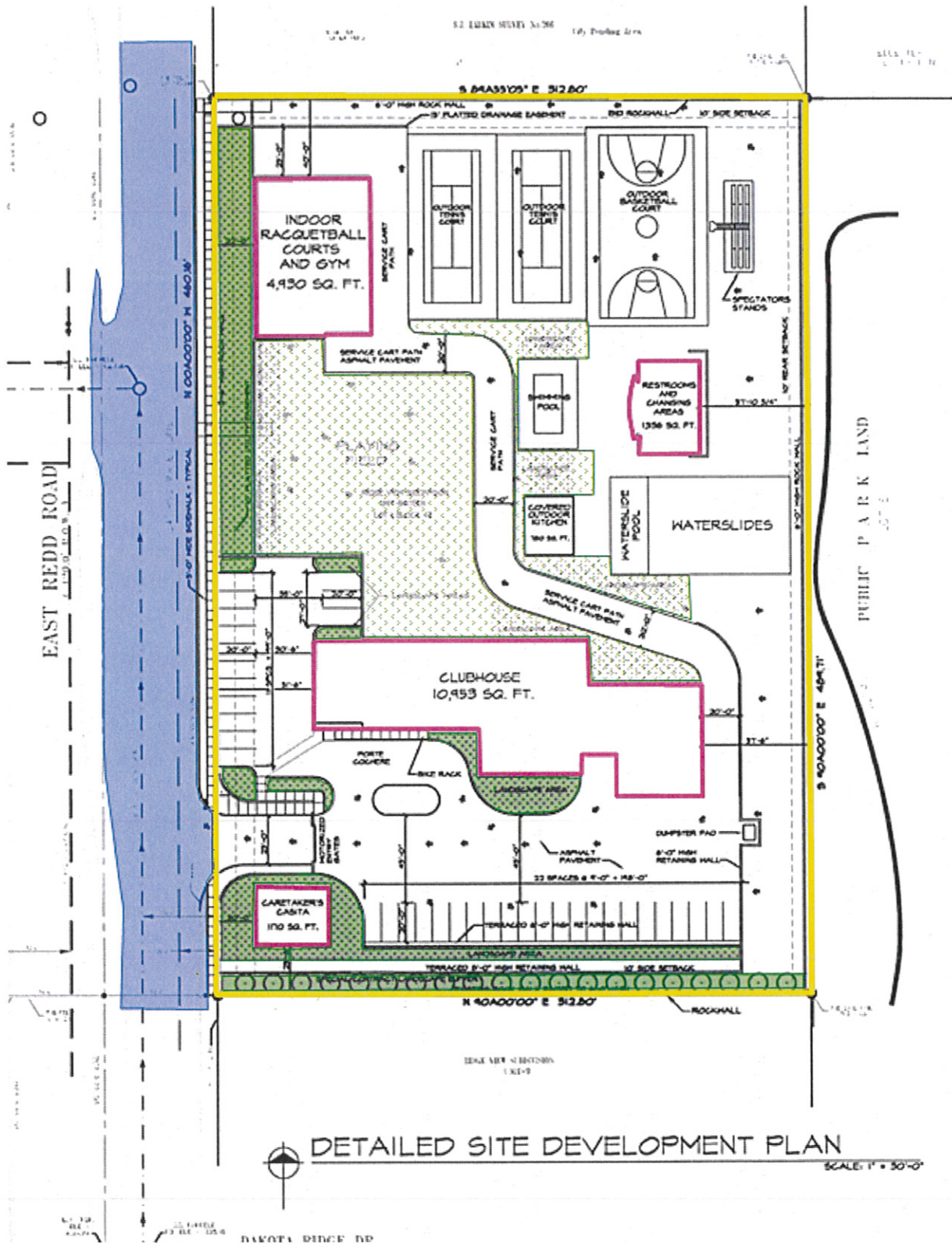


ATTACHMENT 2: AERIAL MAP

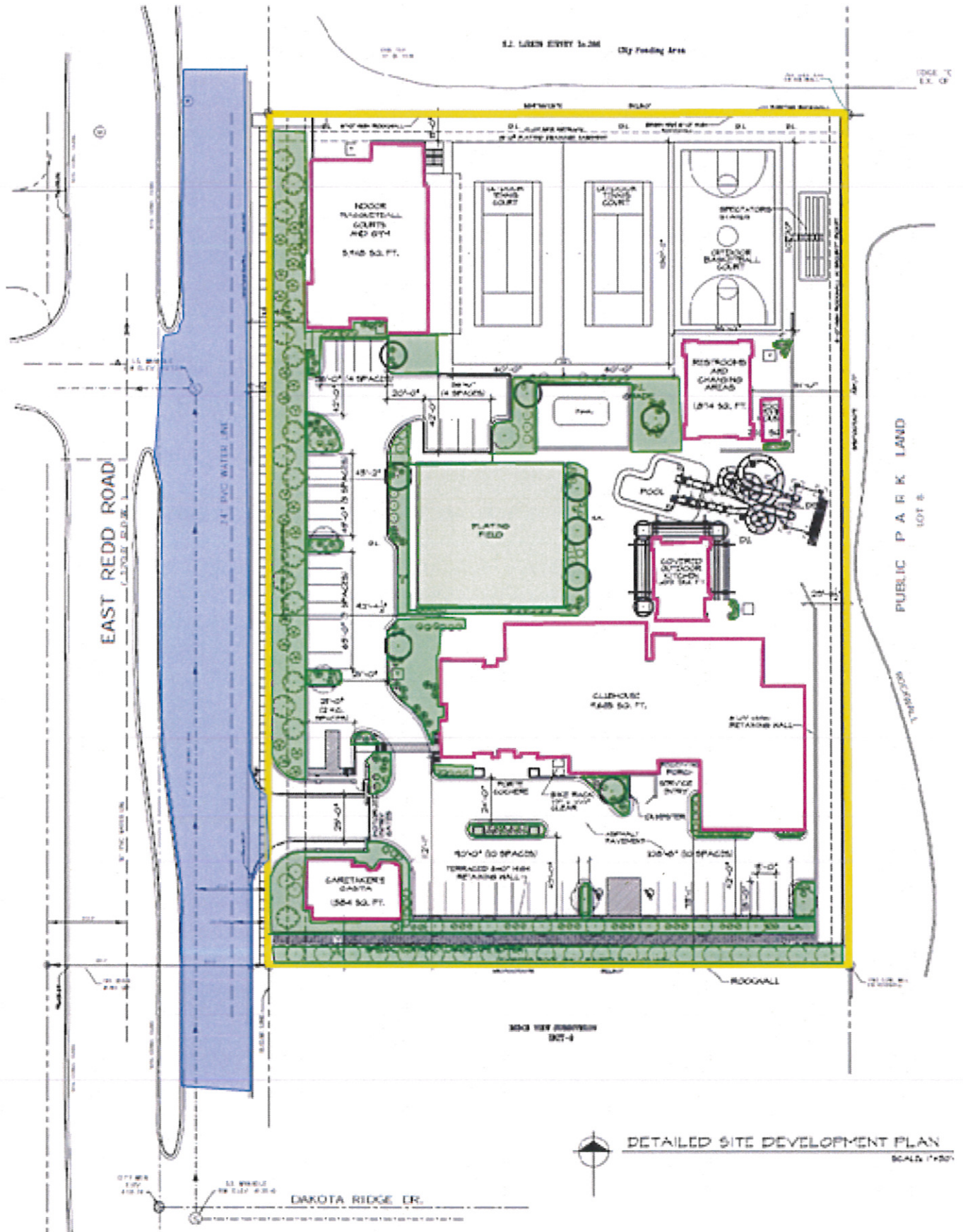
PZDS11-00019



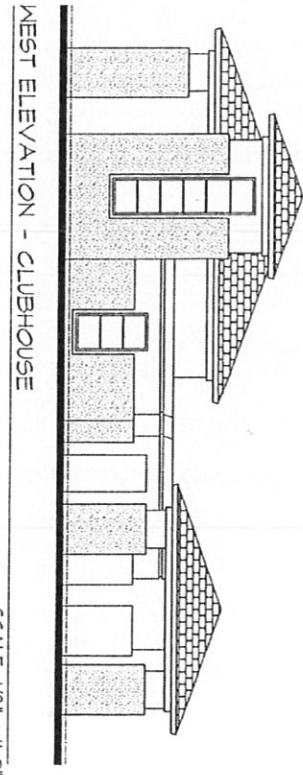
ATTACHMENT 3: PREVIOUSLY APPROVED DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: NEW DETAILED SITE DEVELOPMENT PLAN

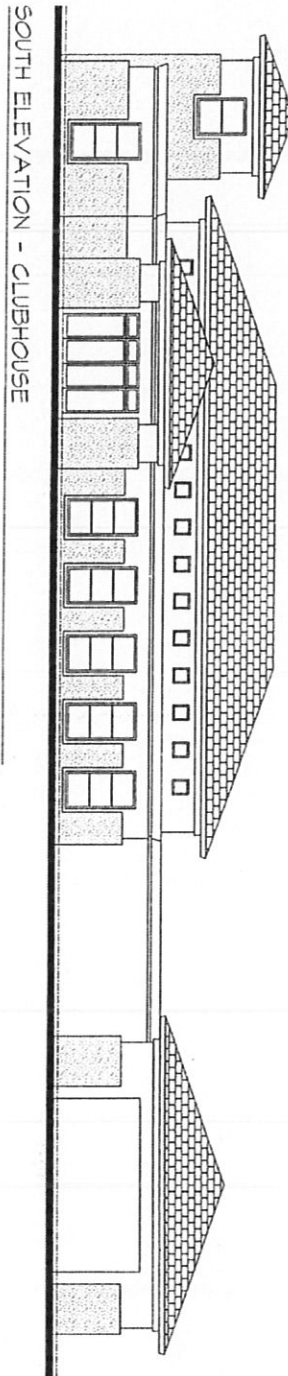


ATTACHMENT 5: ELEVATIONS



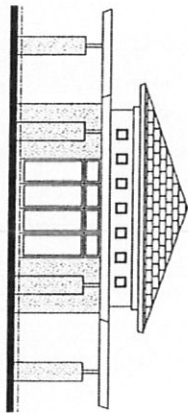
WEST ELEVATION - CLUBHOUSE

SCALE: 1/8" = 1'-0"



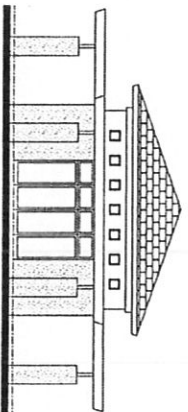
SOUTH ELEVATION - CLUBHOUSE

SCALE: 1/8" = 1'-0"



WEST ELEVATION - COVERED OUTDOOR KITCHEN

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - COVERED OUTDOOR KITCHEN

SCALE: 1/8" = 1'-0"

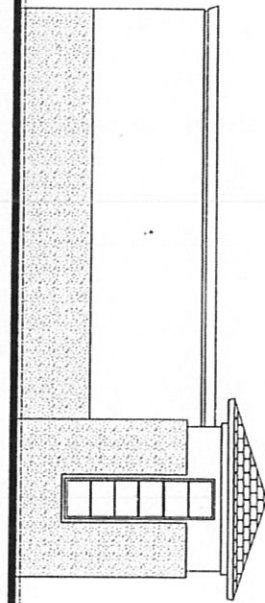
A3.0



THE ZARAGOSA PRIVATE
FAMILY RETREAT

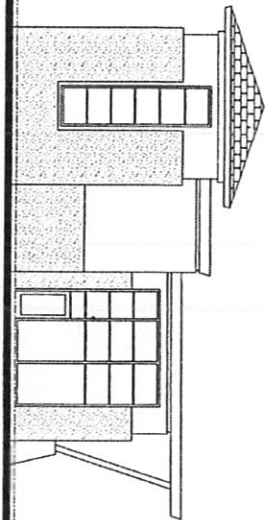
REDO ROAD, EL PASO, TX 79912





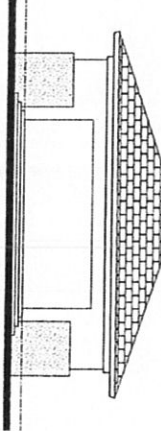
WEST ELEVATION - RACQUETBALL COURTS & GYM

SCALE: 1/8" = 1'-0"



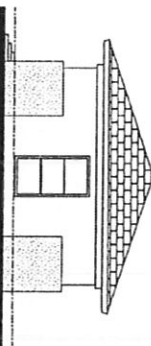
SOUTH ELEVATION - RACQUETBALL COURTS & GYM

SCALE: 1/8" = 1'-0"



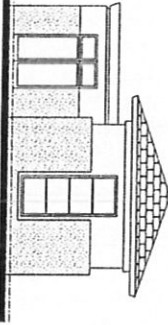
WEST ELEVATION - RESTROOMS & CHANGING AREA

SCALE: 1/8" = 1'-0"



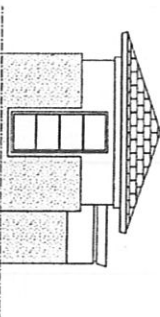
SOUTH ELEV. - RESTROOMS & CHANGING AREA

SCALE: 1/8" = 1'-0"



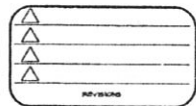
NORTH ELEVATION - CARETAKER'S CASITA

SCALE: 1/8" = 1'-0"



WEST ELEVATION - CARETAKER'S CASITA

SCALE: 1/8" = 1'-0"



THE ZARAGOSA PRIVATE
FAMILY RETREAT
REDD ROAD, EL PASO, TX 79912

DESIGN
ALLIANCE
2720 E. YARDELL
EL PASO, TEXAS
PH (915) 833-4823
FX (915) 964-5523



A3.1

ATTACHMENT 6: ORDINANCE NO. 9363, DATED APRIL 26, 1988

9363
009363

AN ORDINANCE CHANGING THE ZONING OF
A PORTION OF TRACT 1A, S.J. LARKIN SURVEY NO. 265.
THE PENALTY BEING AS PROVIDED IN
SECTION 20.68.010 OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Tract 1A, S.J. Larkin Survey
No. 265, as more particularly described by metes and bounds in
the attached Exhibit "A", be changed as follows:

Parcels 1, 11, 12, 13 and 17: from R-3 (Residential)
to A-O (Apartment/Office)

Parcels 2, 3, 6, 9 and 10: from R-3 (Residential) to
C-1 (Commercial)

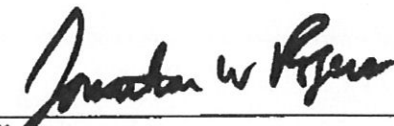
Parcel 4: from R-3 (Residential) to PR-11 (Planned
Residential)

Parcel 7: from R-3 (Residential) to C-3 (Commercial)

Parcels 5, 8, 14, 15 and 16: from R-3 (Residential) to
A-2 (Apartment)

within the meaning of the zoning ordinance, subject to a special
contract placing certain restrictions, conditions and covenants
on the property, and that the zoning map of the City of El Paso
be revised accordingly.

PASSED AND APPROVED this 26th day of April,
1988.


Mayor

SIGNATURES CONTINUED ON NEXT PAGE

Contract (4-26-88)

009363

Ord. 9363

87-5316
RECEIVED

AUG 3 1988

PLANNING DEPT.
LAND DEVELOPMENT

TEST:
Carole Hunter

City Clerk

APPROVED AS TO FORM:

C. Thomas
Assistant City Attorney

APPROVED AS TO CONTENT:

Department of Planning,
Research and Development

ZNG6:5316.87

000305

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

CONTRACT

THIS CONTRACT made this 26th day of April,
1988, by and between DERRICK & SCHAEFER, INC., First Party,
MORTGAGE & TRUST, INC., Second Party, and the CITY OF EL PASO,
Third Party, witnesseth:

Application has been made to the City of El Paso for the
rezoning of a portion of Tract 1A, S.J. Larkin Survey No. 265,
City and County of El Paso, Texas, which is more particularly
described by metes and bounds in the attached Exhibit "A" which
is made a part hereof by reference. To remove certain objections
to such rezoning, First Party covenants that if the property is
rezoned as follows:

Parcels 1, 11, 12, 13 and 17: from R-3 (Residential)
to A-O (Apartment/Office)

Parcels 2, 3, 6, 9 and 10: from R-3 (Residential) to
C-1 (Commercial)

Parcel 4: from R-3 (Residential) to PR-11 (Planned
Residential)

Parcel 7: from R-3 (Residential) to C-3 (Commercial)

Parcels 5, 8, 14, 15 and 16: from R-3 (Residential) to
A-2 (Apartment)

within the meaning of the zoning ordinance of the City of El
Paso, it shall be subject to the following restrictions,
conditions and covenants:

Ordinance # 936.3

RECEIVED

AUG 3 1988

PLANNING DEPT.
LAND DEVELOPMENT

1. Any residential uses, including apartments, constructed on Parcels 5, 8, 14, 15 and 16 (A-2, Apartment), or Parcels 1, 11, 12, 13 and 17 (A-O, Apartment), shall be limited to a density of fourteen dwelling units per acre.
2. No single family or duplex uses shall front ~~on~~ a major or minor arterial.
3. ^{WPE} Prior to the issuance of a building permit for any parcel, Redd Road or Westport Drive must be improved and extended through the adjacent properties to give access to the properties being rezoned by this ordinance.
4. Prior to the issuance of a building permit for any parcel, Resler Drive or Westwind Drive must be connected to Redd Road.
5. Prior to the issuance of a building permit for any parcel, the property owners shall dedicate to the City a fire station site (175 feet frontage x 158 feet deep), the exact location of which shall be determined by the City and the property owners.
6. Prior to the issuance of a building permit for any parcel, a subdivision plat must be filed for record for said parcel.
7. Prior to the issuance of a building permit for Parcels 2, 3, 6, 7, 9, 10, 11 and 17, the property owners must obtain a Special Privilege from the City to landscape the parkway adjacent to Redd Road.
8. Prior to the issuance of a building permit for Parcel 4 (PR-II), adequate and useable access must be provided to Tract 2, S.J. Larkin Survey No. 266 (110.64 +/- acres).
9. Prior to the issuance of any building permits for the C-1 (Parcels 2, 3, 6, 9 and 10) and C-3 (Parcel 7) zoned properties, a detailed site development plan must be approved by the Mayor and City Council, upon recommendation by the City Plan Commission.


This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity or necessitating the amendment of the ordinance passed by the City Council embodying this change of zoning and subject to this contract.


Second party is the owner and holder of a recorded lien on the property and consents to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

FIRST PARTY:
DERRICK & SCHAEFER, INC.

By 
Title PRESIDENT

ATTEST:


Secretary (NO SEAL REQUIRED)

SIGNATURES CONTINUED ON NEXT PAGE

SECOND PARTY:
MORTGAGE & TRUST, INC.

By J. Dickson Rogers
Title Sr. Vice President



Mary-Ann L. Ashe
Not. Sec. Mary-Ann L. Ashe

THIRD PARTY:
THE CITY OF EL PASO

By [Signature]
Mayor

ATTEST:

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Department of Planning,
Research and Development

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 11th day
of May, 1988, by William Schaefer as
President on behalf of DERRICK & SCHAEFER,
INC.

My Commission Expires:

7-3-89

[Signature]
Notary Public, State of Texas

SIGNATURES CONTINUED ON NEXT PAGE

THE STATE OF TEXAS)
HARRIS)
COUNTY OF ~~EL PASO~~)

This instrument is acknowledged before me on this 1st day
of July, 1988, by J. Dickson Rogers as
Sr. Vice President on behalf of MORTGAGE & TRUST, INC.



My Commission Expires:

Tammy L. Woolson
Notary Public, State of Texas

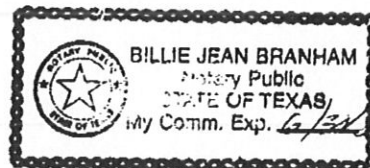
THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 2nd day
of May, 1988, by JONATHAN W. ROGERS, as Mayor
of THE CITY OF EL PASO.

Billie Jean Branham
Notary Public, State of Texas

My Commission Expires:

ZNG6:5316.87



THE STATE OF TEXAS }
COUNTY OF EL PASO }

PARTIAL RELEASE OF CONTRACT

WHEREAS, a contract was entered into between Derrick & Schaefer, Inc., First Party, Mortgage and Trust, Inc., Second Party, and the City of El Paso, Third Party, on 26 April 1988, on certain property in El Paso County, Texas, more fully described below; and

WHEREAS, application for partial release of the conditions placed on the property described herein has been made by ACRO Development II Limited Partnership, the successor in title and interest to the property;

WHEREAS, the City Council of the City of El Paso has determined that the restrictions, conditions and covenants contained in said contract should be released in part because the provision sought to be released is no longer necessary or the conditions have been fulfilled; and

NOW, THEREFORE, BE IT KNOWN ALL MEN BY THESE PRESENTS:

That the City of El Paso has released, and by these presents does hereby release the condition listed as number 5 (five) in that Contract dated 26 April 1988 between Derrick & Schaefer, Inc., First Party, Mortgage and Trust, Inc., Second Party, and the City of El Paso, Third Party, requiring the dedication of a fire station site (175 feet by 158 feet), the location of which was to be determined at a later date by mutual agreement, and which was to be located within Tract 1A, S.J. Larking Survey # 265, City and County of El Paso, Texas.

Reference is hereby made to the Contract, attached as Exhibit "A", and incorporated herein for all purposes, for the provisions thereof.

PARTIAL RELEASE OF SIC
TO ORD # 9363

Except as herein provided, all terms and conditions remain in effect as to any other property included in the terms of the Contract. This instrument shall not release the restrictions, conditions and covenants contained in any zoning contract other than specifically listed above.

ATTEST:

Barbara Hunter
City Clerk

Raymond R. Telles
Mayor
PRO-TEM

ACRO Development II Limited
Partnership

BY: _____
TITLE: _____

APPROVED AS TO FORM:

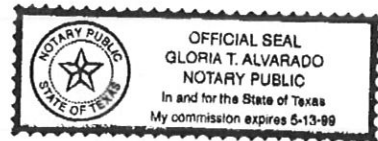
Kimberley Mickelson
Kimberley Mickelson,
Assistant City Attorney

APPROVED AS TO CONTENT:

Department of Planning
Department of Planning

ACKNOWLEDGMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)



This instrument is acknowledged before me on this 20th day of October, 1995, RAYMOND R. TELLES as Mayor of the City of El Paso, a municipal corporation.

My Commission Expires:
May 13, 1999

Gloria T. Alvarado
Notary Public, State of Texas
Notary's Printed or Typed Name:
GLORIA T. ALVARADO

ATTACHMENT 7: ORDINANCE NO. 17341, DATED JUNE 8, 2010

Doc# 20100040746

ORDINANCE NO. 017341

11/11/14

CITY CLERK DEPT.
10 MAY -6 AM 11:22

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 42, RIDGE VIEW ESTATES UNIT SIXTEEN, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A/SC (RESIDENTIAL/SPECIAL CONTRACT) TO C-1/SC (COMMERCIAL/SPECIAL CONTRACT), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

That the zoning of a portion of Lot 1, Block 42, Ridge View Estates Unit Sixteen, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-3A/sc (Residential/special contract) to C-1/sc (Commercial/special contract), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

That a ten (10) foot landscaped buffer with high-profile native trees of at least two (2) inch caliper and ten (10) feet in height shall be placed at fifteen (15) feet on center along the southerly property line adjacent to any residential or apartment zoning district. The landscaped buffer shall be in addition to the landscape requirements of Title 18 of the El Paso City Code, shall be irrigated and maintained by the property owner at all times, and shall be installed prior to the issuance of any certificates of occupancy. The existing slope shall be preserved within the ten (10) feet of the property line in order to accommodate the landscaped buffer.

PASSED AND APPROVED this 8th day of June, 2010.

THE CITY OF EL PASO

John F. Cook
John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

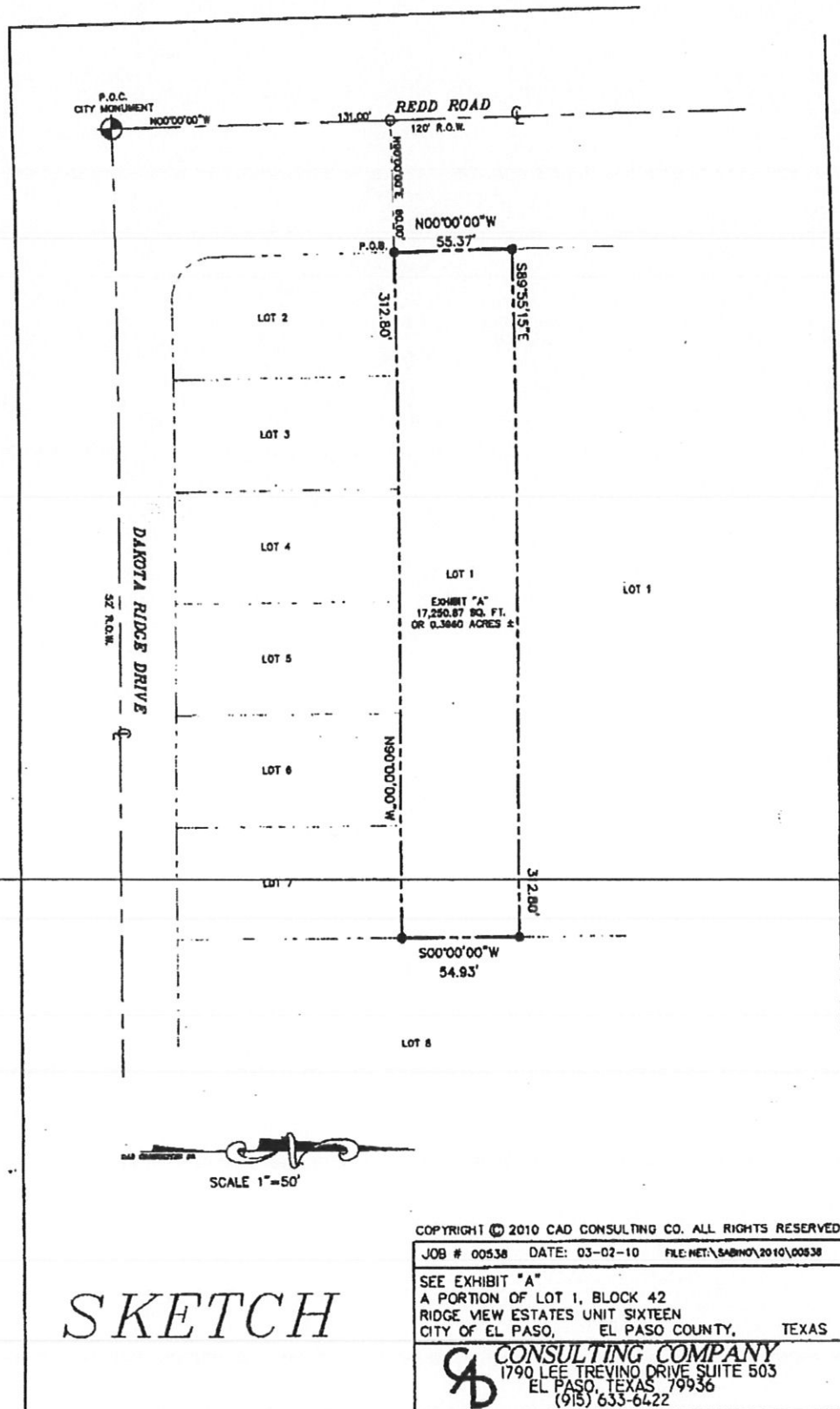
APPROVED AS TO CONTENT:

Mathew S. McElroy
Mathew S. McElroy
Deputy Director - Planning
Development Services Department

55834/Planning/ORD/ZON10-00010/Rezoning
ORDINANCE NO. 017341

Document Author: LCUE
ZON10-00010

POOR QUALITY ORIGINAL
BEST AVAILABLE IMAGE
BLACK BORDER VISIBLE
ON ORIGINAL DOCUMENT



017341