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OPEN SPACE ADVISORY BOARD

Wednesday, November 10, 2010, 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 Information: Presentation by Christina Montoya-Halter, El Paso Water Utilities.

Contact: Christina Montoya-Halter, cmontoya@epwu.org

- 4. Discussion and Action
 - Approval of Minutes: October 27, 2010
 - Changes to the Agenda
 - c. An Ordinance Amending Title 2 (Administration and Personnel) Chapter 2.22 (Open Space Advisory Board), of the El Paso City Code to allow ex-officio members to be counted for quorums, to allow subcommittees, and to amend staff support for the Board. Contact: Lupe Cuellar, Assistant City Attorney, (915) 541-4550, cityattorney@elpasotexas.gov
 - d. Review and comment on current zoning applications, as indicated below:

(1) ZON10-00083 All of Lot 3, Block 20, Mesa Hills Unit Seven, City of El Paso,

El Paso County, Texas

LOCATION:

West of Stanton Street and North of Festival Drive

REQUEST:

Detailed Site Development Plan Review

ZONING:

A-O/c (Apartment-Office/condition)

EXISTING USE:

Vacant

PROPOSED USE:

Apartments

PROPERTY OWNER: MA Homes, LLC

REPRESENTATIVE:

Del Rio Engineering

DISTRICT:

STAFF CONTACT:

Arturo Rubio, (915) 541-4633, Rubio AX@elpasotexas.gov



Mayor John F. Cook

City Council

District 1 Ann Morgan Lilly

District 2 Susannah M. Byrd

District 3 Emma Acosta

District 4 Carl L. Robinson

District 5 Rachel Quintana

District 6 Eddie Holguin Jr.

District 7 Steve Ortega

District 8 Beto O'Rourke

City Manager Joyce A. Wilson (2) ZON10-00085 Parcel 1: Portion of Tract 1A, Nellie D. Mundy Survey 242 and

> Tract 1B5C S.J. Larkin Survey 266, El Paso, El Paso County, Texas Parcel 2: Portion of Tracts 1A and 1B4, Nellie D. Mundy Survey

242, El Paso, El Paso County, Texas

Parcel 3: Portion of Tracts 1 and 1A1, Nellie D. Mundy Survey 242, and Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266, El Paso,

El Paso County, Texas

Parcel 4: Portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242 and Tract 1B4C, S.J. Larkin Survey 266, El Paso, El Paso County,

LOCATION:

Paseo Del Norte Road, East of Resler Drive

REQUEST:

From C-1 (Commercial) and C-3/c (Commercial/condition) to R-

3A (Residential) for all Parcels

PROPERTY OWNER: Hunt Communities Holdings, LLC & Hill 262 Partners, LTD

REPRESENTATIVE:

CSA Design Group, Inc.

DISTRICT:

STAFF CONTACT:

Esther Guerrero, 915-541-4720, Guerrero EX@elpasotexas.gov

(3)ZON10-00086 Parcel 1: Portion of Tracts 1 and 1A1, Nellie D. Mundy Survey

242, and Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266, El Paso,

El Paso County, Texas

Parcel 2: Portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242 and Tract 1B4C, S.J. Larkin Survey 266, El Paso, El Paso County,

LOCATION:

Paseo Del Norte Road, West of Northern Pass Drive

ZONING:

C-3/c (Commercial/condition)

REQUEST:

Release zoning condition imposed by Ordinance No. 15672

(See condition for Parcels 6 & 9 as per attached ordinance)

EXISTING USE:

Vacant

PROPERTY OWNER: Hunt Communities Holdings, LLC & Hill 262 Partners, LTD

REPRESENTATIVE:

CSA Design Group, Inc.

DISTRICT:

STAFF CONTACT:

Esther Guerrero, (915) 541-4720, Guerrero EX@elpasotexas.gov

(4)ZON10-00088: All of Lot 10 and North 20 feet of Lot 9, Block 192, Alexander

Subdivision, City of El Paso, El Paso County, Texas

LOCATION:

2419 N Stanton St

ZONING:

C-1/NCO (Commercial/Neighborhood Conservancy Overlay)

REQUEST:

Parking Reduction

PROPOSED USE:

Retail

PROPERTY OWNER: Quality Co. Investments

APPLICANT:

Gabriel Gonzalez

REPRESENTATIVE:

Richard Marquez

DISTRICT:

STAFF CONTACT:

Andrew Salloum, 915-541-4633, SalloumAM@elpasotexas.gov



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

(1)SUB10-00230 Camelot Heights #2 Replat C - Being a Replat of Lot 12, Block 8,

Camelot Heights #2 Replat B, City of El Paso, El Paso County,

Texas

LOCATION:

West of Stanton Street and North of Buckingham Drive

PROPERTY OWNER: Direct Home Sales, Inc.

Conde, Inc. REPRESENTATIVE:

DISTRICT:

STAFF CONTACT: Justin Bass, (915) 541-4930, Bass D@elpasotexas.gov

(2)SUB10-00259 Coronado Ridge Estates Replat A - Being a replat of Lot 11, Block

1, Coronado Ridge Estates, City of El Paso, El Paso County, Texas

LOCATION: East of Stanton and South of Firedale

PROPERTY OWNER: Glenn S. & Margaret Keller

Brock & Bustillos REPRESENTATIVE:

DISTRICT:

1

STAFF CONTACT:

Raul Garcia, (915)542-4935, GarciaR1@elpasotexas.gov

(3)SUB10-00263: Tuscany At Ridgeview #2 Amending Plat – Being an Amending

Plat of Lots 46 & 47, Block 41, Tuscany at Ridgeview #2, City of El

Paso, El Paso County, Texas

LOCATION:

West of Franklin Hills Street and North of Wind Ridge Drive

PROPERTY OWNER: Acro Developers II Limited Partnership

REPRESENTATIVE: SLI Engineering, Inc.

DISTRICT: STAFF CONTACT:

Justin Bass, (915) 541-4930, BassJD@elpasotexas.gov

5. Discussion and Action regarding the Natural Open Space Ordinance Subcommittee progress and outcome.

Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov

6. Discussion and Action to designate a member to serve on the City Plan Commission subcommittee for the City's Comprehensive Plan Rewrite.

Contact: Fred Lopez, LopezAR@elpasotexas.gov

7. Discussion and Action on the Open Space Advisory Board meeting schedule.

Contact: David A. Coronado, (915) 541-4632, CoronadoDA@elpasotexas.gov

- 8. Discussion and Action: Items for Future Agendas
- 9. 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	day of November, 2010 at	P.M.,
Basement Bulletin Board, City Hall, 2 Civic Co	enter Plaza, by Armida R. Martinez,	Planning and Economic Development







ADVISORY BOARD MINUTES

October 27, 2010
City Hall – 1:30 P.M.
2nd Floor Conference Room
2 Civic Center Plaza, El Paso, Texas

Members Present: 6

Richard Thomas, Bill Addington, James H. Tolbert, Kevin T. von Finger, Lois Anne Balin, Terry Bilderback

Members Absent: 3

Luis Ruiz, Robert Ardovino, Charlie Wakeem

Member Vacancies: 0

Ex-Officio Members Present: Gonzalo Cedillos

Planning and Economic Development Staff Present:

Philip Etiwe, Development Review Manager; David Coronado, Lead Planner, Kim Forsyth, Lead Planner; Melissa Granado, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney; Legal Department; Kristen Choi, Assistant City Attorney, Legal Department; Sam Rodriguez, Engineering Division Manager; Julie Baldwin-Muñoz, Construction Program Administrator; Shamori R. Whitt, Open Space, Trails & Parks Coordinator; Rudy Valdez, EPWU-PSB; Trish Tanner, Jobe

1. Meeting Called to Order

Vice-Chair Thomas called the meeting to order at 1:30 P.M.

2. Call to the public (for items not on the agenda)

None

3. Discussion and Action

a. Approval of Minutes: October 13, 2010

Vice-chair Thomas asked Board Members if there were any additions/corrections/revisions.

Lois Balin requested the following revisions:

1. Page 7, revise item 10 as follows: The word "evasive" should be "invasive". 2. Page 7, item 14 as follows:

The slope ratio is listed as 20:1. Is that a misprint? Can someone check on that?

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE THE MINTUES FOR OCTOBER 27, 2010 WITH CHANGES AS READ INTO THE RECORD.

b. Changes to the Agenda

There were no changes.

c. Nomination and election of new Open Space Advisory Board Vice-Chair

IN SUMMARY

Mr. Thomas tendered his resignation and opened the floor to nominations for a new Open Space Advisory Board Vice-Chair. Mr. Tolbert nominated himself to act as Vice-chair for the Board.

MOTION:

Motion made by Mr. Addington, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO ELECT MR. TOLBERT AS THE NEW OPEN SPACE ADVISORY BOARD VICE-CHAIR.

d. Review and comment on current zoning applications, as indicated below:

REZONING

(1)	ZON09-00090:	Parcel 1:	Nellie D. Mundy Survey 246, City of El Paso, El Paso County, Texas
		Parcel 2:	A portion of S.J. Larkin Survey, Abstract 10070, Tract 1, City of El Paso, El Paso County, Texas
		Parcel 3:	A portion of S.J. Larkin Survey, Abstract 10070, Tract 1-A, City of El Paso, El Paso County,
			Texas
	LOCATION:	North and	South of Transmountain Road, West of Franklin
		Mountain	State Park
	REQUEST:	Parcel 1:	From R-3 (Residential) and PMD (Planned Mountain Development) to NOS (Natural Open Space)
		Parcel 2:	From PMD (Planned Mountain Development) to NOS (Natural Open Space)
		Parcel 3:	From PMD (Planned Mountain Development) to NOS (Natural Open Space)
	PROPERTY OWNER:	City of El l	Paso
	REPRESENTATIVE:	City of El l	
	DISTRICT:	1	. 450

STAFF CONTACT:

forsythkl@elpasotexas.gov

Kimberly Forsyth, (915) 541-4668,

Ms. Kim Forsyth gave a PowerPoint presentation (presentation on file) and noted that staff was directed by City Council to process an application to rezone the property to Natural Open Space. Planning and Economic Development notes that the Northwest Master Plan has been approved and is a part of the Comprehensive Plan. A recommendation of approval would not be in conformance with the existing Comprehensive Plan. However, the plan may not reflect current city objectives, including sustainable development.

Mr. Rudy Valdez, El Paso Water Utilities, gave a presentation regarding the rezoning request. Mr. Valdez stated that the PSB has reviewed the rezoning proposal and recommends that the Master Plan as approved by the City in 2005 stay as it was approved with the inclusion of Paseo del Norte as shown in the City's Major Thoroughfare Plan. He explained that the PSB has no objection to the rezoning of the areas that are currently shown as NOS in the Master Plan. However, the PSB strongly objects to rezoning said 792-acre property to Natural Open Space zoning.

MOTION:

Motion made by Mr. Addington, seconded by Mr. Thomas AND CARRIED TO RECOMMEND APPROVING THE REZONING TO NATURAL OPEN SPACE.

NAY:

None

ABSTAIN:

Mr. Bilderback

4. **Discussion and Information:** Presentation by Ricardo Hernandez, El Paso NFIP Field Representative, Texas Water Development Board.

Contact: Ricardo Hernandez, (915) 834-5626, ricardo.hernandez@twdb.state.tx.us

Mr. Hernandez gave a presentation regarding flooding and development in flood plains.

No action was taken.

5. **Discussion and Action:** Regarding the Grading Ordinance Subcommittee progress and outcome. Contact: Sam Rodriguez, <u>RodriguezS3@elpasotexas.gov</u>

Mr. Rodriguez gave a presentation regarding the revisions of the Grading Ordinance.

Suggestions from Board Members:

- 1. Ms. Balin requested that she would like Mr. Rodriguez to add language that addresses the harvesting of topsoil in the ordinance.
- 2. Mr. von Finger requested that the City utilize an individual with a professional background in air/land biology/ecology.

1ST MOTION:

Motion made by Mr. von Finger THAT THE CITY ADD THE LANGUAGE: "THE EVALUATION OF ECOLOGICAL EFFECT WILL BE TAKEN BY AN INDIVIDUAL WITH AN AIR/LAND BIOLOGY ECOLOGY BACKGROUND" seconded by Ms. Balin, AND CARRIED TO RECOMMEND APPROVING THE REQUEST.

Suggestions from Board Members:

- 3. Ms. Balin requested that the plants discussed for re-vegetation be specified as Chihuahuan Desert plants/West Texas plants.
- 4. Ms. Baling also requested that the re-seeding rate discussed on page 36, C, be revised to be double the recommended amount based on research that has been conducted in arid climates.
- 5. Mr. Bilderback requested that the insurance policy language on page 13 be reworded to refer to specific areas and commented that as currently written, the language is too openended. Mr. Bilderback felt the word "assure" on page 20, Item F is uncomfortable and should be changed. In addition, Mr. Bilderback suggested that on page 37, in the discussion of stabilizing a site, the term "wind event" is not defined and perhaps should be followed by the phrase "in the opinion of the City Engineer".
- 6. Ms. Cuellar requested a definition be added to "re-vegetation". Mr. Addington suggested it be called "non-invasive vegetation".

2ND MOTION:

Motion made by Ms. Balin, seconded by Mr. Bilderback AND UNANIMOUSLY CARRIED TO RECOMMEND APPROVAL OF THE GRADING ORDINANCE WITH CHANGES AS READ INTO THE RECORD.

6. Discussion and Action: Items for Future Agendas

Ms. Balin requested that a discussion item for Native Plant Re-vegetation be added to the next agenda.

No action was taken.

7. Adjournment

MOTION:

Motion made by Mr. Thomas, seconded by Mr. von Finger and unanimously carried TO ADJOURN THE MEETING AT 3:12 P.M.

Minutes prepared by Melissa Granado

ORDINA	NCE NO.	
UNDING	MICE III.	

AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL) CHAPTER 2.22 (OPEN SPACE ADVISORY BOARD), OF THE EL PASO CITY CODE TO ALLOW EX-OFFICIO MEMBERS TO BE COUNTED FOR QUORUMS, TO ALLOW SUBCOMMITTEES, AND TO AMEND STAFF SUPPORT FOR THE BOARD

WHEREAS, the Open Space Advisory Board was established by Ordinance 017123, and the duties of the Open Space Advisory Board were amended by Ordinance 017205; and

WHEREAS, the City Council of the City of El Paso determines that the ordinance should be amended and these amendments are in the best interest of the citizens of the City of El Paso.

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

Section 1. That Title 2, Administration and Personnel, Chapter 2.22, Open Space Advisory Board, Section 2.22.010, Membership, Appointment, Terms and Vacancies, Paragraph B, of the El Paso City Code is amended as follows:

The Stormwater Engineer of the El Paso Water Utilities Public Service Board shall serve as an ex-officio member without the right to vote and may be counted for purposes of establishing a quorum.

<u>Section 2.</u> That Title 2, Administration and Personnel, Chapter 2.22, Open Space Advisory Board, Section 2.22.040, Secretary Duties, of the El Paso City Code is amended as follows:

The City Manager shall designate a city department to provide an employee to serve as the recording secretary and shall provide administrative and technical staff support to the Open Space Advisory Board.

<u>Section 3</u>. That Title 2, Administration and Personnel, Chapter 2.22, Open Space Advisory Board, of the El Paso City Code is amended to add the following Section:

Section 2.22.060 Subcommittees

The Open Space Advisory Board may establish subcommittees for the purpose of providing recommendations on issues within the Board's duties and responsibilities. The subcommittee may consist of members of the Open Space Advisory Board and non-members of the Open Space Advisory Board, provided that the non-member subcommittee members do not exceed ______. The subcommittee shall report back

to the Open Space Advisory Board their rec subcommittee.	commendations on all matters submitted to the
Section 4. Except as herein amended, Title (Open Space Advisory Board) shall remain i	2 (Administration and Personnel), Chapter 2.22 n full force and effect.
ADOPTED this day of	2010.
	John F. Cook
ATTEST:	Mayor
Richarda Duffy Momsen City Clerk	
City Clerk	
APPROVED AS TO FORM:	APPROVED AS TO CONTENT:
Lupe Cuellar Assistant City Attorney	Mathew S. McElroy, Deputy Director, Planning and Economic Development Department

ORDINANCE NO.____



City of El Paso - City Plan Commission Staff Report

Case No:

ZON10-00083

Application Type:

Detailed Site Development Plan Review

CPC Hearing Date:

December 2, 2010

Staff Planner:

Art Rubio, 915-541-4633, rubioax@elpasotexas.gov

Location:

West of Stanton Street and North of Festival Drive

Legal Description:

All of Lot 3, Block 20, Mesa Hills Unit 7, City of El Paso, El Paso County, Texas

Acreage:

1.45 acres

Rep District:

1

Existing Zoning:

A-O/c (Apartment-Office/condition)

Existing Use:

Vacant

Request:

Detailed Site Development Plan Review per Ordinance No. 010239

Proposed Use:

Apartment Complex

Property Owner:

MA Homes, LLC

Representative:

CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: P-R 2 (Planned Residential II) / Apartment Complex

South: A-2 (Apartment) / Apartment Complex

East: P-R 2 (Planned Residential II) / EPWU and Vacant

West: P-R 2 (Planned Residential II) / Vacant

Plan for El Paso Designation: Residential (Northwest Planning Area)

Nearest Park: Galatzan Park (11,760 feet) Nearest School: Green Elementary (1,975 feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Mesa Hills Neighborhood Association

Save the Valley

Coronado Neighborhood Association

UPPER VALLEY IMPROVEMENT ASSOCIATION

NEIGHBORHOOD INPUT

Detailed Site Development Plan does not require public notification as per Section 20.04.520, *Notice*, of the El Paso City Code.

APPLICATION DESCRIPTION

The detailed site plan proposes a 20 unit multi-family apartment complex. The development requires 40 parking spaces and the applicant is providing 42 parking spaces and 6 bicycle spaces. Access to the subject property is proposed from Stanton Drive. The applicant has submitted a detailed site development plan in accordance with the condition imposed by Ordinance No. 010239, dated September 25, 1990:

Prior to the issuance of any building permits, a detailed site development plan must be approved by the Commission and the Mayor and City Council.

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. <u>Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.</u>
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.

The purpose of the A-O districts is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.

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

Plan Review

- 1. Where are the parking spaces for visitors.
- 2. How will access be maintained to allow the entry of garbage trucks, fire apparatus, mail or package delivery vehicles.

Engineering & Construction Management Service Department - Land Development

- 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 Engineering and Construction Management Department, Land Development Section.*
- 5. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0028C, date February 5, 1986.
- * This requirement will be applied at the time of development.

Department of Transportation

- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.
- Trash bin may cause access issues.
- Potential traffic conflict at garage entrance for lots 1 & 2 with incoming traffic.
- Potential traffic conflict at garage entrance for lots 8 & 10 when backing out.
- Sidewalk across driveway is non-compliant as shown.
- ADA ramps not shown at intersection.
- Look into feasibility of pedestrian access from Festival.
- Retaining wall shall not encroach onto city ROW.
- Drainage may cause landscape area to be washed out.

- Wall near entrance may pose line of sight issues.

Fire Department:

Pursuant to the 2003 International Fire Code (IFC), section D105.1 and D105.2, buildings, or portions of buildings exceeding 30' in height are required to have a 26' unobstructed fire apparatus access route in the immediate vicinity of the building. Additionally, section D105.3 of the IFC requires said access route to be located no closer than 15' or further than 30' from the building and be positioned parallel to one entire side of the building.

The submitted site plan shows the access route to be as narrow as 20' and fire apparatus access to building "D", in particular, does not appear to meet the requirements of the IFC.

El Paso Water Utilities:

1. EPWU does not object to this request

EPWU-PSB Comments

Water

- 2. There is an existing 12-inch diameter water main extending along Festival Drive that is available for service. The water main is located approximately 55-feet south from the southern property line.
- 3. There is an existing 12-inch diameter water main extending along Stanton Street that is available for service. The water main is located approximately 50-feet west from the eastern property line.
- 4. There is an existing 24-inch diameter water main extending along Festival Drive. Said main is located approximately 18-feet south from the northern right of way line. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service Board Rules and Regulations.
- 5. There is an existing 24-inch diameter water main extending along Stanton Street. Said main is located approximately 16-feet east from the western right of way line. No direct service connections are allowed to this main as per the El Paso Water Utilities Public Service Board Rules and Regulations.

Along Stanton Street between Festival Drive and Buckley Drive there is an existing 24-inch diameter transmission line. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

- 6. Previous water pressure from fire hydrant #5396 located at the southwest intersection of Festival Drive and Stanton Street have yielded a static pressure of 138 (psi), a residual pressure of 124 (psi), and a discharge of 1,321 gallons per minute.
- 7. 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.

Sewer:

- 8. There is an existing 8-inch diameter sanitary sewer main extending along Stanton Street that is available for service, the sewer main is located approximately 30 feet east from the western right of way line.
- 9. There is an existing 8-inch diameter sanitary sewer main extending along Festival Drive that is available for service, the sewer main is located approximately 40 feet south from the northern right of way line. General:
- 10. EPWU requires a new service application to provide service 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 EPWU PSB 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.

CITY PLAN COMMISSION OPTIONS

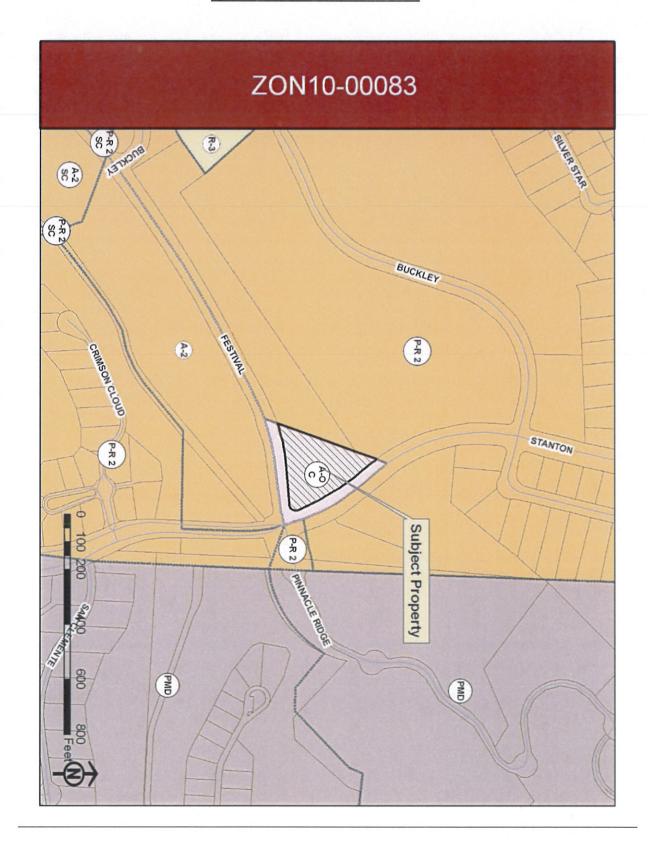
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site plan application:

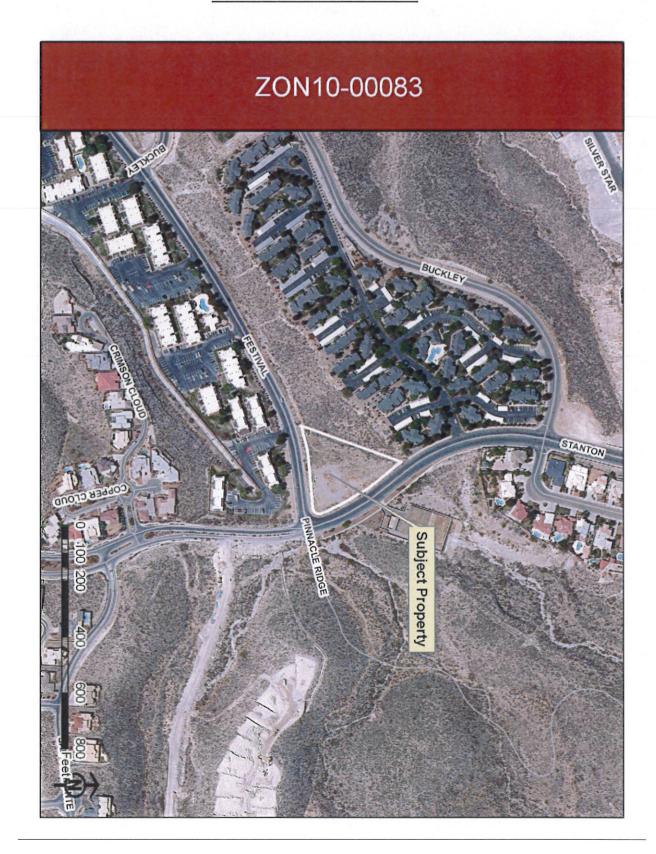
- 1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
- Recommend approval of the application with modifications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

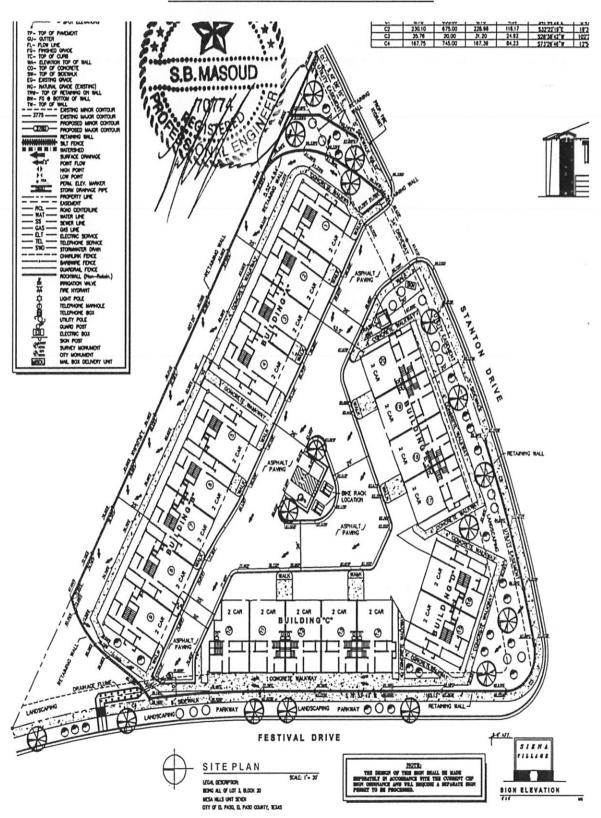
- 1. Zoning Map
- 2. Aerial Map
- 3. Detailed Site Plan
- 4. Ordinance No. 010239

ATTACHMENT 1: ZONING MAP





ATTACHMENT 3: DETAILED SITE PLAN



010239

AN ORDINANCE CHANGING THE ZONING OF LOT 3, BLOCK 20, MESA HILLS SUBDIVISION UNIT SEVEN AND IMPOSING CERTAIN CONDITIONS. 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 Lot 3, Block 20, Mesa Hills Subdivision Unit Seven, be changed from $P-R_{\Lambda}^{\ \ \ \ }$ (Planned Residential) to A-O (Apartment/Office) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from P-R (Planned Residential) to A-O (Apartment/Office), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Prior to the issuance of any building permits, a detailed site development plan must be approved by the Commission and the Mayor and City Council.

This condition runs with the land, is a charge and servitude _
thereon, and binds the current property owner and any successors in
title. The City may enforce this condition by injunction, by
rescission of the zoning which is made appropriate as a result of
this condition, or by any other legal or equitable remedy. The
City Council of the City of El Paso may amend or release the above
condition in its discretion without the consent of any third person

010239

7

...

who may be benefitted thereby, and without affecting the validity
of this ordinance.
PASSED AND APPROVED this 25 day of Lent, 1990.
, THE CITY OF EL PASO
Char
·
Mayor tabur
ATTEST:
Egrole Hunter
City Clerk
APPROVED AS TO FORM: APPROVED AS TO CONTENT:
(TOTAMIN Soul III
Assistant City Attorney Roy Flyard
Department of Planning, Research and Development
Mid payeropment
ACKNOWLEDGEMENT
certify that the zoning map has been revised to
THE STATE OF TEXAS) reflect the mendment of ordination
COUNTY OF EL PASO
This instrument is acknowledged before me on this day
of, 1990, by SUZANNE S. AZAR, as Mayor of the
CIT OF ELL TROOT
and the second s
National Dublic Chate of Manager
Notary Public, State of Texas Notary's Printed or Typed Name:
My Commission Expires:
in Commence of the Commence of
I CERTIFY THAT THE FOLLOWING ZONING MAPS
CC2:DRC AVE BEEN REVISED: COLUMNS COLU
The state of the s
10-18-90. CONTROL PS 007 5- 1980
010239
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City of El Paso - Open Space Advisory Board Staff Report

Case No:

ZON10-00085 (Related Zoning Condition Release Application Case No. ZON10-

00086)

Application Type:

Rezoning

OSAB Meeting Date: November 10, 2010

Staff Planner:

Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location:

Paseo Del Norte Road, East of Resler Drive

Legal Description:

Parcel 1: Portion of Tract 1A, Nellie D. Mundy Survey 242 and Tract 1B5C S.J.

Larkin Survey 266, El Paso, El Paso County, Texas

Parcel 2: Portion of Tracts 1A and 1B4, Nellie D. Mundy Survey 242, El Paso, El

Paso County, Texas

Parcel 3: Portion of Tracts 1 and 1A1, Nellie D. Mundy Survey 242, and Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266, El Paso, El Paso County, Texas Parcel 4: Portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242 and Tract

1B4C, S.J. Larkin Survey 266, El Paso, El Paso County, Texas

Acreage:

Parcel 1: 36.586 acres Parcel 2: 17.607 acres Parcel 3: 7.597 acres Parcel 4: 4.154 acres

Rep District:

1

Zoning:

Parcels 1 and 2: C-1 (Commercial)

Parcels 3 and 4: C-3/c (Commercial/condition)

Existing Use:

Vacant

Request:

R-3A (Residential) for all Parcels

Proposed Use:

Single-family Residential

Property Owner:

Hunt Communities Holdings, LLC & Hill 262 Partners, LTD

Representative:

CSA Design Group, Inc

SURROUNDING ZONING AND LAND USE

R-3A (Residential), C-3/c (Commercial/condition) / vacant North:

South:

R-3A (Residential / vacant

East:

C-1 (Commercial), C-3/c (Commercial/condition) / vacant

West:

C-3/c (Commercial) / vacant

The Plan for El Paso Designation: Residential, Mixed-Use, Commercial (Northwest Planning Area)

Nearest Park: Proposed Park (4,725 feet)

Nearest School: Kohlberg Elementary (6,907 feet)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley, Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association< Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notices of a Public Hearing will be mailed to all property owners within 300 feet of the subject property on November 16, 2010.

APPLICATION DESCRIPTION

The request is to change the zoning on all four parcels to R-3A (Residential) to allow a residential

subdivision. The conceptual site plan shows the continuation of single-family residential development for the proposed Cimarron Sage Subdivision Units 1, 2 &3.

A related Zoning Condition Release application (ZON10-00086) is in process and will be considered by the Open Space Advisory Board and the City Plan Commission (ZON10-00086). The Zoning Condition Release includes Parcels 3 & 4 only on this rezoning case and labeled as Parcels 1 & 2 for Case No. ZON10-00086.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends approval of the rezoning request.

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

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: establish 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.
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

The purpose of the R-3A (Residential) district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for approval.

Transportation Department

- Change in zoning will cause variations in density and traffic flow, a revised TIA is required.
- Transportation does not recommend that residential lots be placed next to arterials.
- Paseo del Norte is on MTP, additional ROW may be required.
- May want to reconsider double frontage lots.

Engineering - Construction Management Division-Plan Review

No objections to the rezoning request.

Engineering - Land Development

- 1. Provide drainage flow.
- 2. ADA accessible sidewalks, wheel-chair ramp(s), and driveway(s) will be required.*
- 3. Grading plan and permit shall be required.*
- 4. Storm Water Pollution Prevention Plan and/or permit required.*
- 5. Drainage plans must be approved Engineering and Construction Management Department, Land Development Section.*
- 6. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- and Flood Zone A2, "Areas of 100-year flood; base flood elevations and flood hazard factors determined" Panel #480214 0017C, date February 5, 1986.
- * This requirement will be applied at the time of development.

Fire Department

No objections.

El Paso Water Utilities

1. EPWU does not object to this request.

General:

- 2. Water and sanitary sewer main extensions are required along the proposed Paseo Del Norte Boulevard and along the proposed streets within the subject properties. The Owner/Developer is responsible for all extension costs.
- 3. Portions of the subject properties will be located within an intermediate pressure zone. Pressure reducing and pressure relief valves are required within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.
- 4. EPWU requires a new service application to provide service to the subject properties. 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; (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

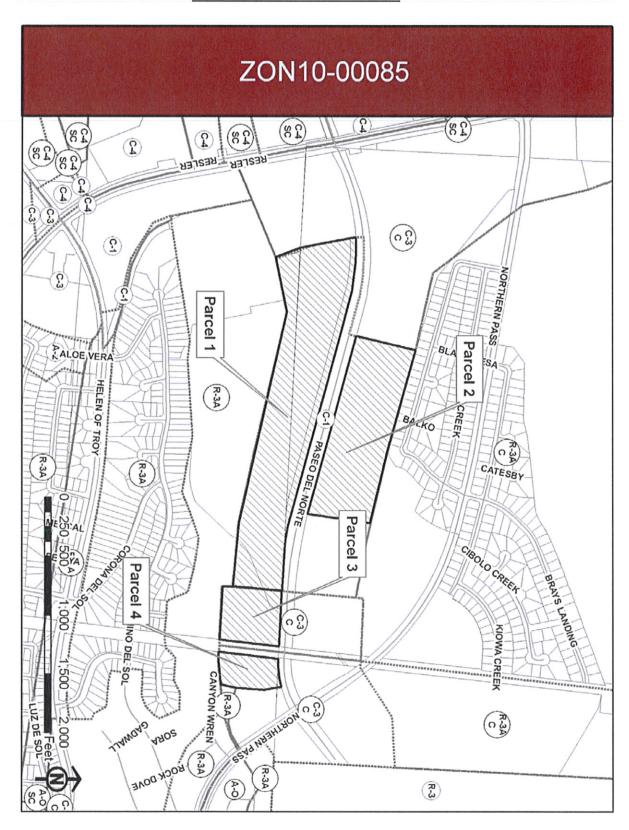
CITY PLAN COMMISSION OPTIONS

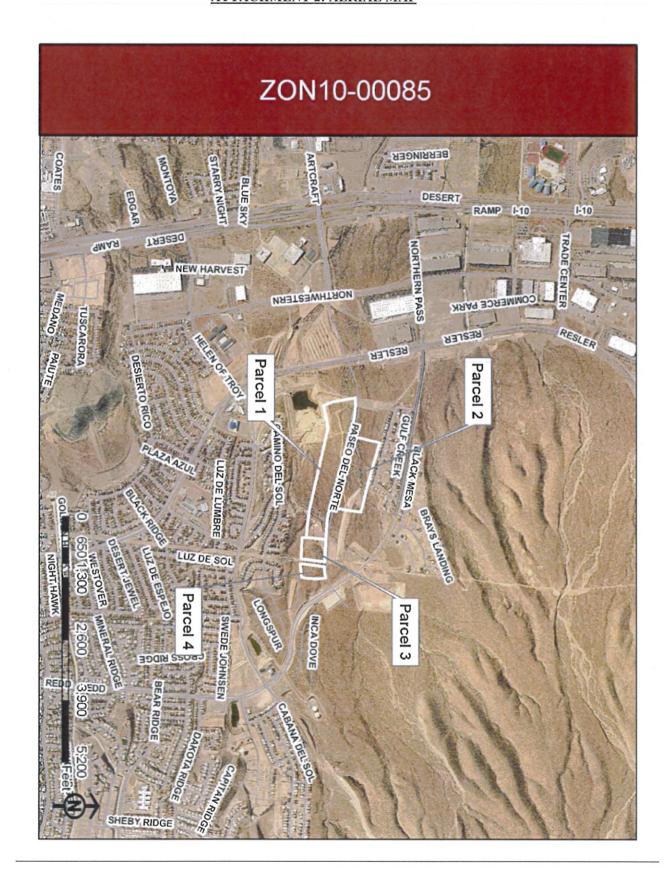
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

- Recommend approval of the application finding that the rezoning 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 rezoning 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 rezoning 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.

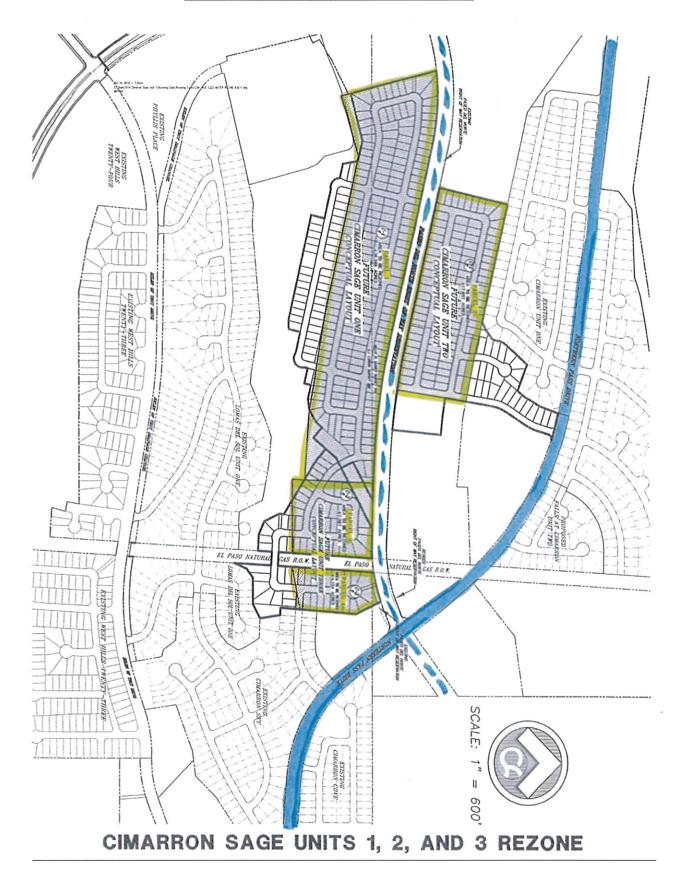
Attachments

- 1. Zoning Map
- 2. Aerial Map
- 3. Conceptual Site Plan





ATTACHMENT 3: CONCEPTUAL SITE PLAN





City of El Paso - Open Space Advisory Board Staff Report

Case No:

ZON10-00086 (Related Rezoning Application Case No. ZON10-00085)

Application Type:

Zoning Condition Release

OSAB Meeting Date: November 10, 2010

Staff Planner:

Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location:

Paseo Del Norte Road, East of West of Northern Pass Drive

Legal Description:

Parcel 1: Portion of Tracts 1 and 1A1, Nellie D. Mundy Survey 242, and Tracts 1B5C and 1B5B2, S.J. Larkin Survey 266, El Paso, El Paso County, Texas

Parcel 2: Portion of Tracts 1 and 3A, Nellie D. Mundy Survey 242 and Tract

1B4C, S.J. Larkin Survey 266, El Paso, El Paso County, Texas

Acreage:

Parcel 1: 7.597 acres

Parcel 2: 4.154 acres

Rep District:

1

Zoning:

C-3/c (Commercial/condition)

Existing Use:

Vacant

Request:

Release zoning condition imposed by Ordinance No. 15672

(See condition for Parcels 6 & 9 as per attached ordinance)

Property Owner:

Hunt Communities Holdings, LLC & Hill 262 Partners, LTD

Representative:

CSA Design Group, Inc.

SURROUNDING ZONING AND LAND USE

C-3/c (Commercial/condition) / vacant

South:

R-3A (Residential / vacant

East:

C-3/c (Commercial/condition) / vacant

West:

C-1 (Commercial) / vacant

The Plan for El Paso Designation: Residential, Mixed-Use, Commercial (Northwest Planning Area)

Nearest Park: Proposed Park (4,725 feet)

Nearest School: Kohlberg Elementary (6,907 feet)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley, Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association< Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notices of a Public Hearing will be mailed to all property owners within 300 feet of the subject property on November 16, 2010.

APPLICATION DESCRIPTION

The request is to release the zoning condition imposed on Parcels 6 & 9 by Ordinance No. 15672, dated January 20, 2004. The condition reads as follows: "a ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at fifteen (15) feet on center shall be required along the property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits."

This condition will no longer be necessary if the related rezoning request to permit residential development is approved.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends approval of the zoning condition release request.

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

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: establish 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.
- b. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.

The purpose of the R-3A (Residential) district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for approval.

Transportation Department

- Change in zoning will cause variations in density and traffic flow, a revised TIA is required.
- Transportation does not recommend that residential lots be placed next to arterials.
- Paseo del Norte is on MTP, additional ROW may be required.
- May want to reconsider double frontage lots.

Engineering - Construction Management Division-Plan Review

No objections to the rezoning request.

Engineering - Land Development

- 1. Provide drainage flow.
- 2. ADA accessible sidewalks, wheel-chair ramp(s), and driveway(s) will be required.*
- 3. Grading plan and permit shall be required.*
- 4. Storm Water Pollution Prevention Plan and/or permit required.*
- 5. Drainage plans must be approved Engineering and Construction Management Department, Land Development Section.*
- 6. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- and Flood Zone A2, "Areas of 100-year flood; base flood elevations and flood hazard factors determined" Panel #480214 0017C, date February 5, 1986.
- * This requirement will be applied at the time of development.

Fire Department

No objections.

El Paso Water Utilities

1. EPWU does not object to this request.

General:

- 2. Water and sanitary sewer main extensions are required along the proposed Paseo Del Norte Boulevard and along the proposed streets within the subject properties. The Owner/Developer is responsible for all extension costs.
- 3. Portions of the subject properties will be located within an intermediate pressure zone. Pressure reducing and pressure relief valves are required within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire

ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

4. EPWU requires a new service application to provide service to the subject properties. 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; (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

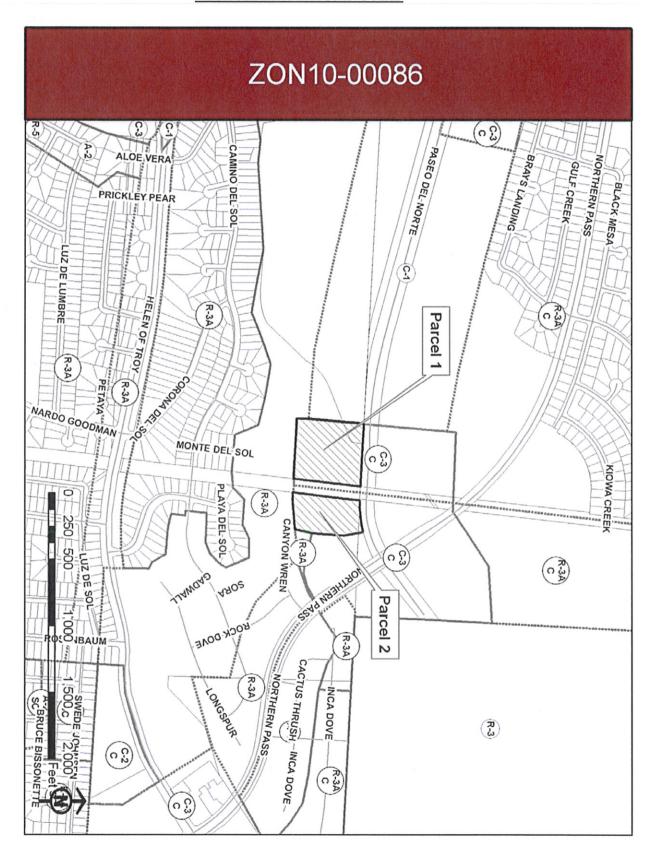
CITY PLAN COMMISSION OPTIONS

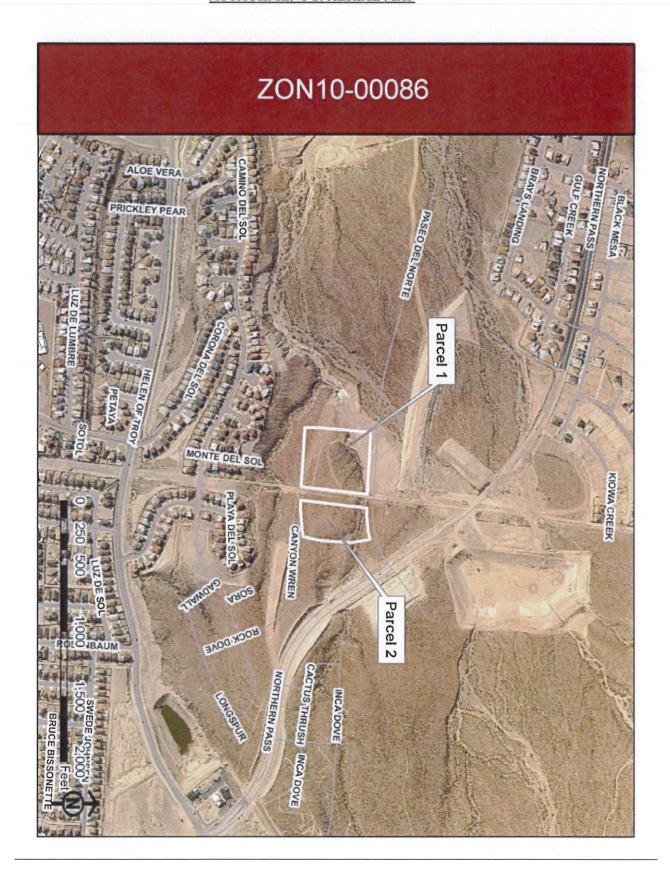
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

- 1. Recommend approval of the application finding that the rezoning 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 rezoning 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 rezoning 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.

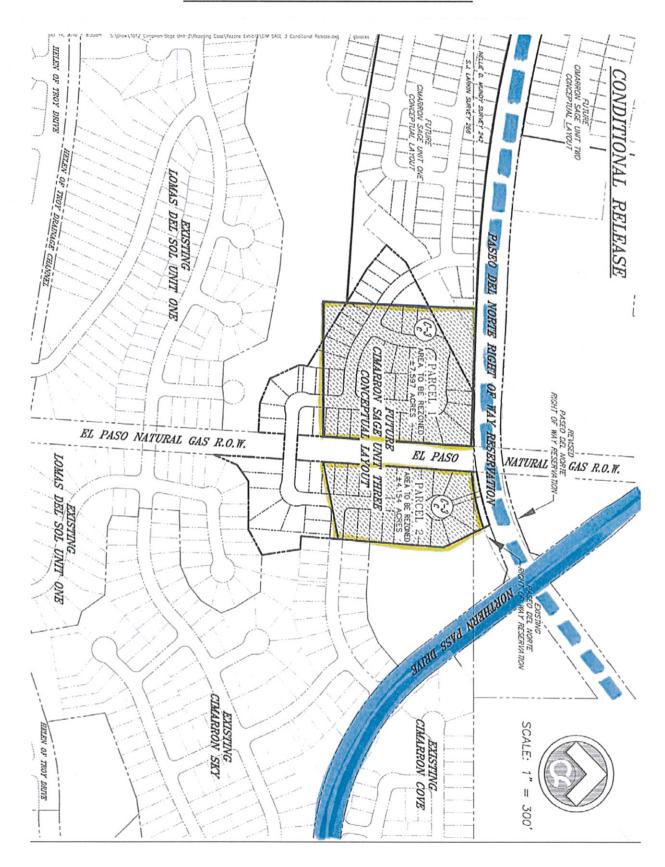
Attachments

- 1. Zoning Map
- 2. Aerial Map
- 3. Conceptual Site Plan
- 4. Ordinance No. 15672





ATTACHMENT 3: CONCEPTUAL SITE PLAN



ATTACHMENT 4: ORDINANCE NO. 15672

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	15672
ORDINANCE NO.	

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF NELLIE D. MUNDY SURVEY NO. 240, NELLIE D. MUNDY SURVEY NO. 242 AND W.H. GLENN SURVEY NO. 241, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), PARCEL 2: A PORTION OF NELLIE D. MUNDY SURVEY NO. 241, NELLIE D. MUNDY SURVEY NO. 242 AND W.H. GLENN SURVEY NO. 241, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 3: A PORTION OF S.J. LARKIN SURVEY NO. 264 AND S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), PARCEL 4: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL TO R-3A (RESIDENTIAL), PARCEL 5: A PORTION OF NELLIE D. MUNDY SURVEY NO. 242 AND S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL), PARCEL 6: A PORTION OF NELLIE D. MUNDY SURVEY NO. 242 AND S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 7: A PORTION OF NELLIE D. MUNDY SURVEY NO. 240 AND NELLIE D. MUNDY SURVEY NO. 242, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 8: A PORTION OF NELLIE D. MUNDY SURVEY NO. 242, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 9: A PORTION OF NELLIE D. MUNDY SURVEY NO. 242 AND S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 10: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE), PARCEL 11: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS, PARCEL 12: A PORTION OF S.J. LARKIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL), AND PARCEL 13: A PORTION OF S.J. LARIGIN SURVEY NO. 266, EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO R-3A (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

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

1/21/2004

ORDINANCE NO. 15672

Zoning Case No: ZON03-00046

That the zoning of *Parcels 1 - 13*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; as follows:

Parcel 1:	From R-3 (Residential) to C-1 (Commercial)
Parcel 2:	From R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 3:	From R-3 (Residential) to C-1 (Commercial)
Parcel 4:	From R-3 (Residential) to R-3A (Residential)
Parcel 5:	From R-3 (Residential) to C-1 (Commercial)
Parcel 6:	From R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 7:	From R-3 (Residential) to R-3A/c (Residential/conditions)
Parcel 8:	From R-3 (Residential) to R-3A/c (Residential/conditions)
Parcel 9:	From R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 10:	From R-3 (Residential) to A-O (Apartment/Office)
Parcel 11:	From R-3 (Residential) to C-3/c (Commercial/conditions)
Parcel 12:	From R-3 (Residential) to R-3A (Residential)
Parcel 13:	From R-3 (Residential) to R-3A/c (Residential/conditions)

That the properties described as Parcels 2, 6, 9, and 11 be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to C-3 (Commercial) in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:



A ten-foot (10') wide landscaped buffer to include, but not limited to, evergreen trees placed at lifteen (15) feet on center shall be required along the property line where abutting residential or apartment zoning districts. This shall be in addition to the landscaping requirements of Chapter 20.65 of the El Paso Municipal Code and shall be required prior to the issuance of any building permits.

That the properties described as Parcel 7 be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to R-3A (Residential) in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

ORDINANCE NO. 15872

1/21/2004

Zoning Case No: ZON03-00046

1. Sixty percent (60%) of the land area within Parcel 7 shall not exceed the gross density of the R-3 (Residential) zoning district. The sixty percent (60%) shall be calculated based on the entire acreage within each subdivision plat recorded within this parcel, and shall only count toward the sixty percent (60%) required if the gross density for the subdivision plat does not exceed 7.26 units to the gross acre. Should the gross density exceed 7.26 units per acre, the entire acreage represented within the subdivision plat shall not count toward the sixty percent (60%) requirement stated herein.

 For lots within subdivision plats meeting the density requirements of Condition No. 1, the minimum front yard setback shall be at least twenty-five (25) feet.

That the properties described as Parcels 8 and 13 be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-3 (Residential) to R-3A (Residential) in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

The land area within these parcels shall not exceed the gross density of the R-3 (Residential) zoning district.

These conditions shall run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

PASSED AND APPROVED this 20th day of January, 2004.

(signatures on the next page)

15672

3

1/21/2004

ORDINANCE NO.

Zoniug Case No: ZON03-00046

THE CITY OF EL PASO Joe Wardy Mayor

ATTEST:

Richarda Duffy Momsen

City Clerk

APPROVED AS TO CONTENT:

Fred Lopez, Foring Coordinator Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS

COUNTY OF EL PASO

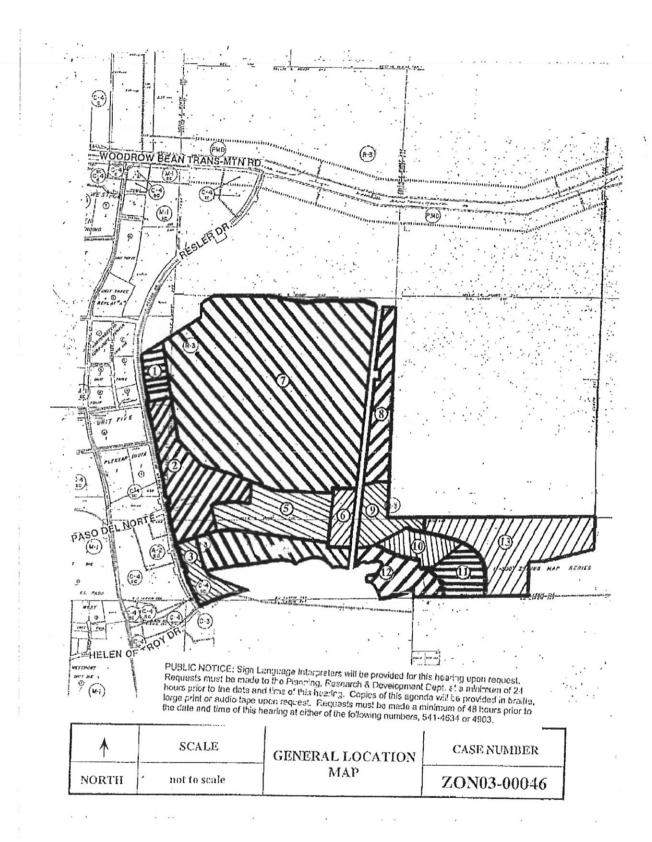
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ORDINANCE NO.

1/21/2004

Zoning Case No: ZON03-00046





City of El Paso - Open Space Advisory Board Staff Report

Case No:

ZON10-00088

Application Type:

Special Permit and Detailed Site Development Plan

CPC Hearing Date:

December 2, 2010

Staff Planner:

Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location:

2419 N. Stanton Street

Legal Description:

All of Lot 10 and North 20 feet of 9, Block 192, Alexander Subdivision, City of El Paso,

El Paso County, Texas

Acreage:

0.013 acres

Rep District:

1

Existing Use:

Retail

Existing Zoning:

C-1/NCO (Commercial/Neighborhood Conservancy Overlay)

Request:

Parking Reduction

Proposed Use:

Retail

Property Owner:

Quality Company Investments

Applicant:

Gabriel Gonzalez Richard Marquez

Representative:

SURROUNDING ZONING AND LAND USE

North:

S-D/c/sp (Special Development/conditions/special permit) / Hair Studio and Art

South:

C-1/NCO (Commercial/Neighborhood Conservancy Overlay) / Retail

East:

R-4/NCO (Residential/Neighborhood Conservancy Overlay) / Single-family dwellings

West:

C-1/sp (Commercial/special permit) / Flower Shop

THE PLAN FOR EL PASO DESIGNATION: Mixed-Use (Central Planning Area)

Nearest Park: Arroyo Park (764 feet)

Nearest School: Mesita Elementary (2,911 feet)

NEIGHBORHOOD ASSOCIATIONS

Rim Area Neighborhood Association

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing will be mailed to all property owners within 300 feet of the subject property on November 16, 2010.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan approval to allow for a 50% parking reduction. The detailed site development plan shows an existing 1,600 square-foot retail building and a proposed 578 square-foot retail building addition. Retail use requires 8 parking spaces and the applicant is providing 4 parking spaces and 3 bicycle spaces.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the special permit and detailed site development plan request subject to revisions as per Department of Transportation's comments.

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

All applications for special permit and 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. <u>Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.</u>
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of C-1 (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 multineighborhoods 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.

City Review Committee

Pending.

Open Space Advisory Board

Pending.

Development Coordinating Committee Review

Pending.

Engineering & Construction Management Services Department - Plan Review

Zoning: Plan Review has no objections to parking reduction request.

Landscaping: this project will meet code as per calculations submitted.

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 Engineering and Construction Management Department, Land Development Section.*
- 5. Coordination with TXDOT
- 6. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0033B, date October 15, 1982.

Department of Transportation

- 1. Parking study is incorrect, applicant may contact Department of Transportation for sample of a proper parking study.
- 2. Alley shall be paved to city standards if used for access.
- 3. Show handicap spot on plan.
- 4. Parking calculations are incorrect.
- 5. Show location of dumpster.
- 6. Alley elevation and location of dumpster may cause problems if alley used for access.

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

7. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

El Paso Water Utilities

EPWU does not object to this request.

Fire Department

El Paso Fire Department has no objections.

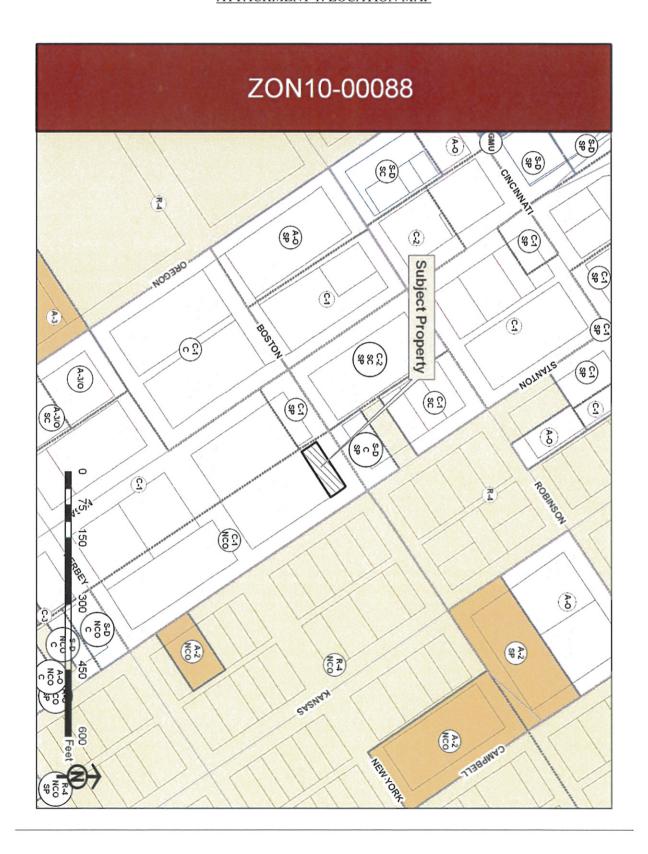
CITY PLAN COMMISSION OPTIONS

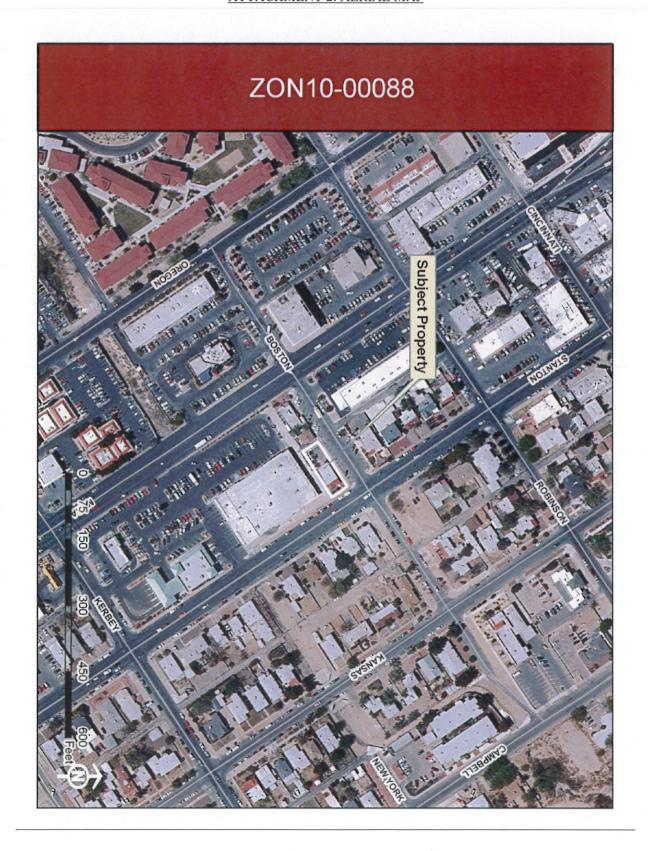
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

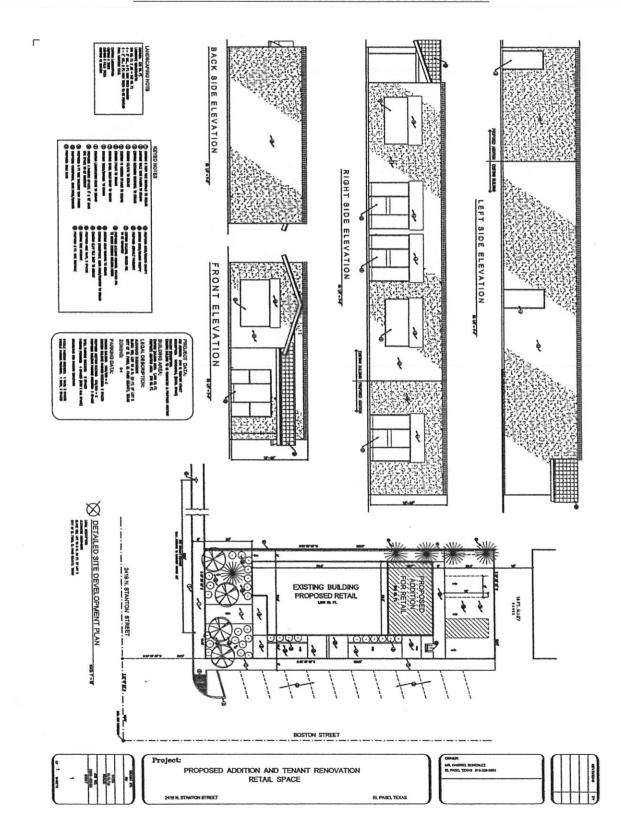
- Recommend approval of the application finding that the special permit and detailed site development plan is
 in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria
 that the CPC identifies from the Plan
- Recommend approval of the application with modifications to bring the special permit and 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 special permit and 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. Location Map
- 2. Aerial Map
- 3. Detailed Site Plan









City of El Paso - City Plan Commission Staff Report

Case No: SUB10-00230 Camelot Heights Unit 2 Replat C

Application Type: Resubdivision Combination

CPC Hearing Date: November 18, 2010

Staff Planner: Justin Bass, 915-541-4930, <u>bassid@elpasotexas.gov</u>

Location: West of Stanton Street and North of Buckingham Drive

Legal Description Acreage: .55 acre

Rep District: 1

Existing Use: Vacant

Existing Zoning: A-3 and R-3 **Proposed Zoning:** A-3 and R-3

Nearest School: Mesita Elementary School (1.53 miles)

Nearest Park: Mission Hills Park (.86 miles)

Impact Fee Area: Not in Impact Fee Area

Property Owner: Direct Home Sales, Inc.

Applicant: Conde, Inc. Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: A-3 (Apartment)/ Single-Family Residential Attached South: R-3 (Residential)/ Single-Family Residential Detached East: R-3 (Residential)/ Single-Family Residential Detached

West: R-3 (Residential)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing to resubdivide one single family lot measuring .55 acres in size. The purpose of the replat is to vacate an easement to allow for residential development of the lot. Primary access will be from Camelot Heights Drive.

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

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Camelot Heights #2 Replat C on a **Resubdivision Combination** basis subject to the following conditions and requirements:

Planning Division Recommendation:

Approval.

Land Development:

Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

El Paso Dept. of Transportation:

- 1. No objections to the proposed resubdivision combination.
- 2. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Engineering Department-Floodplain:

Flood zone is a zone C, a low risk area-minimal flooding. Located on panel 480214-0033C, dated October 15, 1982.

Parks and Recreation Department:

We have reviewed <u>Camelot Heights Unit #2 Replat C</u>, a resubdivision combination plat map and offer no objections to this subdivision application.

Please note that this subdivision density is not being increased, as evidenced by the original subdivision and replat, thus being excluded from the calculation for parkland dedication as required per ordinance Title 19 - Subdivision Regulations, Section 19.20 - Parks & Open Space as noted below.

Section 19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the **burden of proof shall be on the subdivider** to demonstrate that the plat meets the requirements of this chapter:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

(Ord. 16882 § 2 (part), 2008)

El Paso Water Utilities:

- 1. EPWU Planning and Development section does not object to this request.
- 2. The 20-foot wide utility easement shown on the plat accommodates an existing 8-inch diameter water main that shall remain in place and in operation to provide service to the entire Camelot Heights Subdivision Replat B.
- 3. During the subdivision improvement work, the Owner/Developer shall safeguard the above described water main. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing water main. EPWU-PSB requires a complete set of improvement/building plans for review and approval prior to any work above or in the vicinity of the existing facilities. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the water main.
- 4. All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy. EPWU-PSB requires access to the existing water main and

appurtenances within the Utility Easement 24 hours a day, seven (7) days a week.

Stormwater:

No comments received.

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Electric Company:

El Paso Electric has no objection to the release of the 10' wide easement running in the southeast area of the Camelot Heights Unit 2 Replat "C" subdivision.

Texas Gas Company:

No comments received.

El Paso Independent School District:

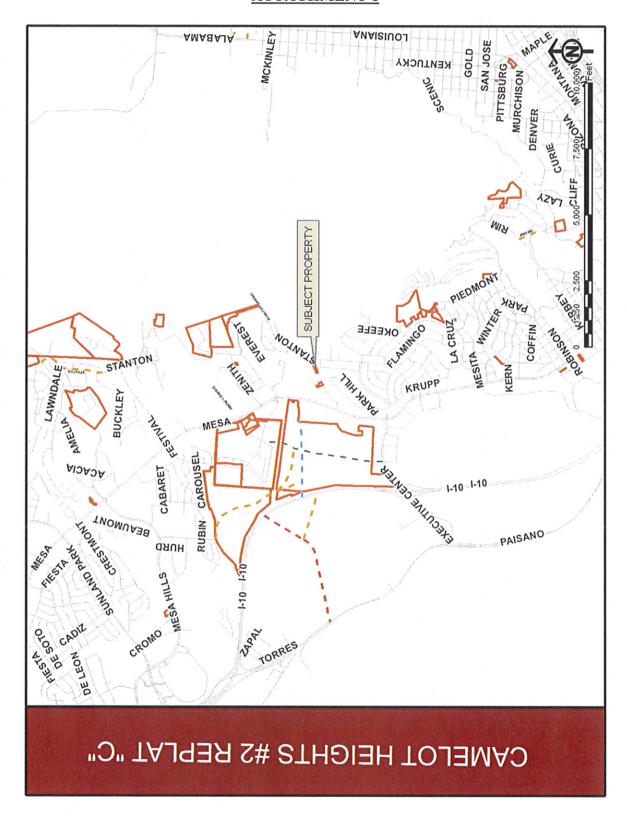
No comments received.

Additional Requirements and General Comments:

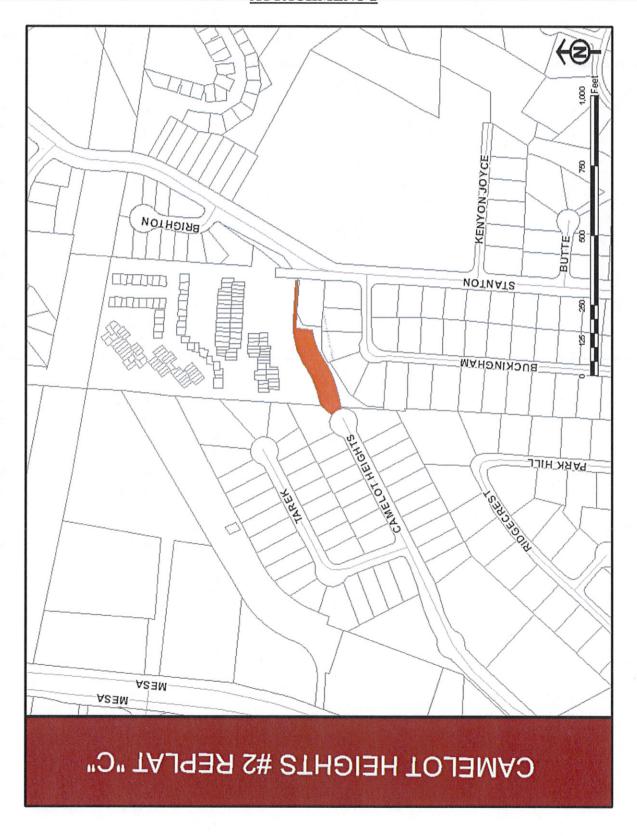
- 1. Submit to the Development Services Department Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
- 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

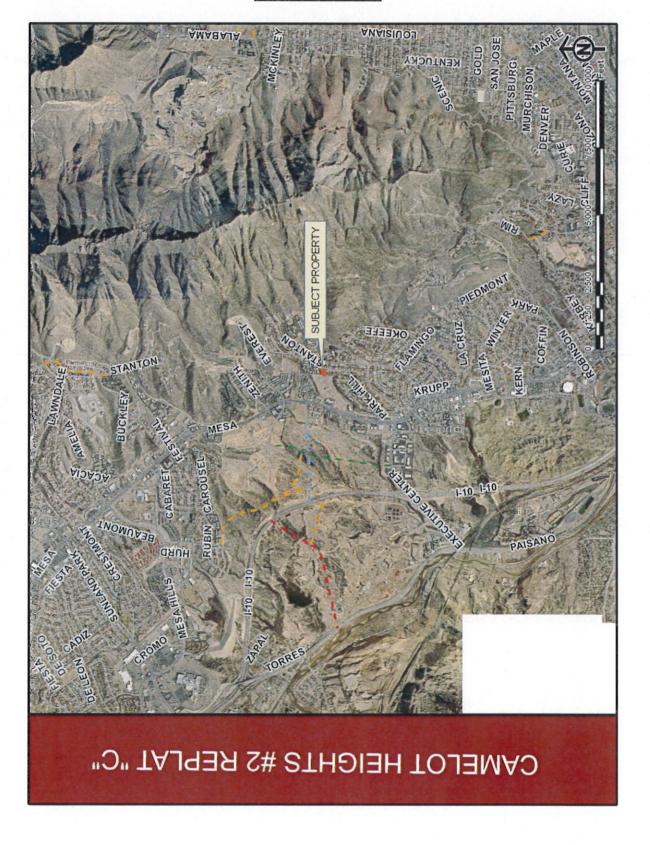
- 1. Location map zoomed out
- 2. Location map
- 3. Aerial map zoomed out
- 4. Aerial map
- 5. Arroyos map zoomed out
- 6. Arroyos map7. Preliminary Plat
- 8. Final Plat
- 9. Application

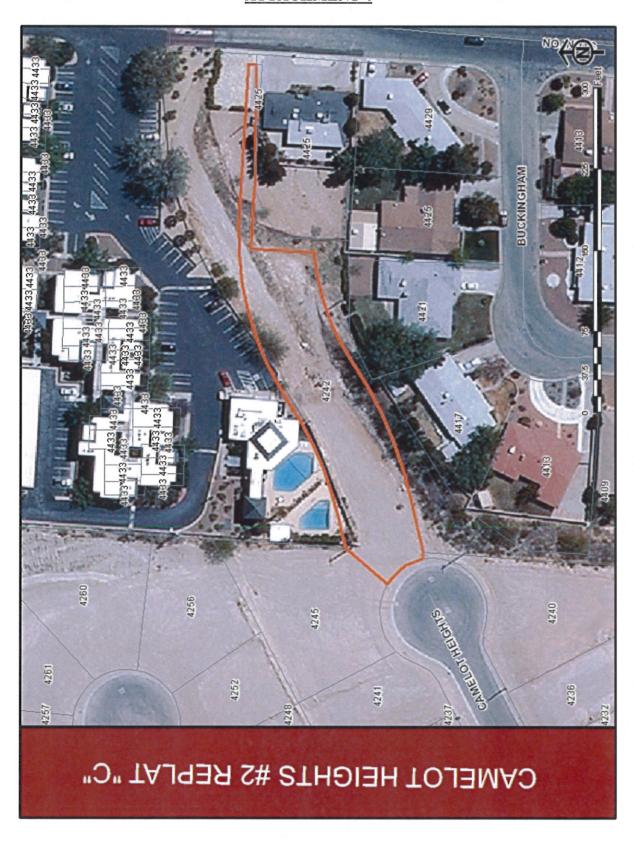


ATTACHMENT 1

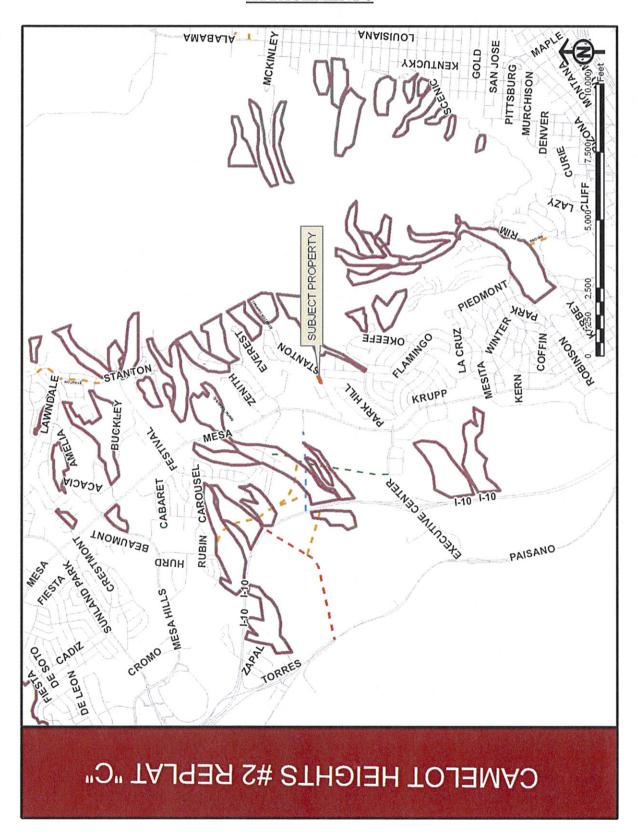


ATTACHMENT 2





ATTACHMENT 4

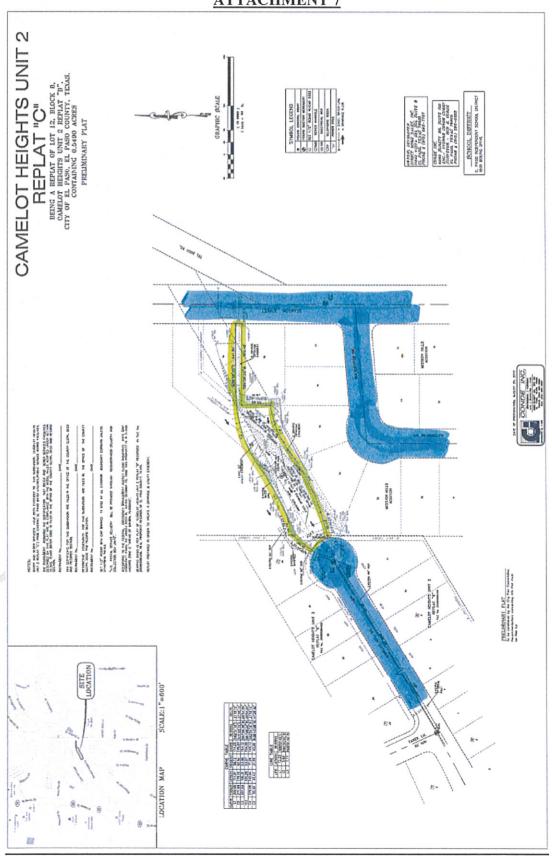


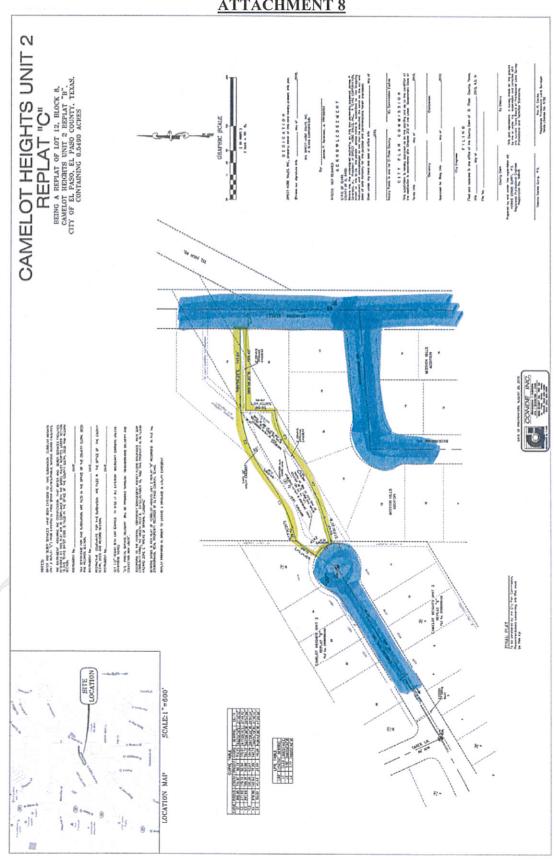
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SUB10-00230

November 18, 2010

ATTACHMENT 6









CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

Legal Description for Being a Replat of	Lot 12, Block 8, Ca	this plat (Tract, E amelot Heights	Hock, Grant, etc.) Unit 2 Replat "B" City of El Pa	iso, El Paso Coun	ty, Texas
Proposed Land Uses					
Single-family Duplex Apartment Mobile Home	ACRES 0.5490	SITES	Street & Alley Ponding & Drainage	ACRES	SITES
P.U.D. Park			Other (specify below)	Marine Sandard	
School Commercial		*************	Total No. Sites	1	
	tes, as proposed, perm		Total Acres (Gross) & Sites	0.5490 roning?n/a	
What is existing zonin Will the residential sit zone(s)? Yes_X_	tes, as proposed, perm No	bed property?	Total Acres (Gross) & Sites	0.5490 n/a equirements of the	existing reside
What is existing zoning Will the residential sit zone(s)? Yes X What type of utility e What type of drainage	tes, as proposed, perm No asements are propose	bed property? if development is d? Underground, icable, list more	Total Acres (Gross) & Sites	oning?n/a requirements of theCombination of	existing reside
What is existing zoning Will the residential site zone(s)? Yes_X What type of utility e What type of drainage	tes, as proposed, perm No asements are propose is proposed? (If appl	bed property? nit development is d? Underground, icable, list more Lot to Sire	Total Acres (Gross) & Sites A-3 Proposed z In full compliance with all zoning r Overhead than one)	oning?n/a requirements of theCombination of	existing reside
What is existing zoning Will the residential sit zone(s)? Yes X What type of utility e What type of drainage Are special public implies a modification or expectation or expectation.	tes, as proposed, perm. No asements are proposed: is proposed? (If apple) provements proposed	bed property?	Total Acres (Gross) & Sites	coning?n/a requirements of theCombination ofNoNo	existing reside
What is existing zoning Will the residential site zone(s)? Yes X What type of utility e What type of drainage Are special public implies a modification or early answer to is "Yes",	tes, as proposed, perm. No asements are proposed: is proposed? (If apple) provements proposed exception of any portion, please explain the na	bed property?	Total Acres (Gross) & Sites	o.5490 coning?n/a requirements of theCombination of	existing reside

1						
12.	Owner of record	Direct Home Sales, Inc.	11240 Vista Del Sol, El Paso, TX	79936	915-593-7707	
		(Name & Address)		(Zip)	(Phone)	
13.	Developer	Direct Home Sales, Inc.	11240 Vista Del Sol, El Paso, TX	79936	915-593-7707	
		(Name & Address)		(Zip)	(Phone)	
14.	Engineer	CONDE INC.	6080 Surety Drive, Ste. 100	79905	915-592-0283	
		(Name & Add	ress)	(Zip)	(Phone)	

CASHIER'S VALIDATION FEE: \$1,083.00

OWNER SIGNATURE:

James P. Sorenson, Jr. - Presi

REPRESENTATIVE:

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



City of El Paso - City Plan Commission Staff Report

Case No: SUB10-00259 Coronado Ridge Estates Replat "A"

Application Type: Resubdivision Combination

CPC Hearing Date: November 18, 2010

Staff Planner: Raul Garcia, 915-541-4935, garciar1@elpasotexas.gov

Location: East of Stanton and South of Firedale

Legal Description Acreage: 1.94 acres

Rep District: 1

Existing Use: Single-family

Existing Zoning: PR-I/sc Proposed Zoning: PR-I/sc

Nearest School: Western Hills Elementary (1.47 miles)

Nearest Park: Snow Heights Park (1.64 miles)

Park Fees: \$2750.00

Impact Fee Area: Not in Impact Fee Area

Property Owner: Glen S. & Margaret Keller
Applicant: Glen S. & Margaret Keller

Representative: Brock & Bustillos Inc.

SURROUNDING ZONING AND LAND USE

North: PR-I/sc (Planned Residential/special contract)/ Single-family development South: PR-I/sc (Planned Residential/special contract)/ Single-family development

East: PMD (Planned Mountain Development)/ Vacant

West: PR-I/sc (Planned Residential/special contract)/ Single-family development

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing two single family, Lot 11A measures 0.75 of an acre in size and Lot 11B measures 1.6 acres in size. Primary access will be from Coronado Ridge Drive. The applicant is replatting to split the original lot into two lots.

The special contract on the property, imposed by Ordinance No. 6880 passed and approved April 22, 1980, imposes the following conditions:

1. No building or permits shall be issued for construction until a subdivision plat has been approved and filed for record.

- 2. If within twenty years the City commences construction of a tunnel to extend a street from Mckelligon Canyon Road to Stanton Street, First Party shall, upon written demand by the City, dedicate as a public street an 8.748 acre parcel of land.
- 3. No apartment or apartments shall be permitted on the land.

(Condition #2 is not applicable and conditions #1 and #3 have been met.)

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends pending of Coronado Ridge Estates Replat "A" on a Resubdivision Combination basis subject to the following conditions and requirements:

Planning Division Recommendation:

Pending.

Land Development:

No comments received.

Dept. of Transportation:

No comments received.

Engineering Department-Floodplain:

No comments received.

Parks and Recreation Department:

We have reviewed Coronado Ridge Estates Replat "A", a resubdivision combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "P-R1/sc" thus meeting the requirements for Singlefamily, Two-family and Multi-family dwelling use restricted to a maximum of 7 dwelling units per acre; Park fees will be assessed based on this requirement unless, gross density waiver is granted by the Planning Department or designee.

Failure of the subdivider to provide proof of gross density waiver with the filling of the final plat shall result in the gross density rates hereby calculated being applied to this subdivision application.

Based on the following calculations, Applicant shall be required to pay "park fees" in the amount of \$8,840.00 if gross density waiver is not granted by the Planning Department or designee.

Please allocate funds under Park Zone: NW-3

Nearest Parks within adjacent zone NW-6: Snow Heights Palo Verde Fees calculated as follows:

Subdivision acreage 1.9466 @ maximum 7 units per acre = 13.63 dwellings

13 dwellings @ \$680.00 per dwelling = **\$8,840.00**

If gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the number of dwelling units to one per lot, Applicant then shall be required to pay "park fees" in the amount of \$2,740.00 Fees calculated as follows:

2 (P-R1) Single-family dwelling lots @ \$1,370.00 / Dwelling = \$2,740.00

El Paso Water Utilities:

1. EPWU does not object to this request

EPWU-PSB Comments

Water:

- 2. There is an existing 6-inch diameter water main extending along Coronado Ridge Drive that is available for service, the water main is located approximately 10-feet east from the center right of way line.
- 3. EPWU records indicate a 3/4-inch water meter serving the subject property. The service address for this meter is 5809 Coronado Ridge Drive.

Sewer:

4. There is an existing 8-inch diameter sanitary sewer main extending along Coronado Ridge Drive that is available for service, the sewer main is located approximately 5-feet west from the center right of way line.

General:

5. EPWU 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 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. The certificate of compliance can be obtained on the 5th floor at City Hall. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

Stormwater:

No comments received.

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

No comments.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

Socorro Independent School District:

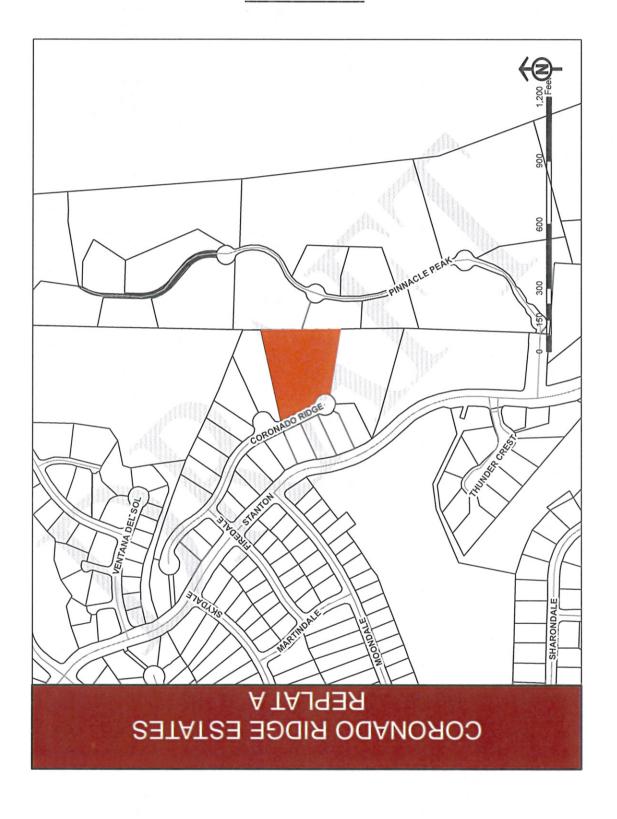
No comments received.

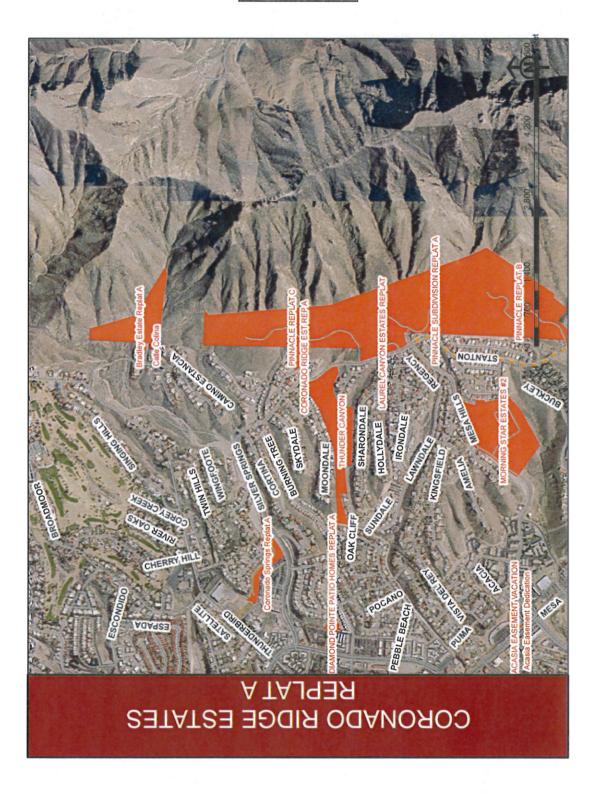
Additional Requirements and General Comments:

- 1. Submit to the Development Services 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
 - e. Deed for property to be dedicated as parkland.
- 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.

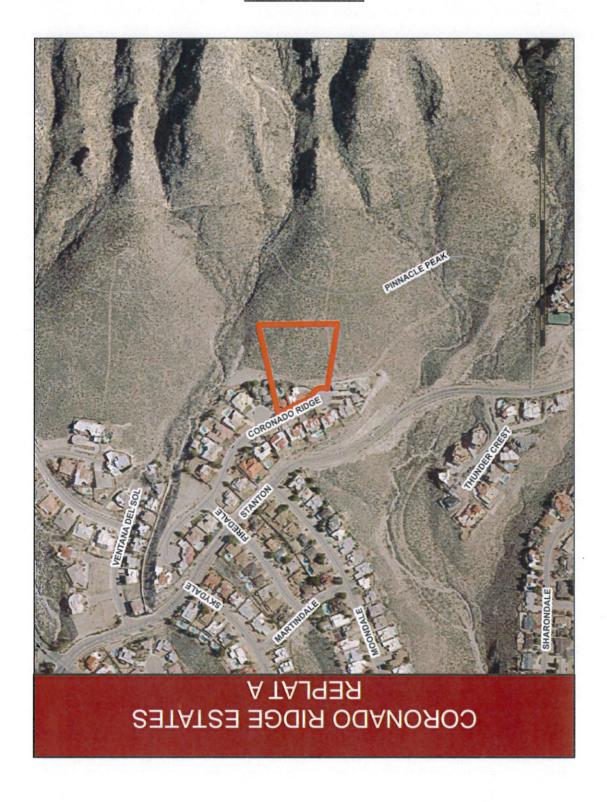
Attachments

- 1. Location map
- 2. Aerial of subs in process
- 3. Aerial of arroyos
- 4. Aerial of subject property
- 5. Preliminary plat
- 6. Final Plat
- 7. Application

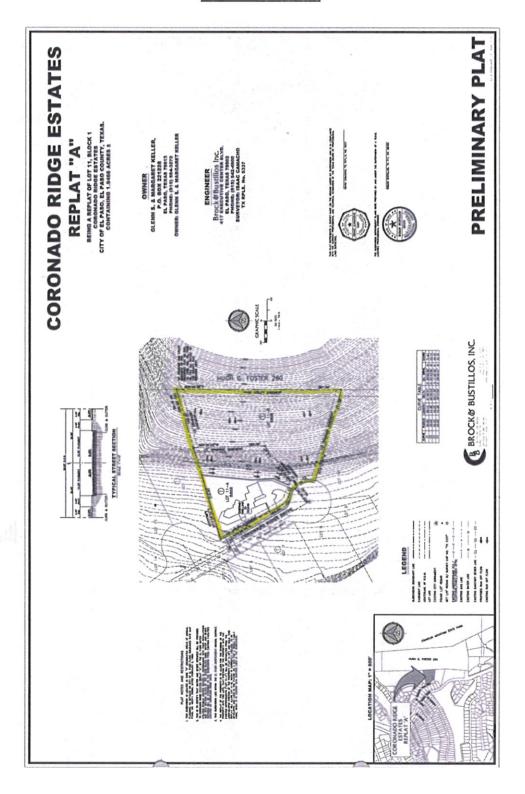


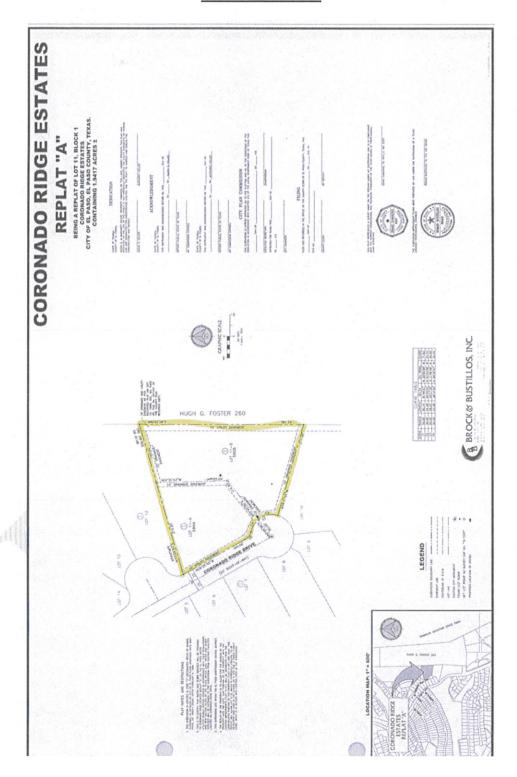


SUB10-00259 7 November 18, 2010



ATTACHMENT 4







DATE			FILE NO. SUB10	-0000	7	
SUBDIVISION	NAME: Coronado	Ridge Subdivision	ı Replat "A"			
egal description Being a replat Containing 1.9		d on this plat (Trac Coronado Ridge S	t, Block, Grant, etc.) ubdibision, City of El Paso, El	Paso County, 1	exas.	
Property Land U	lene.					
	ACRES			ACRES	SITES	
Single-family	1.9466	_2	Office			
Duplex Apartment			Street & Alley Ponding & Drainage			
Mobile Home			Institutional	-		
P.U.D.		-	Other (specify below)		-	
Park						
School						
Commercial			Total No. Sites	2		
Industrial			Total (Gross) Acreage	1.9466		
	tial zone(s)?	Yes_X_ No				
What type of dra		oposed: Undergro	und Overhead Connore than one)	nbination of Bo	h_X .	
What type of dra Sheet drain:	ility easements are pro ainage is proposed? (age to street	oposed: Undergro	und Overhead Connore than one)		-	
What type of dra Sheet drain: Are special publis a modification	ility easements are pro ainage is proposed? (age to street lic improvements proj n or exception of any	oposed: Undergro If applicable, list n oosed in connection	und Overhead Connore than one)	Ne2	 	
What type of dr. Sheet drain: Are special publis a modification If answer is "Ye Remarks and/or	fility easements are pro ainage is proposed? (age to street lie improvements proj n or exception of any ss", please explain the	oposed: Undergro If applicable, list n oosed in connection portion of the Sub- nature of the mod al circumstances:	nore than one) n with development? Yes division Ordinance proposed?	No? Yes	NoX	ed to
What type of drain: Sheet drain: Are special publ Is a modification If answer is "Ye Remarks and/or the COEP wi	fility easements are pro- ainage is proposed? (age to street lie improvements prop n or exception of any s", please explain the explanation of specia	oposed: Undergro If applicable, list n cosed in connection portion of the Sub- nature of the mod al circumstances: it plans.	nore than one) n with development? Yes division Ordinance proposed?	No? Yes	NoX	ed to
What type of drains Sheet drains Are special publis a modification If answer is "Ye Remarks and/or the COEP wi Improvement Will the propose	ility easements are pro ainage is proposed? (age to street lic improvements proposed; or exception of any ser, please explain the explanation of specia th the house perm Plans submitted? ed subdivision require	posed: Undergro If applicable, list n posed in connection portion of the Sub- nature of the mod al circumstances: Yes the city to review	n with development? Yes division Ordinance proposed? ification or exception Grading and drainage plans	Yesfor Lot 11-B	No _Xwill be presented	ed to
What type of drain: Are special publis a modification If answer is "Ye Remarks and/or the COEP wi Improvement Will the proposs	ainage is proposed? (age to street lic improvements proj n or exception of any s", please explain the explanation of specia th the house perm Plans submitted? ed subdivision require the effective date of	posed: Undergro If applicable, list n posed in connection portion of the Sub- nature of the mod al circumstances: Yes the city to review the current applica	n with development? Yes division Ordinance proposed? ification or exception Grading and drainage plans NoX and decide whether this applicat	No	will be presented the standards	ed to

12.	Owner of record Glenn S & Margaret Keller P.0 (Name & Address)	(Zip)	(Phone)
13.	Developer Glenn S & Margaret Keller P.O. I	Box 221228, El Paso, TX 79912	915-449-7446
	(Name & Address)	(Zip)	(Phone)
14.	Engineer Brock & Bustillos Inc. 417 Executi	ve Ctr Blvd., El Paso, TX 79902	915-542-4900
	(Name & Address)	(Zip)	(Phone)
	CASHIER'S VALIDATION FEE: \$1,083,00	OWNER SIGNATURE Blowd, Kulh	Thursont M. Kel



City of El Paso - City Plan Commission Staff Report

Case No:

SUB10-00263 Tuscany At Ridgeview #2

Application Type:

Amending Plat

CPC Hearing Date:

N/A

Staff Planner:

Justin Bass, 915-541-4930, bassid@elpasotexas.gov

Location:

West of Franklin Hills Street and North of Wind Ridge Drive

Legal Description Acreage:

.98 acre

Rep District:

1

Existing Use:

Vacant

Existing Zoning: Proposed Zoning:

R-3A/sp (Residential/special permit) R-3A/sp (Residential/special permit)

Nearest School:

Mesita Elementary School (.40 mile)

Nearest Park:

Bear Ridge Park (adjacent to east)

Impact Fee Area:

Not in Impact Fee Area

Property Owner:

Acro Developers II Limited Partnership

Applicant:

SLI Engineering, Inc.

Representative:

SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) Single-Family Residential Development

South: R-3A/sp (Residential/special permit)/ Vacant

East: R-3 (Residential)/ Park

West: A-2/sc/sp (Apartment/ special contract/ special permit)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing to relocate the lot line located between Lots 46 and 47, Block 41.

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

DEVELOPMENT COORDINATING COMMITTEE

N/A

Planning Division Recommendation:

Approval.

Land Development:

We have reviewed subject plat and offer **No comments**.

The Subdivision is within Flood Zone C-"Areas of minimal flooding" – Panel # 480214 0022E, dated January 3, 1997.

El Paso Dept. of Transportation:

All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Should your office or the applicant have any questions or comments regarding these issues, please contact Jared Jason Mendoza at 541-4152.

Engineering Department-Floodplain:

No comments received.

Parks and Recreation Department:

Please note that this Subdivision density is not being increased, as evidenced by the original and amending subdivision thus being excluded from the calculation for Parkland Dedication Ordinance Title 19 - Subdivisions, Chapter 19.20 - Parks and Open Space as noted below.

19.20.060 - Exclusions from dedication requirement.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

G. Land shown within an amending subdivision where density is not increased, as evidenced by the original and amending subdivisions. (ord. 16882 § 2 (part), 2008)

El Paso Water Utilities:

- 1. EPWU does not object to this request.
- 2. There are existing water and sanitary sewer mains along Contessa Ridge, Tuscany Ridge, and Milan Ridge.
- 3. The subject subdivision is located within an intermediate pressure zone. Pressure reducing and pressure relief valves are required within the water distribution system. In addition, private water pressure regulating devices are required at every lot within the proposed development. For the Lost not already sold, the Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. The lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.
- 4. The private streets are required to be designated as utility easements in order to enable the construction, operation, maintenance, and repair of the water and sanitary sewer main extensions. EPWU requires 24-hour access to all water and sanitary sewer mains and appurtenances.
- 5. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced utility easement without the written consent of EPWU-PSB.

Stormwater:

No comments received.

El Paso Fire Department:

No comments received.

911

No comments received.

Sun Metro:

No comments received.

El Paso Electric Company:

No comments received.

Texas Gas Company:

No comments received.

El Paso Independent School District:

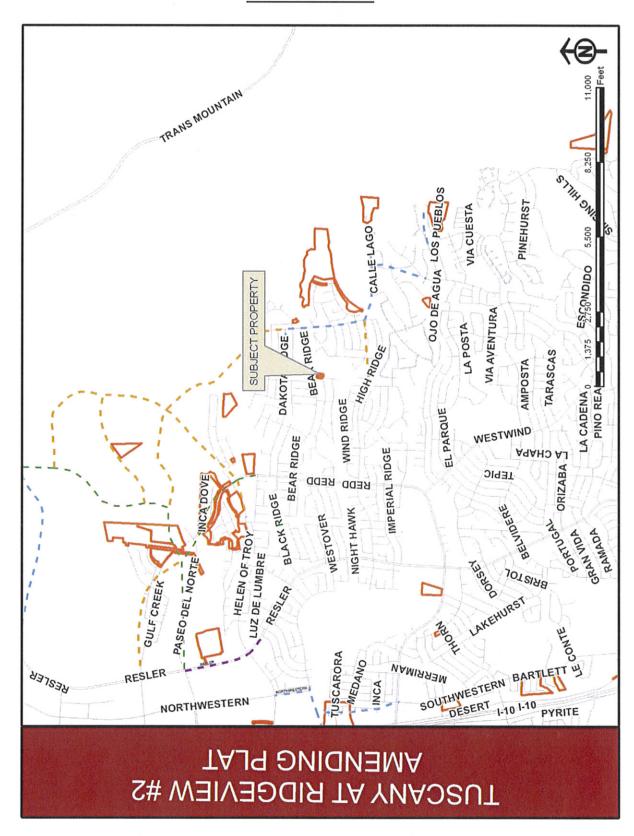
No comments received.

Additional Requirements and General Comments:

- 1. Submit to the Development Services 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
 - e. Deed for property to be dedicated as parkland.
- 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

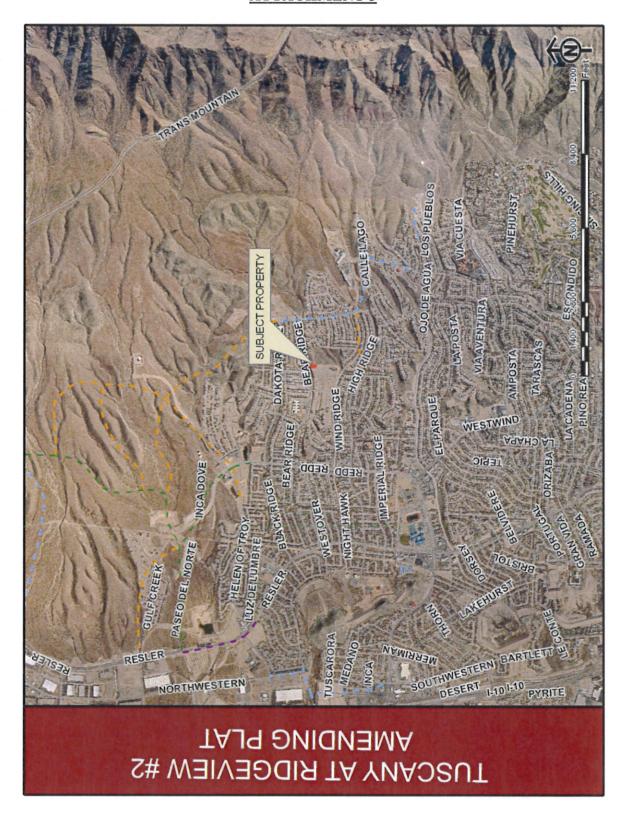
- 1. Location map zoomed out
- 2. Location map
- 3. Aerial map zoomed out
- 4. Aerial map
- 5. Arroyos map zoomed out
- 6. Arroyos map
- 7. Final Plat
- 8. Application



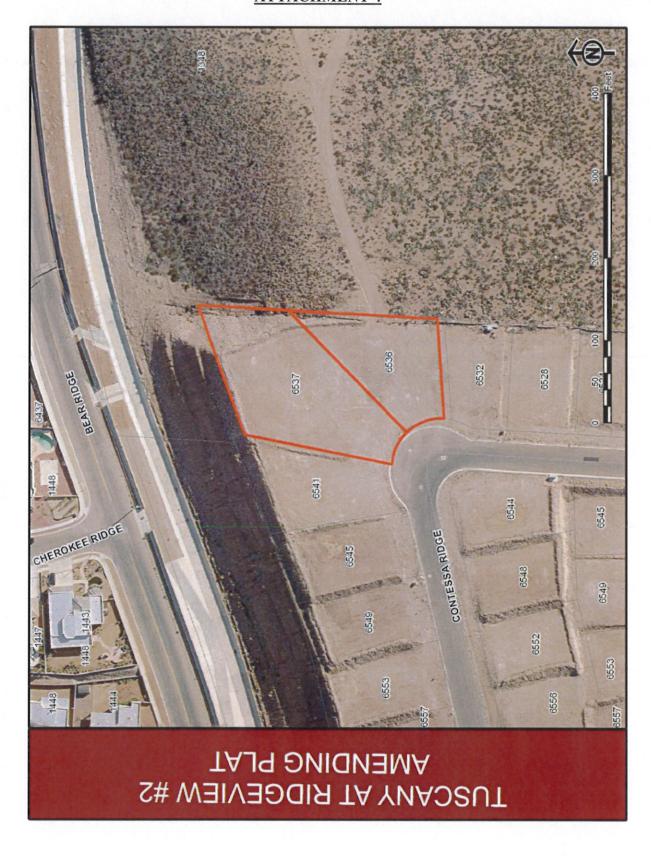
ATTACHMENT 1



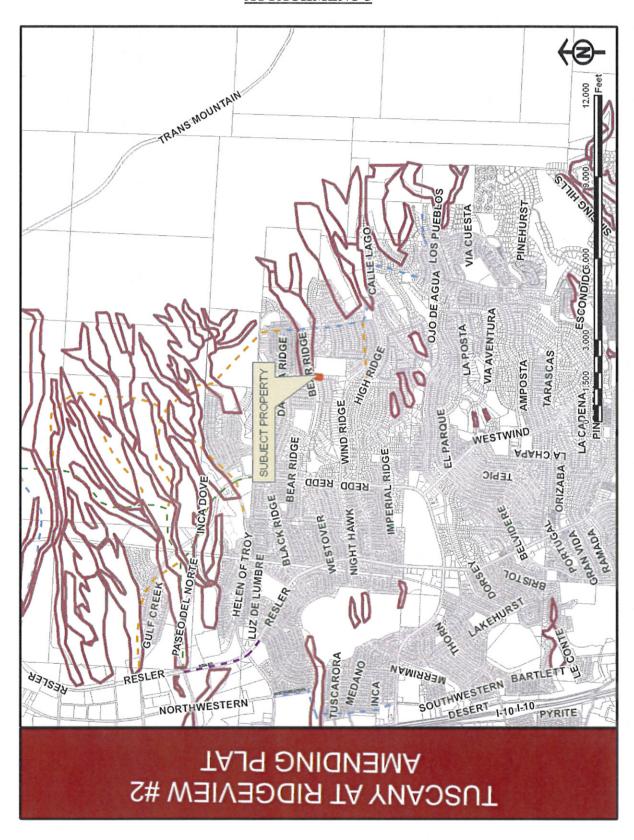
ATTACHMENT 2



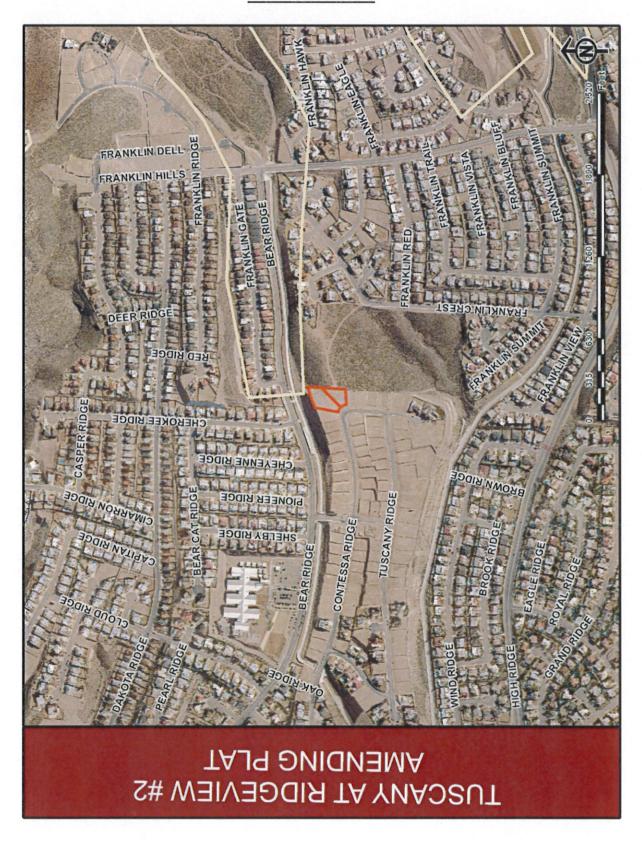
ATTACHMENT 3



ATTACHMENT 4

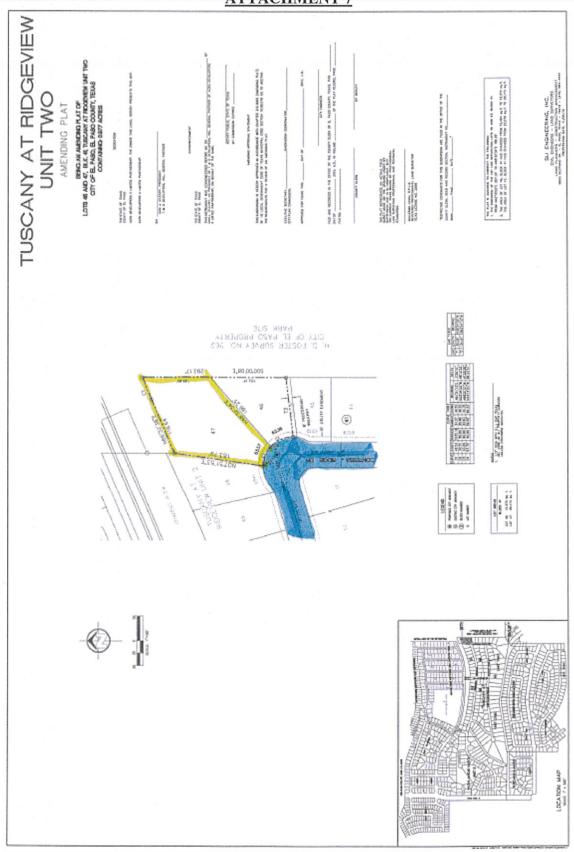


ATTACHMENT 5



ATTACHMENT 6

ATTACHMENT 7



ATTACHMENT 8





AMENDING SUBDIVISION APPROVAL FILE NO. SUB10-00263 SUBDIVISION NAME: TUSCANY AT RIDGEVIEW UNIT TWO Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A PORTION OF TRACT 1A, AND ALL OF TRACT 1B, S.J. LARKIN SURVEY
NO. 265, AND A PORTION OF H.G. FOSTER SURVEY NO. 262, AND A PORTION
OF RIDGE VIEW ESTATES UNIT 22 DRAINAGE CHANNEL R.O.W. CITY OF EL 1. PASO, EL PASO COUNTY, TEXAS Property Land Uses: 2. SITES ACRES SITES ACRES Single-family Street & Alley Duplex Ponding & Drainage Apartment Institutional Mobile Home Other (specify below) P.U.D. Park School Total No. Sites Commercial Total (Gross) Acreage 32.57 Industrial __Proposed zoning? What is existing zoning of the above described property?_ 3. 4. Overhead ____ Combination of Both_X__ What type of utility easements are proposed: Underground__ 5 What type of drainage is proposed? (If applicable, list more than one) SURFACE ó. Are special public improvements proposed in connection with development? Yes _ 7. 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 ACCESS EASEMENT THROUGH LOT 8. Remarks and/or explanation of special circumstances: Improvement Plans submitted? Yes_ 10. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards 11. in effect prior to the effective date of the current applicable standards? Yes rights petition in accordance with Section 19.47- Vested Rights (See Attached). If yes, please submit a vested

12.	Owner of record ACRO DEVELOPERS II LIMITED PARTNERSHIP (915) (Name & Address) (Name & Address) (Name & Address)
13.	Developer ACRO DEVELOPERS II LIMITED PARTNERSHIP (Name & Address) C/O SLI ENGINEERING, INC. 6600 WESTWIND DR., EL PASO, TX (915) 584-4457 (Name & Address) (Name & Address)
14.	Engineer SLI ENGINEERING, INC. 6600 WESTWIND DR., EL PASO, TX (915)584-4457 (Name & Address) (Phone)
	CASHIER'S VALIDATION FEE: \$631.00 OWNER SIGNATURE OUT

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

ORDINANCE NO.	
ORDINATION INC.	

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS); CHAPTER 20.06 (ZONING DISTRICTS AND MAPS), SECTION 20.06.010 (DISTRICTS ESTABLISHED AND ENUMERATED) AND 20.06.020 (PURPOSE OF DISTRICTS) AND CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), 20.16. (SCREENING AND FENCING) AND APPENDIX A (TABLE OF PERMISSIBLE USES) AND APPENDIX B (TABLE OF DENSITY AND DIMENSIONAL STANDARDS) OF THE EL PASO CITY CODE, TO ADD A MODIFY THE DEFINITION FOR OPEN SPACE AND NATURAL OPEN SPACE, ESTABLISH A MODIFY THE NATURAL OPEN SPACE DISTRICT; ESTABLISH MODIFY STANDARDS FOR SUPPLEMENTAL USES IN NATURAL OPEN SPACE DISTRICTS; TO ESTABLISH MODIFY PERMISSIBLE USE AND DENSITY AND DIMENSIONAL STANDARDS IN NATURAL OPEN SPACE DISTRICTS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Title 20 (Zoning) of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the Green Infrastructure Plan for the City of El Paso, Texas recommends that a Natural Open Space zoning district be implemented for the City of El Paso; and

WHEREAS, the Open Space Advisory Board and City Plan Commission recommend that the City Council establish a Natural Open Space zoning district; and

WHEREAS, the City Council has determined that the regulations of the Natural Open Space zoning district are designed to protect ecologically sensitive lands and to prohibit those activities that would adversely affect the environmental characteristics of the district; and,

WHEREAS, City Council has determined that the regulation of Natural Open Space zoning district is necessary to promote the health, safety, morals and general welfare of the community; and,

WHEREAS, the regulations established by this Ordinance are part of a comprehensive regulatory scheme designed to protect the culture, heritage, ecology and aesthetics of the City;

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

SECTION 1. That Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), of the El Paso City Code is amended to add replace the following definitions as follows:

20.02.648. "Open Space" means an area that is intended to provide light and air and is designed for either scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, desert areas, foothills, walkways, active and passive recreation areas, <u>hike</u> and bike trails, equestrian trail nodes, picnic benches and shelters, scenic lookouts, viewing

<u>shelters</u>, <u>shade structures</u>, playgrounds, fountains, river banks, swimming pools, wooded areas and water courses, <u>and restrooms</u>. Open space shall not include driveways, parking lots or other surfaces designed or intended for vehicular travel or storage.

20.02.651. "Natural Open Space" means any area that has not been developed or that currently has no significant structures on it only necessary structures that do not harm the integrity of the specific open space as shown on an approved detailed site plan. Natural Open Space may be under public or private ownership, but shall not include land that has been dedicated as a park or areas containing structures other than the structures identified in Section 20.10.385 C(1) of the El Paso City Code. Natural Open Space may only allow passive recreation which shall mean and is intended to include activities such as hiking, photography, or nature studies and if specifically designated, bicycling, climbing, and horseback riding. Passive recreation does Activities should shall not include motorized activity except for maintenance, emergency services, or legal access agreements or as allowed on streets, parking lots, or railroad right-of-way. Natural Open Space may include properties designated in the Green Infrastructure Plan for El Paso and additions to the plan when approved by City Council and shall have some combination of natural scenic beauty, natural resources that are deemed worthy of preservation, or have a cultural or historic significance to the area or region.

20.02.1151. "Wildlife Sanctuary" means as an area of land, water, and the air space above which is managed to protect wildlife species, their habitat, and the ecosystem(s) these wildlife species depend upon. For the purpose of this ordinance, the term "Wildlife Sanctuary" is synonymous with "Wildlife Refuge", "Wildlife Preserve", and "Nature Preserve". This designation shall only apply to property that is zoned Natural Open Space.

SECTION 2. That Title 20 (Zoning), Chapter 20.06(Zoning Districts and Maps), Section 20.06.010 (Districts Established and Enumerated), Subsection D (Special Purpose Districts) of the El Paso City Code is amended to add the following District as follows:

20.06.010 D. Districts Established and Enumerated

"NOS" Natural Open Space District

SECTION 3. That Title 20 (Zoning), Chapter 20.06 (Zoning Districts and Maps), Section 20.06.020 (Purpose of Districts), Subsection D (Special Purpose Districts) of the El Paso City Code is amended to add modify the following:

20.06.020 D. Special Purpose Districts

13. "NOS" Natural Open Space District.

A. The purpose of this district is to preserve and protect natural features of the mountain, hillside, arroyo, and desert flatland areas within the City and to promote conservation and restoration of these areas within and adjacent to urban and suburban development whether upon application of a private owner or for public land.

- B. The regulations of this district are designed to protect ecologically sensitive lands and to prohibit those activities that would adversely affect the environmental characteristics of the district. This district is also intended to preserve land that, if disturbed, may be susceptible to flooding and soil erosion due to steep slopes and runoff. Property located within this district shall remain undeveloped, except as allowed under the provisions of this section, and in accordance with the approved detailed site plan and any approved special permit. Developed recreational areas, such as playground equipment, pienic facilities, and other types of recreational structures not specifically identified in this section are prohibited within the natural open space zoning district.
- C. This District shall apply to land where the property owner initiates a rezoning to NOS or land owned by the city, where the city initiates a rezoning to NOS.
- **SECTION 4.** That Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations) of the El Paso City Code is amended as follows:
- 1. Section 20.10.060 (Alcoholic Beverages), subparagraph A4 is amended to add the following:
- j. NOS natural open space district.
 - 2. Section 20.10.220 (Farming) is amended as follows:

20.10.220 Farming

Notwithstanding any other provisions of this title, in all zoning districts except for the PMD (Planned Mountain Development) or the NOS (Natural Open Space), a property may be used wholly or partially for farming and harvesting of field, tree and bush crops as an interim use in any zoning district until a change in use or development occurs on the property. The change in use or development of the property shall be for a use legally permissible within the base-zoning district or as permitted by special permit approved by City Council.

3. Section 20.10.240 (Freight and passenger terminals), Paragraph B (Screening) and Paragraph C (Perimeter Treatment) is amended as follows:

20.16.240 Freight and passenger terminals

- B. Screening. A screening wall complying with Chapter 20.16 shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR, PMD or NOS zoning district, and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR, PMD or NOS zoning district, except for necessary ingress and egress and where otherwise prohibited by this code
- C. Perimeter Treatment. A minimum perimeter setback shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR, PMD or NOS zoning district, and adjacent to any right-of-way or easement which separates the property from a residential use

or an R, A, PR, SRR, PMD or NOS zoning district, to minimize potential negative impacts created by any activity within the site as follows:

Use	Setback (in feet)
Passenger station	100
Transportation terminal type A or B	100
Railyard, auxiliary rail facilities	100
Railroad repair shop	100
Diesel maintenance facility	100
Intermodal facility	100
Airport	1500
Heliport	500
Airpad	150
Helistop	150
Motor-carrier terminal	050
Other uses	050

4. Section 20.10.250 (General warehousing), Paragraph A (Screening) and Paragraph B (Perimeter Treatment) is amended as follows:

20.10.250 General warehousing.

- A. Screening. A screening wall complying with Chapter 20.16 (Screening and Fencing) shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR, PMD or NOS zoning district, and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR, PMD or NOS zoning district, except for necessary ingress and egress where otherwise prohibited by this code.
- B. Perimeter Treatment. A minimum perimeter setback of fifty feet shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR, PMD or NOS zoning district, and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR, PMD or NOS zoning district, to minimize potential negative impacts created by activity within the site.
 - 5. Section 20.10.385 (Natural Open Space) be added modified as follows:

20.10.385 Natural Open Space.

A. Purpose. The purpose of these regulations is to promote the following city objectives within mountain, hillside, arroyo, bosque, and desert flatland areas:

- 1. To protect and promote ecologically sensitive areas in conformance with the goals and policies of the comprehensive plan and open space plan;
- 2. To minimize scarring and disturbance of the natural environment, plant and animal habitat and visual character of the mountain, hillside, arroyo, bosque, and desert flatland areas through prohibition of development;
- 3. To control water runoff and soil erosion;
- 4. To preserve land that, if disturbed, may be susceptible to flooding and soil erosion due to steep slopes and runoff;
- 5. To provide a safe means of ingress and egress for non-motorized traffic to and within the mountain, hillside, arroyo, bosque, and desert flatland areas;
- 6. To create a separate holding district that may be used as a buffer from military land and uses.
- B. Ownership. The area comprising any natural open space district may be made public if dedicated or transferred to the city and the City Council accepts such dedication or transfer.
- C. Property Development Standards. The following land uses and property development standards shall apply to land zoned as NOS.
- 1. Permitted Uses. Hike and bike trails, equestrian trail nodes, picnic benches and shelters, scenic lookouts, viewing shelters, shade structures, ground maintenance structures, and restrooms are permitted uses in this district, subject to minimal disturbance of the natural open space. Refer to Appendix A Table of Permissible Uses. The uses specified below shall have additional restrictions:
 - A. Storage of supplies, equipment, goods shall not exceed 2,000 square feet.
 - B. Specialty shop shall not exceed 1,200 square feet and shall specialize in the sale of gift/souvenir merchandise.
- 2. Screening Walls. No screening wall or fence shall be placed to impede normal flow of water or restrict visibility.
- 3. Parking. Off-street parking requirements of Chapter 20.14 shall not apply to properties in this district. Parking shall be provided in accordance with the approved detailed site development plan.
- 4. Site Plan. A detailed site development plan complying with all of the requirements of Chapter 20.04 (Administrative Review Procedures Provisions) shall be required for all property within a natural open space district. In addition, the site plan shall show include the following:
 - a. <u>Location of all impervious surfaces, structures and utilities, as well as all areas that will be disturbed by the construction of a permitted use.</u>
 - b. All areas that shall remain in their natural state. and meeting the requirements of 20.06.020.
- 5. Signs. Community service signs may be approved by the planning official, in conformance with 20.18.490 after review by the Parks and Recreation Director and Open Space Advisory Board. The total number of signs on the property may exceed two per street frontage and four per premise upon approval of the planning official and upon review by the Parks and Recreation Director and Open Space Advisory Board.
- 6. Wildlife Sanctuary. The City Council may designate a property as a Wildlife Sanctuary as part of the approval of a NOS rezoning application.
 - 7. Perimeter Treatments.

a. Abutting Properties

i. A minimum perimeter setback of 25 feet shall be provided along the property lines for any use abutting an existing NOS zoning district to minimize potential negative impacts created by activity within the site.

8. Landscape Treatments.

a. Whenever a portion of the property is disturbed by the construction of a permitted use or has been cleared of vegetation, the disturbed area shall be revegetated in conformance with Chapter 18.44 (Grading), using plants native to the site and the immediately surrounding area. Revegetation shall be at a similar density to the natural surroundings.

b. Abutting Properties

i. A minimum landscape buffer of 10 feet shall be provided along the property lines of any commercial, manufacturing, or industrial uses abutting an existing NOS zoning district with a designation of a Wildlife Sanctuary in order to minimize potential negative impacts created by activity within the site. The landscape buffer shall include high profile native trees with a minimum of 2" caliper placed at every 15 feet on center. The tree species shall be selected by planning official based upon consultation with the Parks and Recreation Director, Open Space Advisory Board and the Wildlife Sanctuary's managing entity. The landscape buffer shall be in addition to the landscape requirements of Title 18 and be installed prior to the issuance of any certificates of occupancy.

D. Incentives.

- 1. Applications under this section shall be processed with priority on a fast-track basis, defined as follows:
 - a. Processing for detailed site development plan review: approximately thirty days;
- b. Processing for a natural open space rezoning application or any other application that requires city council approval: approximately sixty days (minimum) for final approval.
- 2. The city shall waive application fees for rezoning, detailed site development plans, or amendments to a detailed site development plan.
- 6. Section 20.10.455 (Personal wireless service facilities) is amended to add the following paragraph:

Section 20.10.455 Personal wireless service facilities

- H. PWSF located in the NOS zoning district is prohibited.
- 7. Section 20.10.490 (Processing facilities), Paragraph A (Light processing facilities), subparagraph 2b and subparagraph 11 be amended as follows:

Section 20.10.490 Processing facilities

- 2b. Located at least one hundred fifty feet from the property lines of an existing residential use or existing R, A, PR, SRR, RMU, PMD or NOS zoning district;
- 11. Any containers provided for after-hours donation of recyclable materials will be at least fifty feet from any property line of an existing residential use or existing R, A, PR, SRR, RMU, PMD or NOS zoning district, shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials;
- 8. Section 20.10.490 (Processing facilities), Paragraph B (Heavy/Light Processing Facilities), subparagraph 1 be amended as follows:

Section 20.10.490 Processing facilities

- 1. Facility does not abut a bridge or overpass and shall be located at least one hundred fifty feet from the property lines of an existing residential use or existing R, A, PR, SRR, PMD or NOS zoning district;
- 9. Section 20.10.520 (Recycling collection facilities), Paragraph A (Small Collection Facilities), subparagraph 9 and 10 be amended as follows:

Section 20.10.520 Recycling collection facilities

- 9. Attended facilities located within fifty feet of a property line of an existing residential use or existing R, A, PR, SRR, RMU, PMD or NOS zoning district shall operate only during the hours between nine a.m. and seven p.m.;
- 10. Containers for the twenty-four-hour donation of materials shall be at least thirty feet from any property line abutting an existing residential use or an existing R, A, PR, SRR, RMU, PMD or NOS zoning district;
- 10. Section 20.10.520 (Recycling collection facilities), Paragraph B (Large Collection Facilities), subparagraph 1, 2, 9 and 10 be amended as follows:

Section 20.10.520 Recycling collection facilities

- 1. Facility does not abut a bridge or overpass or the property lines of an existing residential use or an existing R, A, PR, SRR, RMU, PMD or NOS zoning district;
- 2. Facility will be screened from the public right-of-way by operating in an enclosed building or:
 - a. Within an area enclosed by a screening fence having a minimum height of six feet,
- b. At least one hundred fifty feet from the property line of existing residential use or existing
- R, A, PR, SRR, RMU or PMD zoning district, and
 - c. Meets all applicable noise standards required by city code;

- 9. If the proposed facility is located within five hundred feet of existing residential use or existing R, A, PR, SRR, RMU, PMD or NOS zoning district, it shall not be in operation between seven p.m. and seven a.m.;
- 10. Any containers provided for after-hours donation or recyclable materials will be at least fifty feet from any property line of an existing residential use or existing R, A, PR, SRR, RMU, PMD or NOS zoning district, shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials;
 - 11. Section 20.10.560 (Restaurants, drive-in) be amended as follows:

20.10.560 Restaurants, drive-in.

Drive-in restaurants are not permitted in a C-1 or mixed use zoning district within two hundred feet of a residential use or an R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, PR-I, PR-II, PMD or NOS zoning district.

SECTION 5. That Section 20.16(Screening and Fencing), Subsection 20.16.020 (Mandatory Walls) of the El Paso City Code be amended as follows:

20.16.020 Mandatory walls.

- A. Where both properties are vacant, a six-foot high masonry wall (measurement of height is from the high ground) shall be erected by the owner of whichever property first builds upon it:
 - 1. Between all R (including Ranch-Farm and NOS) and A districts:
 - 2. Between all R (including Ranch-Farm and NOS) and C districts;
- 3. Between all R (including Ranch-Farm and NOS) and manufacturing or industrial districts;
 - 4. Between all A and C districts:
- 5. Between all A and manufacturing or industrial districts by the owner of whichever property that first builds upon it or uses it for outside storage;
- 6. Between all R (including Ranch-Farm and NOS) or A districts and all special purpose districts as part of the approved site plan for the special purpose district;
- 7. In R districts (including Ranch-Farm and NOS), between residential uses and those nonresidential uses permitted in R districts by the owner of the property having the nonresidential use when he builds upon it;
- 8. Within mixed-use districts, between residential uses and nonresidential uses or pursuant to the approved master zoning plan.
- B. In existing developments, a six-foot high masonry wall (measurement of height is from the high ground) shall be erected:
- 1. Between all R (including Ranch-Farm and NOS) and A districts by the owner of the A property when he builds upon it;
- 2. Between all R (including Ranch-Farm and NOS) and C districts by the owner of the C property when he builds upon it;

- 3. Between all R (including Ranch-Farm) and manufacturing or industrial districts by the owner of the M or I property when he builds upon it;
 - 4. Between all A and C districts by the owner of the C property when he builds upon it;
- 5. Between all A and manufacturing or industrial districts by the owner of whichever property first builds upon it or uses it for outside storage;
- 6. Between all R (including Ranch-Farm and NOS) or A districts and all special purpose districts as part of the approved site plan for the special purpose district;
- 7. In R districts (including Ranch-Farm and NOS), between residential uses and those nonresidential uses permitted in R districts by the owner of the property having the nonresidential use;
- 8. Within mixed-use districts, between residential uses and nonresidential uses by the owner of the property having the nonresidential use or pursuant to the approved master zoning plan.
- G. Where both properties are vacant or in existing developments, an eight-foot_high masonry wall (measurement of height is from the high ground) shall be erected between all NOS zoning districts with a designation of a Wildlife Sanctuary and any other zoning districts. The eight-foot masonry shall be built by the owner of the property of the non-NOS zoning district when he/she builds upon it;
- H. Exception. Upon receipt of a written application from the property owner, the zoning administrator may approve a revised location for a mandatory wall within the same property to achieve an equal or improved use of the screen; or may waive the requirement when topographic conditions negate the visual screening effect of the wall; or where the property is adjacent to nonresidential uses or common recreational areas, such as golf courses, parks or other areas designated as open area under the provisions of this title. Any requests to amend the requirement for a mandatory wall on the property line of a natural open space zoning district shall be reviewed by the Parks and Recreation Director and Open Space Advisory Board prior to approval by the zoning administrator, except that a mandatory wall along the property line of a natural open space zoning district and nonresidential uses cannot be waived. No masonry wall shall be required where a street is the boundary line between the districts except that this does not apply to properties used for outside storage. A fee for processing requests to amend the requirement for a mandatory wall shall be adopted by resolution of city council.

SECTION 6. That Appendix A (Table of Permissible Uses) of the El Paso City Code be amended as follows:

Appendix A, Table of Permissible Uses

Add NOS to Table of Permissible Uses and §20.10.385 to the supplemental standards for the following uses:

"D" Barn

"D" Dude ranch

"D" Farm

"D" Harvesting (field, tree, bush crops)

"D" Livestock grazing

- "D" Pasturage (small or large animals)
- "D" Raising (field, tree, brush crops)
- "D" Raising (small or large animals)
- "D" Storage of supplies, equipment, goods
- "D" Garage or lot, parking (community)
- "D" Campground
- "D" Community recreational facility
- "P" Open space (common, public, or private)
- "D" Ranch (> 5 acres)
- "D" Ranchette (>1 acre & <5 acres)
- "D" Specialty shop
- "D" On-premise advertising
- "D" Sales stands (ranch & farm products)
- "D" Railroad R.O.W.
- "S" Major utility facility
- "S" Minor Utility Facility
- "D" Streets and ROW (public or private)
- "S" Stormwater retention pond (public/private)
- "D" Transfer of Development Rights

SECTION 7. That Appendix B (Table of Density and Dimensional Standards) of the El Paso City Code be amended as follows:

Appendix B, Table of Density and Dimensional Standards

Add NOS to Table of Density and Dimensional Standards:

Minimum District Area: 1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.

Permitted Use (as established in Chapter 20.08): See permitted uses in Section 20.10.385

Minimum Lot Area (square feet): 43,560

Minimum Average Lot Width (in feet): N/A

Minimum Lot Depth (in feet): N/A

Other Standards: See Development Standards in Section 20.10.385

Minimum Front Yard (in feet): 10 Minimum Rear Yard (in feet): 10

Minimum Cumulative Front & Rear Yard Total Front: N/A

Minimum Side Yard (in feet): 10

Minimum Side Street Yard (in feet): 10

Minimum Cumulative Side & Side Street Yard Total: N/A

Other Standards: See development standards in Section 20.10.385

Maximum Height Limitation (in feet): 35

SECTION 8. Except as herein amended Title 20 (Zoning) of the El Paso City Code shall remain if full force and effect.

PASSED and APPROVED this	day of	, 2010.
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	THE CITY OF EL PASO
ATTEST	John F. Cook, Mayor
Richarda Duffy Momsen City Clerk	
APPROVED AS TO FORM:	APPROVED AS TO CONTENT:
Lupe Cuellar	Mathew McElroy, Deputy Director
Assistant City Attorney	Planning and Economic Development Department – Planning



Open Space Advisory Board

2010 Regularly Scheduled Meetings

Week	OSAB	CPC
10/31 to 11/06		11/4
11/07 to 11/13	11/10	
11/14 to 11/20		11/18
11/21 to 11/27	11/24 (Propose cancelling)	
11/28 to 12/04		12/02
12/05 to 12/11	12/08	
12/12 to 12/18		12/16
12/19 to 12/25	12/22 (Propose cancelling)	



1:30PM Regularly Scheduled Meetings,

Date	Date
October 13, 2010	May 11, 2011
October 27, 2010	May 25, 2011
November 10, 2010	June 8, 2011
November 24, 2010	June 22, 2011
December 8, 2010	July 6, 2011
December 22, 2010	July 20, 2011
January 5, 2011	August 3, 2011
January 19, 2011	August 17, 2011
	August 31, 2011
February 2, 2011	
February 16, 2011	September 14, 201
	September 28, 201
March 2, 2011	
March 16, 2011	October 12, 2011
March 30, 2011	October 26, 2011
April 13, 2011	November 9, 2011
April 27, 2011	November 23, 201

102	December 7, 2011 December 21, 2011))
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2011		
7, 2011 1, 2011 er 14, 2011 er 28, 2011		
12, 2011 26, 2011 er 9, 2011		