



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

**Case No:** PZDS13-00015  
**Application Type** Detailed Site Development Plan Review  
**CPC Hearing Date** August 22, 2013  
**Staff Planner** Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

**Location** 700 Montoya Oak Lane  
**Legal Description** Lot 11, Block 1, Montoya Oaks Estates Amending, City of El Paso, El Paso County, Texas

**Acreage** 0.5972-acre  
**Rep District** 1  
**Existing Use** Vacant  
**Existing Zoning** R-1/sp (Residential/special permit)  
**Request** Side setback and cumulative (side and side street) setback reduction amending approved special permit no. SU-00005 detailed site development plan dated June 27, 2000

**Proposed Use** Single-family dwelling

**Property Owner** Adriana Elena Del Valle Garcia  
**Applicant** Arath Garcia  
**Representative** Arath Garcia

### **SURROUNDING ZONING AND LAND USE**

**North:** R-1/sp (Residential/special permit)/Single-family dwellings  
**South:** R-1 (Residential)/Single-family dwellings  
**East:** R-1 (Residential)/Single-family dwellings  
**West:** R-1 (Residential)/Single-family dwellings

**THE PLAN FOR EL PASO DESIGNATION:** G-3, Post-War (Northwest Plan Area)

**Nearest Park:** Rio Grande River Trail #1 (2,134 ft.)

**Nearest School:** Lincoln Middle (3,586 ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

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

### **NEIGHBORHOOD INPUT**

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

### **CASE HISTORY**

On June 27, 2000 the City Council approved a planned residential development special permit for an 11 lot gated community to allow reduction of lot size, lot width and lot depth on an R-1 (Residential) zone district area (see attachment 5 pg. 8-10).

## **APPLICATION DESCRIPTION**

The request is for a Detailed Site Development Plan Review to reduce: 1) westerly side setback from the required 15 feet to 10 feet and 2) the cumulative (side and side street) setback from the required 40 feet to 30 feet on an R-1 (Residential) zone district. The request is to amend the previously approved site plan that is part of special permit SU-00005 and requires City Plan Commission review and City Council approval for any additional changes in dimensional standards.

## **DEVELOPMENT SERVICES DEPARTMENT-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 and 20.04.270 Planned Residential Development Special Permit.

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

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

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

R-1 (Residential): The purpose of this 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.

## **COMMENTS:**

### **Planning Division - Transportation**

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

### **City Development Department – Plan Review**

No comments received

### **City Development Department - Land Development**

We have reviewed subject plan and recommend that the Developer/Engineer needs to address the following comments.

1. Property located on SFHA Zone “AH” comply with FEMA requirements.

### **Fire Department**

Recommend “APPROVAL” of “Detailed Site Plan Application” as presented.

\*\*\*\*\*NOTE \*\*\*\*\* PZDS13-00015

In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: **Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways** as applicable to following sections of the fire code; *Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems.*

“When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”.

The Fire Planning Division has reviewed the submitted “Detailed Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

**Sun Metro**

Sun Metro does not oppose this request.

**El Paso Water Utilities**

No comments received

**CITY PLAN COMMISSION OPTIONS**

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

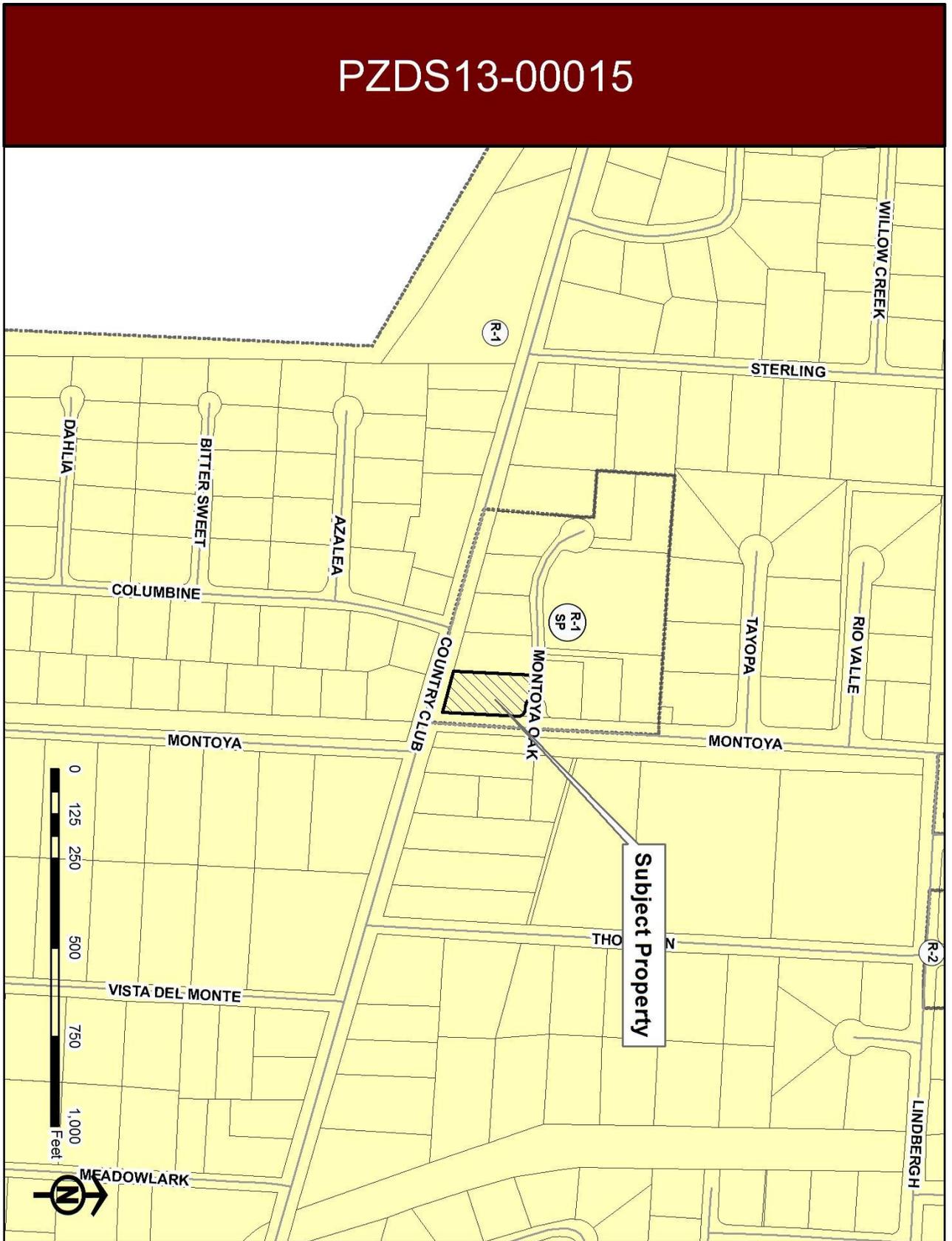
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in Plan 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. Elevations
5. Special Permit Ordinance No. 014527

ATTACHMENT 1: ZONING MAP

PZDS13-00015



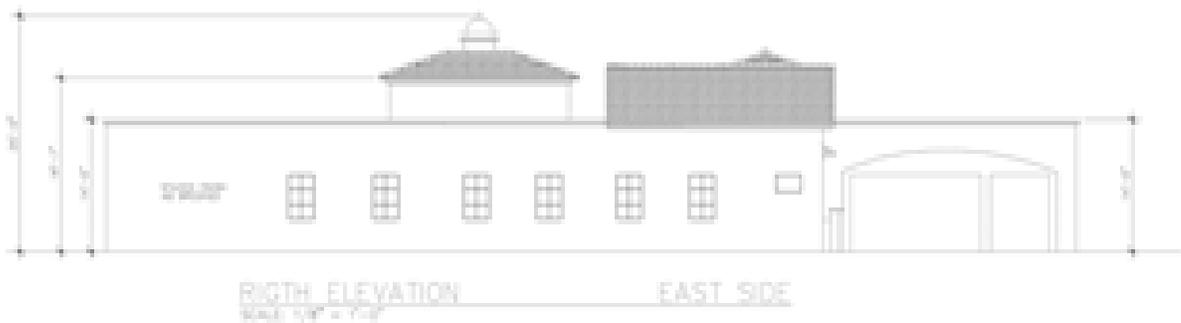
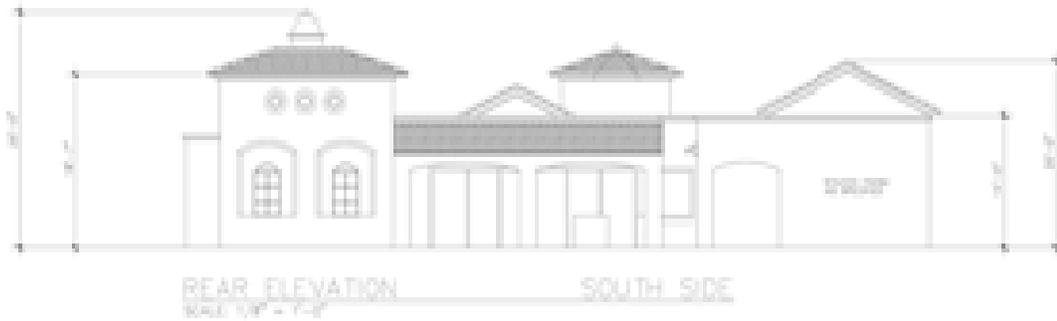
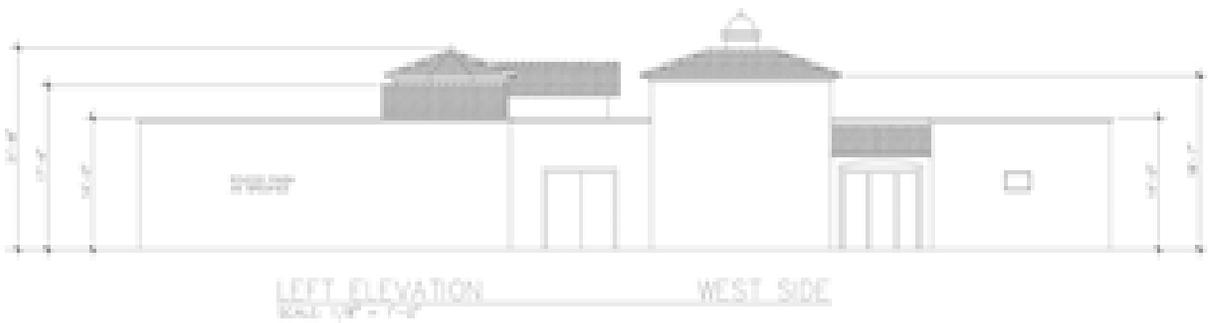
ATTACHMENT 2: AERIAL MAP

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**ATTACHMENT 4: ELEVATIONS**



**ATTACHMENT 5: SPECIAL PERMIT ORDINANCE NO. 014527**

ORDINANCE NO. 014527

**ORDINANCE GRANTING SPECIAL PERMIT NO. SU-00005, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT ON TRACTS 22A AND 22H, BLOCK 5, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (725 COUNTRY CLUB ROAD) PURSUANT TO SECTION 20.12.040A (ZONING) OF THE EL PASO MUNICIPAL CODE.**

WHEREAS, **Montoya Oaks Estates, L.P.** has applied for a Special Permit under Section 20.12.040A of the El Paso Municipal Code, to allow for a planned residential development;

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

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

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

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

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

*Tracts 22A and 22H, Block 5, UPPER VALLEY SURVEYS, El Paso, El Paso County, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known and numbered as 725 Country Club Road; and*

2. That a planned residential development is authorized by Special Permit in R-1 (Residential) districts under Section 20.12.040A of the El Paso Municipal Code; and

3. That the requirements for a planned residential development under Section 20.12.040A have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.12.040A of the El Paso Municipal Code, to allow a planned residential development on the above-described property; and

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ORDINANCE NO. 014527

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5/19/00

Special Permit #SU-00005

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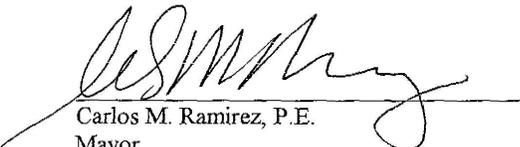
5. That this Special Permit is issued subject to the development standards in the R-1 (Residential) district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. SU-00005** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 27<sup>th</sup> day of June, 2000.

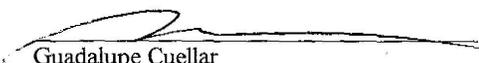
THE CITY OF EL PASO

  
Carlos M. Ramirez, P.E.  
Mayor

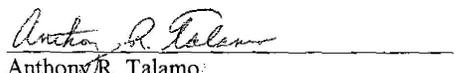
ATTEST:

  
Carole Huter  
City Clerk

APPROVED AS TO FORM:

  
Guadalupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Anthony R. Talamo  
Dept. of Planning, Research & Development

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ORDINANCE NO. 014527

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Special Permit #SU-00005

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