



City of El Paso – City Plan Commission Staff Report

Case No: PZCR11-00004
Application Type: Zoning Condition Amendment
CPC Hearing Date: December 15, 2011
Staff Planner: Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location: East of the intersection of Franklin Dove Avenue and Franklin Bluff Drive
Legal Description: Portion of H.G. Foster Survey 262, City of El Paso, El Paso County, Texas
Acreage: 21.234 acres
Rep District: 1
Zoning: P-RI (Planned Residential I)
Existing Use: Vacant
Request: Amend zoning condition imposed by Ordinance No. 016588, dated March 20, 2007. (Request to modify the walking trail shown on the conceptual plan submitted with the application for rezoning and approved per Ordinance No. 016588)
Proposed Use: Single-family residential lots
Property Owner: Hunt Communities, GP, LLC
Representative: Quantum Engineering Consultants, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / vacant
South: R-3A (Residential) / vacant, school
East: PMD (Planned Mountain Development) / vacant
West: R-3A (Residential) / single-family, vacant

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

Nearest Park: Franklin Mountains State Park (817 feet)

Nearest School: Lundy Elementary (4,499 feet)

NEIGHBORHOOD ASSOCIATIONS

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

NEIGHBORHOOD INPUT

Notices of the December 15, 2011 City Plan Commission public hearing were mailed to all property owners within 300 feet of the subject property on November 29, 2011.

APPLICATION DESCRIPTION

The applicant is requesting to amend the zoning condition imposed by Ordinance No. 016588 and contract dated March 20, 2007, (see Attachment 6). The condition imposed on the property is as follows:

“That a walking trail be provided varying in width from 10 to 15 feet as shown on the conceptual plan submitted with the application for rezoning.”

The applicant is proposing to relocate the previously approved walking trail (see Attachment 4). The proposed walking trail will run approximately 15 ft. in width by 1,200 ft. in length along the southern

boundary of the subdivision which proposes 83 single-family residential lots (see Attachment 3), and is intended to provide future connectivity to Franklin Mountain State Park.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the zoning condition amendment.

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

All applications for zoning condition release shall demonstrate compliance with the following criteria:

- a. 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.
- b. Goal: provided a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- d. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the City's neighborhoods.

The purpose of the P-RI (Planned Residential I) district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

Development Coordinating Committee Review

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

Department of Transportation

Department of Transportation does not object to the request to amend zoning condition. However, Transportation has the following concern:

1. Previous walking trail provided enhanced connectivity in that the trail was longer than the proposed walking trail.

Note:

1. 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 Sandra Hernandez at 541-4152.

Engineering – Construction Management Division-Plan Review

Plan Review

Recommend approval.

Land Development

All develop storm water runoff shall be retained within the site and not allowed to drain into the Arroyo.

Fire Department

Recommend approval.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There are existing 8-inch diameter water mains along the portions of Franklin Bluff Drive and Franklin Dove Avenue within Franklin Hills Unit Seven. These water mains are part of a system that operates on the Coronado Country Club #3 (CCC3) pressure zone. This pressure system can provide a maximum of 55 pounds per square inch of pressure up to an approximate elevation of 4550 feet (PSB datum).

3. On-site water main extensions from the above referenced 8-inch mains are required along the streets within the proposed development.

Sanitary Sewer:

4. There are existing 8-inch diameter sanitary sewer mains along the portions of Franklin Bluff Drive and Franklin Dove Avenue within Franklin Hills Unit Seven.

5. On-site sanitary sewer main extensions from the above referenced 8-inch mains are required along the streets within the proposed subdivision.

General:

6. On January 2009, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on January 12, 2009. No water or sanitary sewer lines were installed to serve the proposed Franklin Hills Unit 8. EPWU requests the Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans. Design fees are due from the Owner.

7. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

OSAB RECOMMENDATION

On December 7, 2011, the Open Space Advisory Board unanimously recommended approval of this zoning condition amendment request.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the zoning condition release:

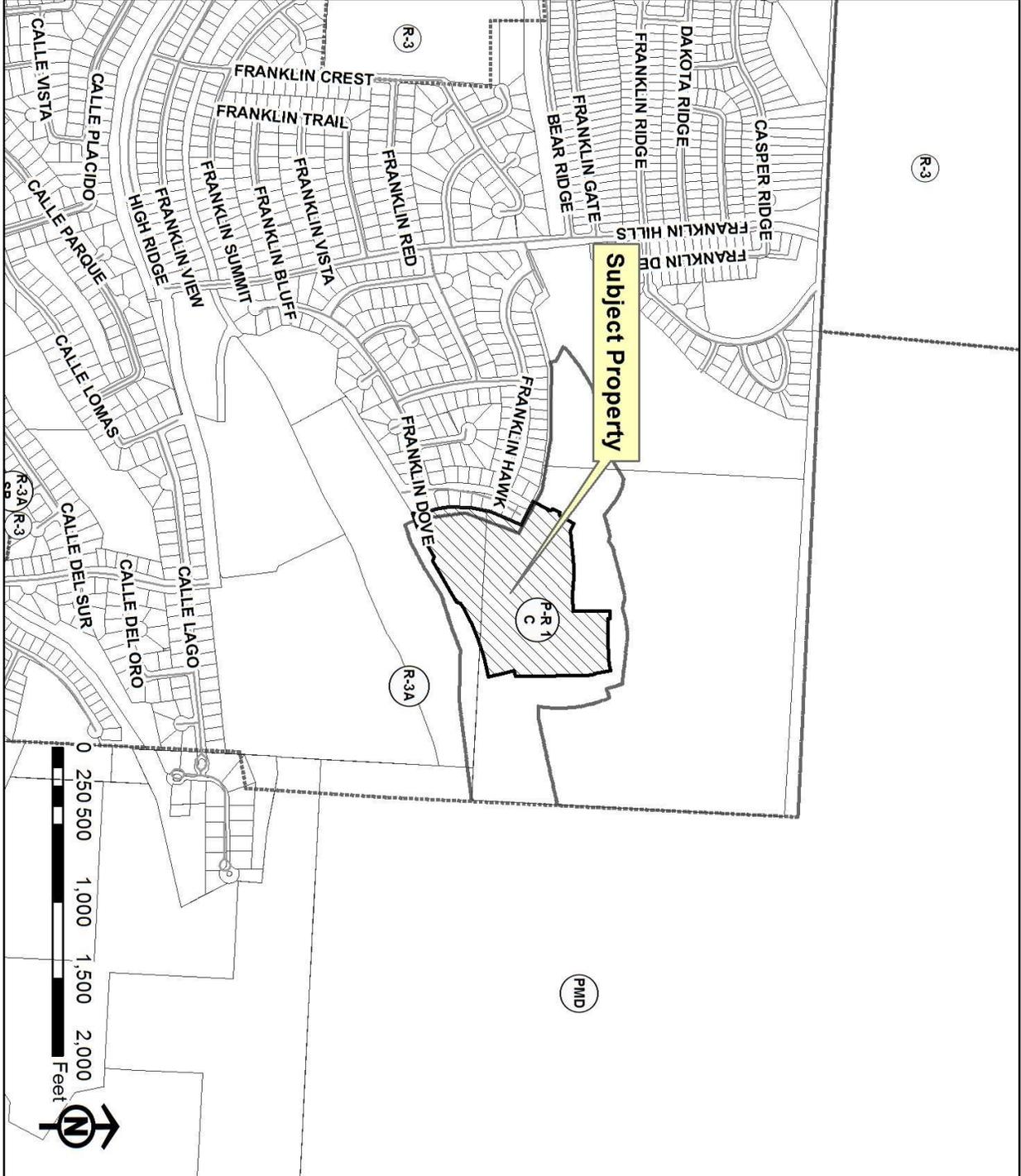
1. Recommend approval of the application finding that the zoning condition amendment is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the zoning condition amendment 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 zoning condition amendment 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. Revised Conceptual Walking Trail Site Plan
4. Conceptual Site Plan approved per Ordinance No. 016588
5. Ordinance No. 016588

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

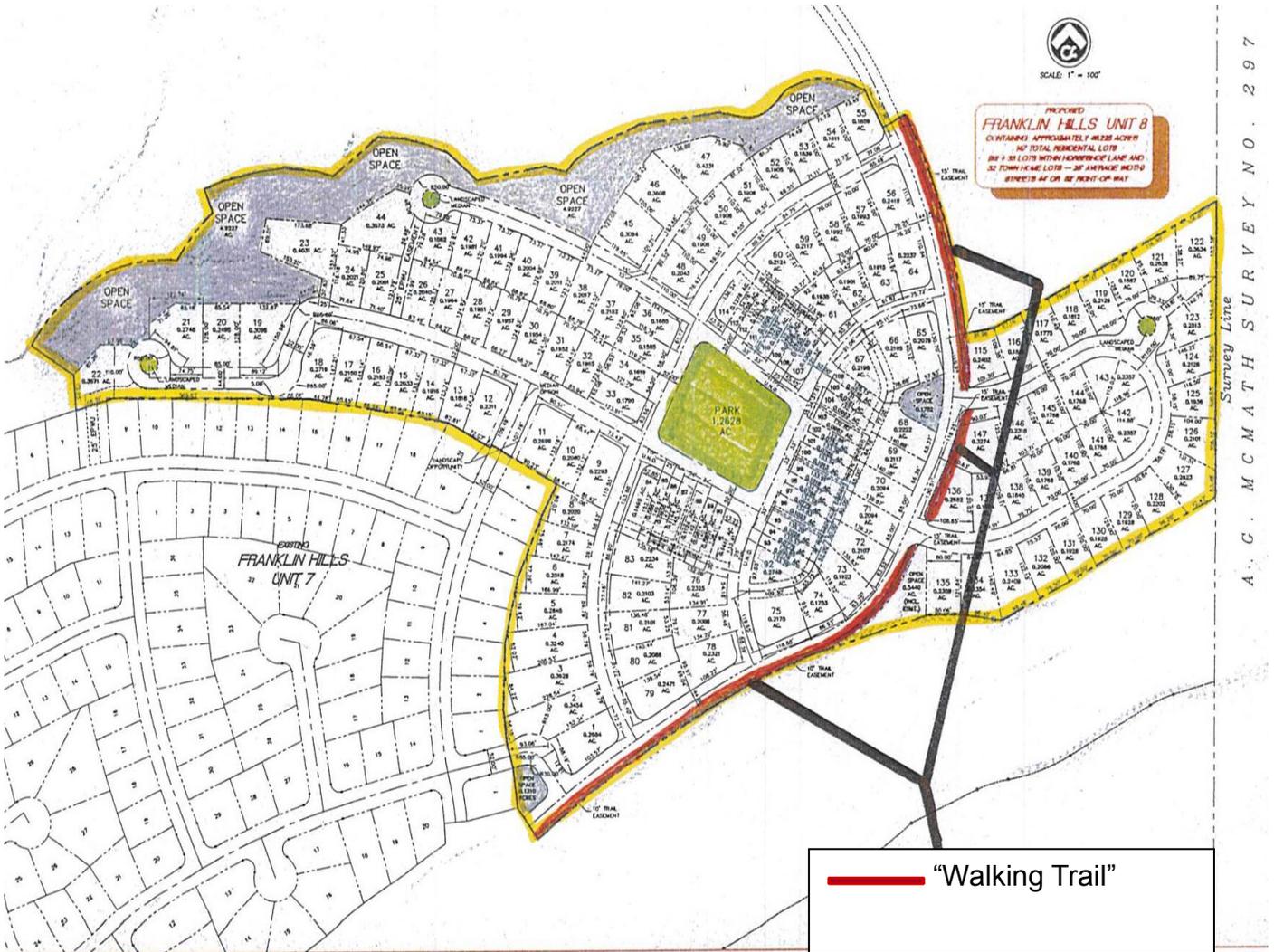
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ATTACHMENT 3: REVISED CONCEPTUAL WALKING TRAIL SITE PLAN



ATTACHMENT 4: CONCEPTUAL SITE PLAN APPROVED PER ORDINANCE NO. 016588



ATTACHMENT 5: ORDINANCE NO. 016588

ORDINANCE NO. 016588

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF H.G. FOSTER SURVEY NO. 262, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO P-R I (PLANNED RESIDENTIAL I), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 OF THE EL PASO CITY CODE.

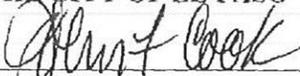
NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of H.G. Foster Survey No. 262, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from R-3A (Residential) to P-R I/c (Planned Residential I/condition), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City: "That a walking trail be provided varying in width from 10 to 15 feet as shown on the conceptual plan submitted with the application for rezoning."

PASSED AND APPROVED this 20th day of March, 2007.

THE CITY OF EL PASO


John F. Cook
Mayor

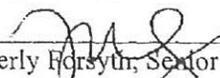
ATTEST:


Richarda Duffy Momsan
City Clerk

APPROVED AS TO FORM:


Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:


For: Kimberly Forsyth, Senior Planner
Development Services Department

07 FEB 19 PM 3:02

Doc#28359 v1 - Planning/ORD/ZON06-00157/Rezoning Application/Imposing Condition/LCUE

ORDINANCE NO. 016588

Zoning Case No: ZON06-00157