

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

DEPARTMENT: Planning and Economic Development
AGENDA DATE: Resolution; Consent Item
Public Hearing: January 6, 2011
CONTACT PERSON/PHONE: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov
DISTRICT(S) AFFECTED: 1

SUBJECT:

A Resolution approving a detailed site development plan for all of Lot 3, Block 20, Mesa Hills Unit Seven, City of El Paso, El Paso County, Texas, Pursuant to Section 20.01.150. The Penalty is as provided in Chapter 20.24 of the El Paso City Code. Subject Property: West of Stanton Street and North of Festival Drive, Property Owner: MA Homes, LLC, ZON10-00083

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – No objection
City Plan Commission (CPC) – Approval Recommendation 5-0

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew, McElroy
Deputy Director, Planning & Economic Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR ALL OF LOT 3, BLOCK 20, MESA HILLS UNIT SEVEN MA HOMES, LLC, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE

WHEREAS, on September 25, 1990, City Council rezoned the property described as All of Lot 3, Block 20, Mesa Hills Unit Seven, City of El Paso, El Paso County, Texas, from PR-II (Planned Residential II) to A-O Apartment/Office/Condition) and as part of the rezoning imposed a condition that 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; and,

WHEREAS, the property owner, **MA Homes, LLC** (the "Owner") is ready to proceed with development and has submitted a detailed site development plan for review; and,

WHEREAS, the detailed site development plan is subject to the development standards in the A-O/c (Apartment Office/condition) District regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission; and,

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

WHEREAS, the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

WHEREAS, the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code;

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

1. Pursuant to requirements imposed on the property described as *All of Lot 3, Block 20, Mesa Hills Unit Seven, City of El Paso, El Paso County, Texas*, the City Council hereby

approves the detailed site development plan. The detailed site development plan is subject to the development standards in the A-O/c (Apartment Office/condition) District:

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the A-O/c (Apartment Office/condition) District regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the A-O/c (Apartment Office/condition) District. 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.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook,
Mayor

ATTEST:

Richarda Duffy Momsen,
City Clerk

SIGNATURES CONTINUE ON NEXT PAGE

APPROVED AS TO FORM:



Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
Deputy Director – Planning and
Economic Development Department

(Agreement on following page)

MEMORANDUM

DATE: December 20, 2010

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Arturo Rubio, Senior Planner

SUBJECT: ZON10-00083

The City Plan Commission (CPC), on December 2, 2010, voted 5-0 to recommend **APPROVAL** of detailed site development plan for subject property.

The CPC found that the detailed site development plan is in conformance with the Plan for El Paso. The CPC also determined that the detailed site development plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the detailed site development plan will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Attachment: Staff Report



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 Seven, 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: Multi-Family dwellings (Apartment Complex)

Property Owner: MA Homes, LLC
Representative: Del Rio Engineering, Inc.

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 (See attachment pg. 8-9), 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. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.
- 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

1. As illustrated the line of sight is not adequate, additional information is required to review for line of sight issues at the driveway. See DSC plate 3-40 Geometric Design of Roadway (**Applicant to address at improvement plan stage to include grading plan**)
2. Recommend pedestrian access from Festival drive.
3. Retaining wall(s) shall not encroach onto city ROW.
4. 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.

Fire Department:

El Paso Fire Department has no objections.

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:

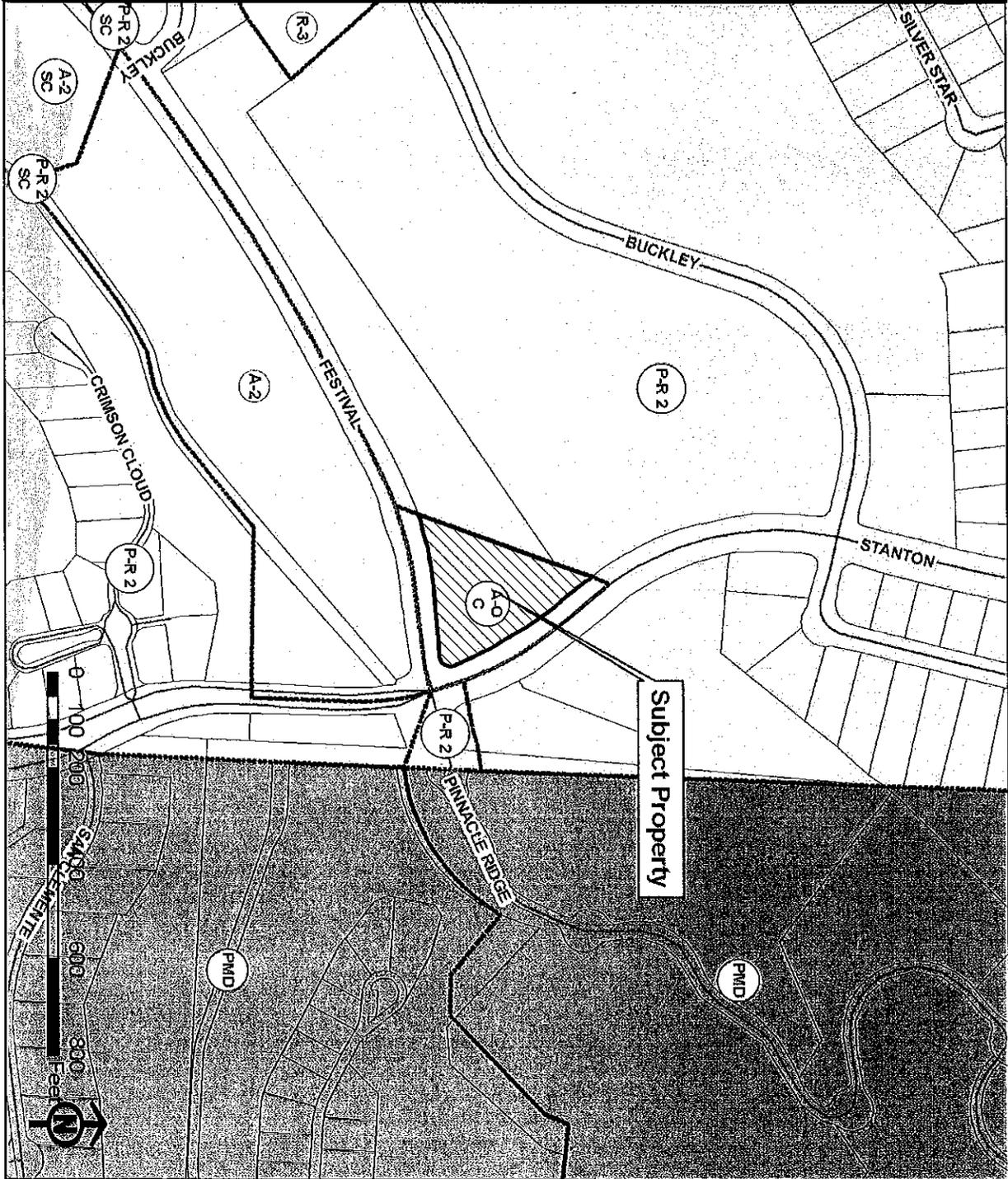
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to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

Attachments

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

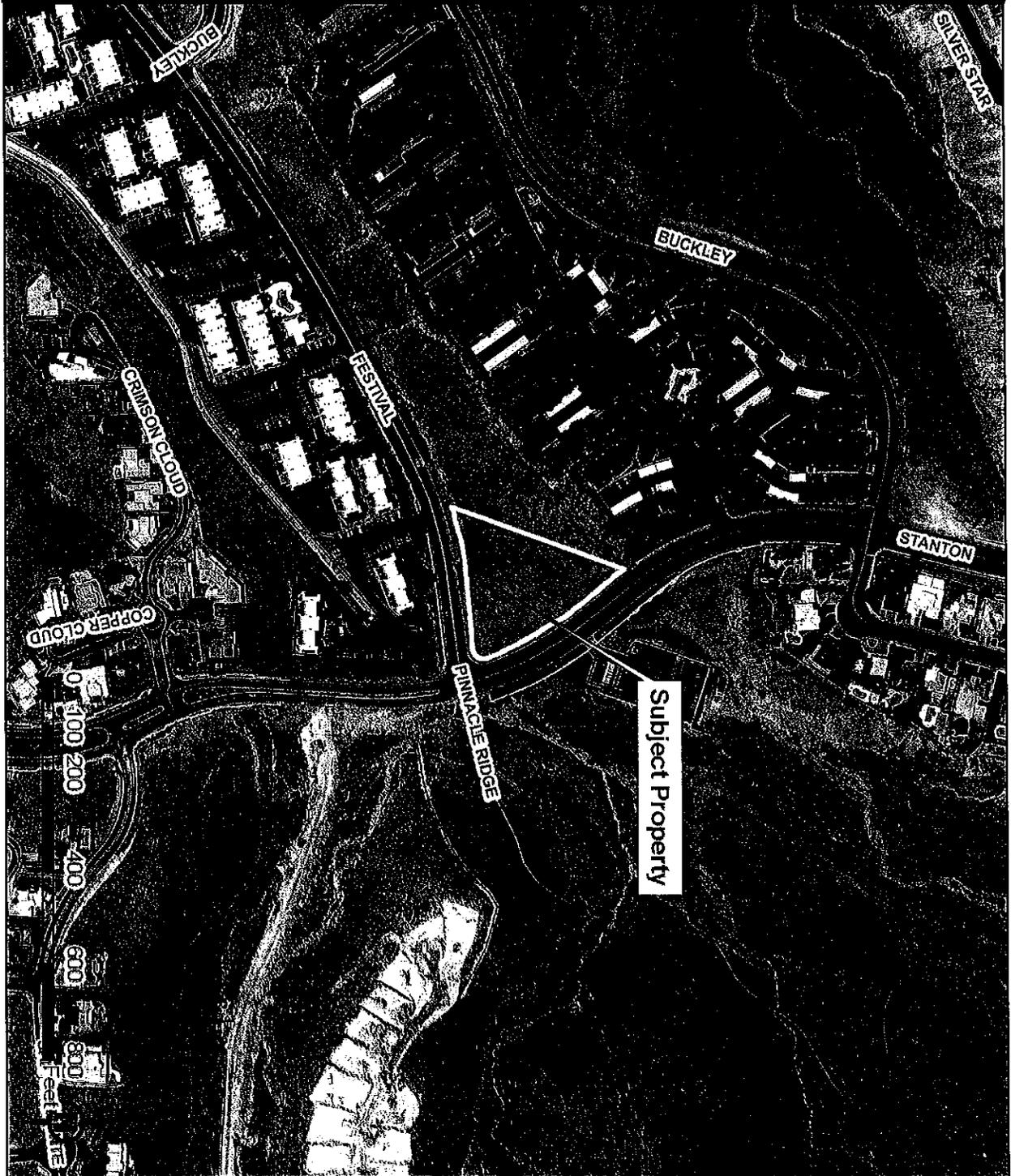
ATTACHMENT 1: ZONING MAP

ZON10-00083



ATTACHMENT 2: AERIAL MAP

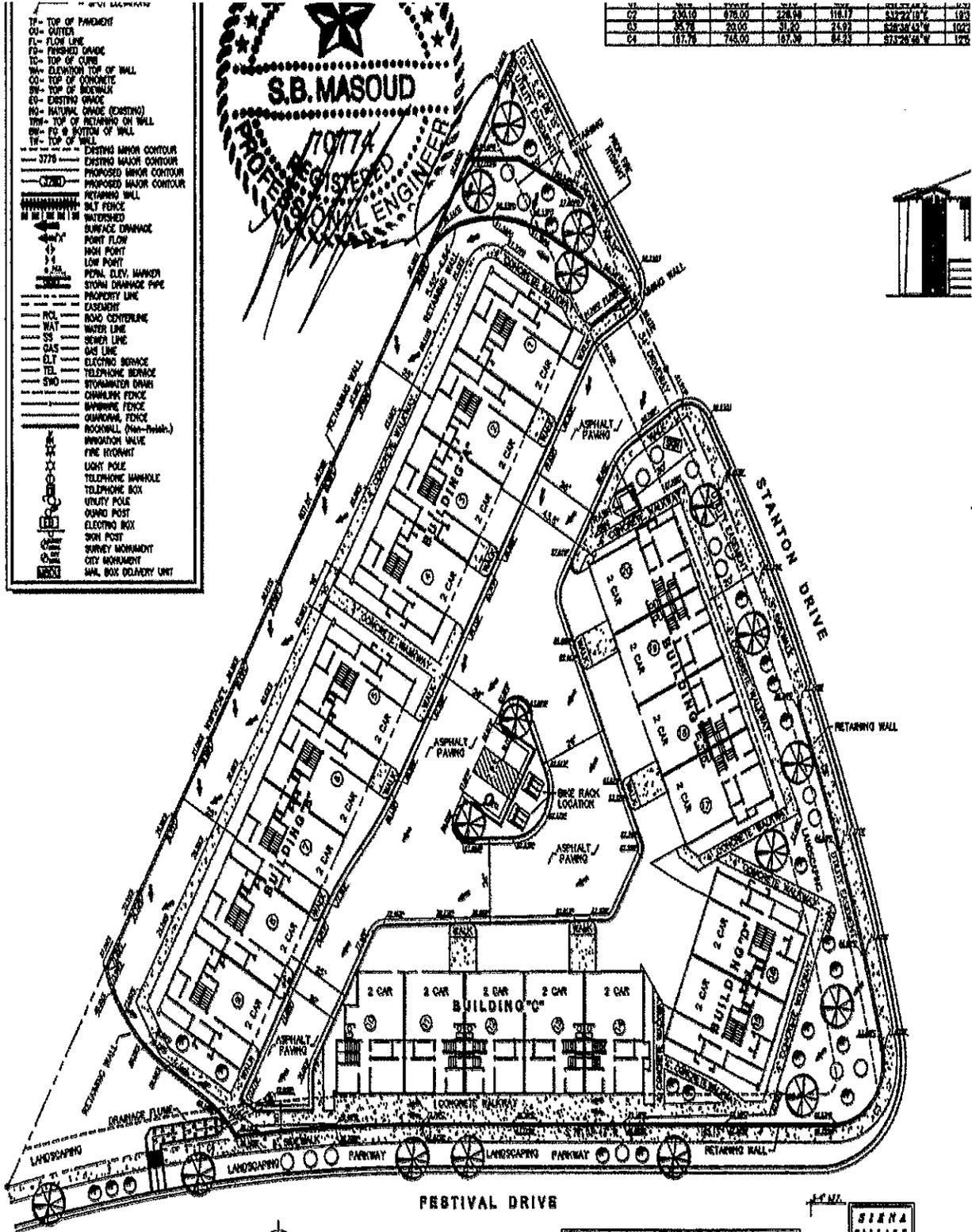
ZON10-00083



ATTACHMENT 3: DETAILED SITE PLAN

- TT- TOP OF FINISH
- OO- OUTLET
- FL- FLOW LINE
- FD- FINISHED GRADE
- TO- TOP OF CURB
- WH- ELEVATION TOP OF WALL
- CO- TOP OF CONCRETE
- BO- TOP OF BOREHOLE
- EO- EXISTING GRADE
- NO- NATURAL GRADE (EXISTING)
- TH- TOP OF RETAINING ON WALL
- BO- TO & BOTTOM OF WALL
- TT- TOP OF WALL
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- RETAINING WALL
- BOLT FENCE
- WATERSEAL
- SURFACE DRAINAGE
- POINT FLOW
- HIGH POINT
- LOW POINT
- POINT ELEV. MARKER
- STORM DRAINAGE PIPE
- PROPERTY LINE
- EASEMENT
- ROL- ROAD CENTERLINE
- WAT- WATER LINE
- SS- SEWER LINE
- GAS- GAS LINE
- E.L.T- ELECTRIC SERVICE
- TEL- TELEPHONE SERVICE
- S.W.O- STORMWATER DRAIN
- CHAINLINK FENCE
- BARRIAGE FENCE
- GUARDRAIL FENCE
- ROCKWALL (Non-Through)
- INUNDATION VALVE
- FIRE HYDRANT
- LIGHT POLE
- TELEPHONE MANHOLE
- TELEPHONE BOX
- UTILITY POLE
- GUANO POST
- ELECTRIC BOX
- SIGN POST
- SURVEY MONUMENT
- CITY MONUMENT
- MAIL BOX DELIVERY UNIT

NO.	AREA	AREA	AREA	AREA	AREA	AREA
C1	234.10	878.00	228.98	118.17	533.22	193
C2	28.78	20.00	37.30	21.93	52.34	102
C3	187.76	745.00	187.90	84.33	571.28	126



SITE PLAN
 LEGAL DESCRIPTION:
 BEING ALL OF LOT 3, BLOCK 28
 MESA HILLS UNIT SEVEN
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

NOTICE
 THE PORTION OF THIS SITE SHALL BE MADE
 SEPARATELY IN ACCORDANCE WITH THE CURRENTS CODE
 THAT APPLY TO THIS SITE AND A SEPARATE SET
 PLANS TO BE PREPARED.



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_A (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
90-5536

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who may be benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 25th day of Sept, 1990.

THE CITY OF EL PASO

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]
Roy Silyard
Department of Planning, Research and Development

ACKNOWLEDGEMENT

THE STATE OF TEXAS }
COUNTY OF EL PASO }

I certify that the zoning map has been revised to reflect the amendment of ordinance 010239 by [Signature] Date 10-15-90

This instrument is acknowledged before me on this _____ day of _____, 1990, by SUZANNE S. AZAR, as Mayor of the CITY OF EL PASO.

Notary Public, State of Texas
Notary's Printed or Typed Name:

My Commission Expires:

I CERTIFY THAT THE FOLLOWING ZONING MAPS

CC21 DMC
05536 ORD

HAVE BEEN REVISED: with
10-15-90 COUNTER
10-15-90 ORIGINAL
10-15-90 CONTROL
10-15-90

[Signature]

RECEIVED

OCT 5 - 1990

PLANNING DEPT
NO DEVE

010239