

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

**DEPARTMENT:** City Development Department, Planning Division

**AGENDA DATE:** Introduction: January 15, 2013  
Public Hearing: February 5, 2013

**CONTACT PERSON/PHONE:** Michael McElroy, (915) 541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 7

**SUBJECT:**

An Ordinance approving a Detailed Site Development Plan for a Portion of Lot 8, Boothville Subdivision, 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. Subject Property: 8630 North Loop Drive. Property Owner: Socorro Benavente. PZDS12-00009 (**District 7**)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Approval Recommendation (7-0)

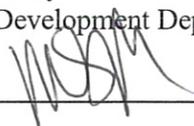
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department



**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF LOT 8, BOOTHVILLE SUBDIVISION, 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, Socorro Benavente**, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval, to reduce lot side setbacks as required under the Planned Residential II District as per Section 20.10.360 (C) (4) (c). The detailed site development plan is subject to the development standards in the **PR-II (Planned Residential II) 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. A copy of this plan is attached hereto as Exhibit "A" and is incorporated herein by reference for all purposes; and,

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

**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, the City Council hereby approves the detailed site development plan submitted by the Applicant, to reduce lot side setbacks as required under the Planned Residential II District as per Section 20.10.360 (C) (4) (c), on the following described property which is located in a **PR-II (Planned Residential II) District**:

*A portion of Lot 8, Boothville Subdivision, City of El Paso, El Paso County, Texas and as more particularly described by metes and bounds on the attached Exhibit "B"; and,*

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 **PR-II (Planned Residential II)** 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 **PR-II (Planned Residential II)** 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 \_\_\_\_\_, 2013.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
John F. Cook,  
Mayor

\_\_\_\_\_  
Richarda Duffy Momsen,  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Karla M. Nieman  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy, Director  
City Development Department

(Agreement and Acknowledgment on following page)





EXHIBIT "B"

1.62 acres of land, being a part of Tract "B", a subdivision of Lot Eight (8), in Bootheville Subdivision in the Ysleta Town Grant, El Paso County, Texas and described as follows, to-wit:

BEGINNING at a pipe for the SE corner of Bootheville No. 8, also the SE corner of Tract "A" at the intersection of the Wly right-of-way line of the North Loop Road and the Wly right-of-way line of a 30 foot County Road,

THENCE N 35°29' W 144 feet along the Wly right-of-way line of the North Loop Road to a pipe and SE corner of the tract herein to be described,

THENCE S 42°08' W 566.23 feet along the line between Tracts "A" and "B" to a pipe,

THENCE N 55°45' W 100 feet to a pipe and NW corner of Tract "B",

THENCE N 36°14' E 612.21 feet and along the line between Tracts "B" and "C" to the Wly right-of-way line of the said North Loop Road,

THENCE S 35° 29' E 144 feet along the Wly right-of-way line of the North Loop Road to the place of BEGINNING.

EXHIBIT "A"

032 213

2191 0642

POOR QUALITY COPY  
BEST AVAILABLE FILM

MEMORANDUM

**DATE:** January 3, 2013

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

**FROM:** Michael McElroy, Planner

**SUBJECT: PZDS12-00009**

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The City Plan Commission (CPC), on November 1, 2012, voted 7-0 to recommend **approval** of the detailed site development plan adjusting setbacks in the P-R II (Planned Residential 2) zoning district.

The CPC found that the detailed site development plan is in conformance with Plan 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 plan is compatible with adjacent land uses; and the plan will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There is no opposition to this request.

**Attachment:**  
Staff Report



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

**Case No:** PZDS12-00009  
**Application Type:** Detailed Site Development Plan  
**CPC Hearing Date:** November 1, 2012  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** 8630 North Loop  
**Legal Description:** Portion of Lot 8, Boothville Subdivision, City of El Paso, El Paso County, Texas  
**Acreage:** 1.48 acres  
**Rep District:** 7  
**Zoning:** R-F (Ranch-Farm)  
**Existing Use:** Single-Family Home & Vacant  
**Request:** P-R II (Planned Residential 2). (Related to PZRZ12-00023).  
**Proposed Use:** Apartments & Duplex  
**Property Owner:** Socorro Benavente  
**Representative:** Enrique Rey

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

**North:** C-1 (Commercial) / Vacant  
**South:** R-3 (Residential) / Single family homes  
**East:** C-1 (Commercial) & R-4 (Residential) / Domestic Cleaning Service & Residential  
**West:** R-F (Ranch-Farm) / Single family home

**Plan El Paso Designation:** G3, Postwar (East)  
**Nearest Park:** Marian Manor Park (4,035 ft.)  
**Nearest School:** Valley View Middle School (187 ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

Save the Valley 21

### **NEIGHBORHOOD INPUT**

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

### **APPLICATION DESCRIPTION**

The request is to approve a detailed site plan to permit the construction of apartment and duplex dwelling units. The detailed site plan proposes a development consisting of 6 buildings, comprised of 16 total dwelling units. Access is proposed from North Loop.

### **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.

### **Plan El Paso-Future Land Use Map Designation**

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.

The purpose of the P-R II (Planned Residential 2) district is to provide planned developments that create a superior living environment through unified planning and building operations at higher residential densities; encourage variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; 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.

**COMMENTS:**

**City Development Department – Planning Division - Transportation**

No objections to the rezoning request.

Notes:

- 1. North Loop Drive is designated as a major arterial with bike lanes on the Major Thoroughfare Plan. Additional right-of-way dedication and improvements may be required with the subdivision plat.
- 2. Access and improvements to North Loop Drive shall be coordinated and approved by TxDOT.
- 3. Sidewalks shall continue across driveways. This will be addressed with the building permit.

**City Development Department - Land Development**

No Objection.

Grading plan and permit shall be required.\*  
 Storm Water Pollution Prevention Plan and/or permit required.\*  
 Drainage plans must be approved by the City Development Dept. Land Development Section.\*  
 Coordination with TXDOT. \*

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

**El Paso Fire Department**

Recommend approval.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.  
 D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).  
 D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.  
 D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

**El Paso Water Utilities**

EPWU does not object to this request.

**Water**

Along North Loop Road between Pendale Road and Link Drive there in an existing twelve (12)

inch diameter water main. This main is located along the southernmost portion of North Loop Road right-of-way.

Along North Loop Road between Pendale Road and Link Drive there is an existing eight (8) inch diameter water main. This main is located along the northernmost portion of North Loop Road right-of-way.

### **Sanitary Sewer**

Along North Loop Road between Pendale Road and Link Drive there is an existing fifteen (15) inch diameter sanitary sewer main. This main is located along the southernmost portion of North Loop Road right-of-way.

Along North Loop Road between Pendale Road and Link Drive there is an existing eight (8) inch diameter sanitary sewer main. This main is located along the northernmost portion of North Loop Road right-of-way.

### **General**

Water and sanitary sewer service is available from the described mains located along North Loop Drive.

North Loop Road is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within North Loop Road right-of-way requires written permission from TxDOT.

EPWU-PSB records reveal an existing three-quarter (3/4) inch diameter water service and a four (4) inch diameter sanitary sewer service pertaining to 8630 North Loop Road. Once the Property becomes developed EPWU-PSB requests the Owner to inform in writing if the water service is to remain or the water service is required to be removed.

The El Paso Water Utilities - Public Service Board (EPWU-PSB) is interested in leasing the water rights of this subdivision. Please contact Jim Shelton at 594-5511.

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. 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 development plan application:

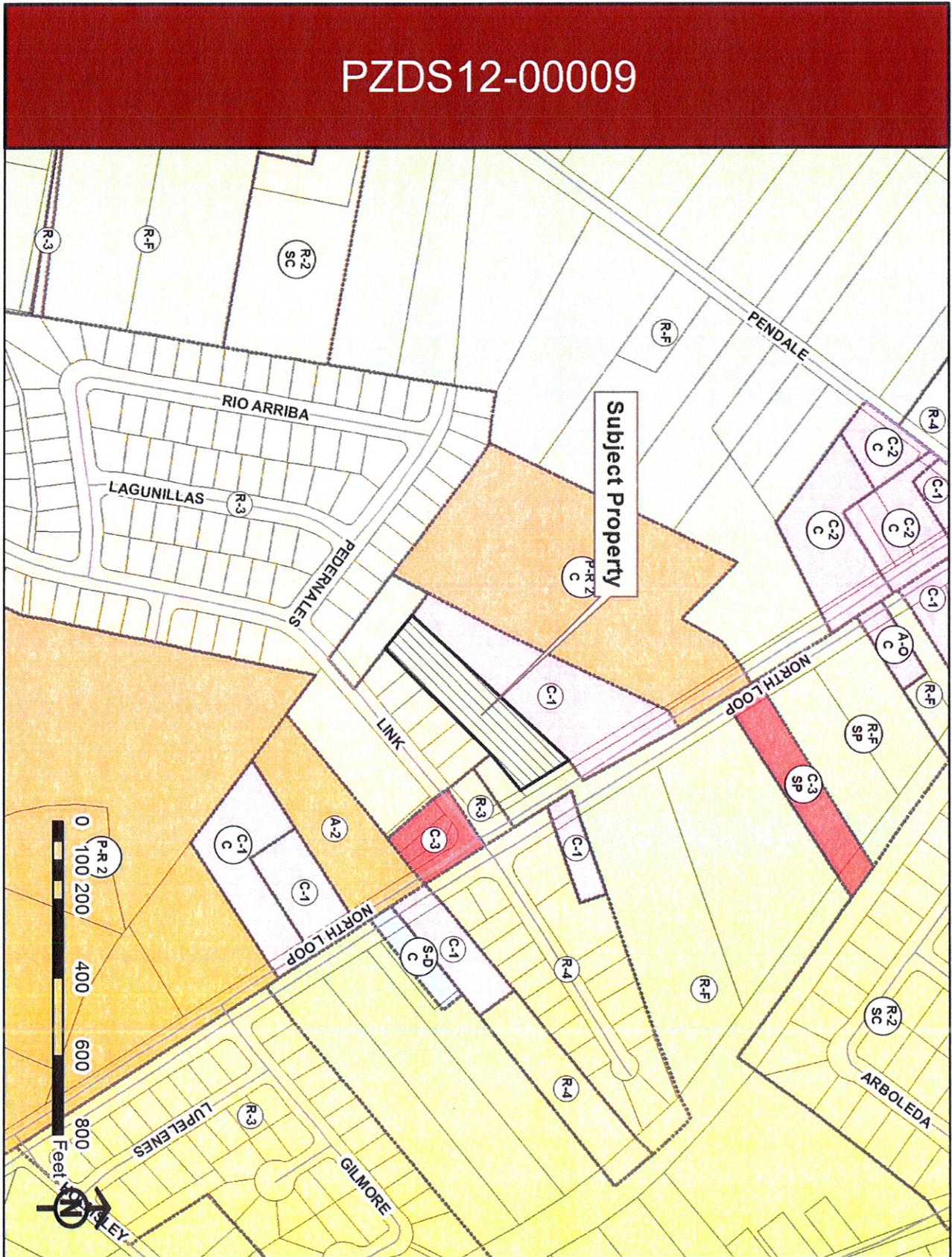
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the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

ATTACHMENT 1: ZONING MAP

PZDS12-00009



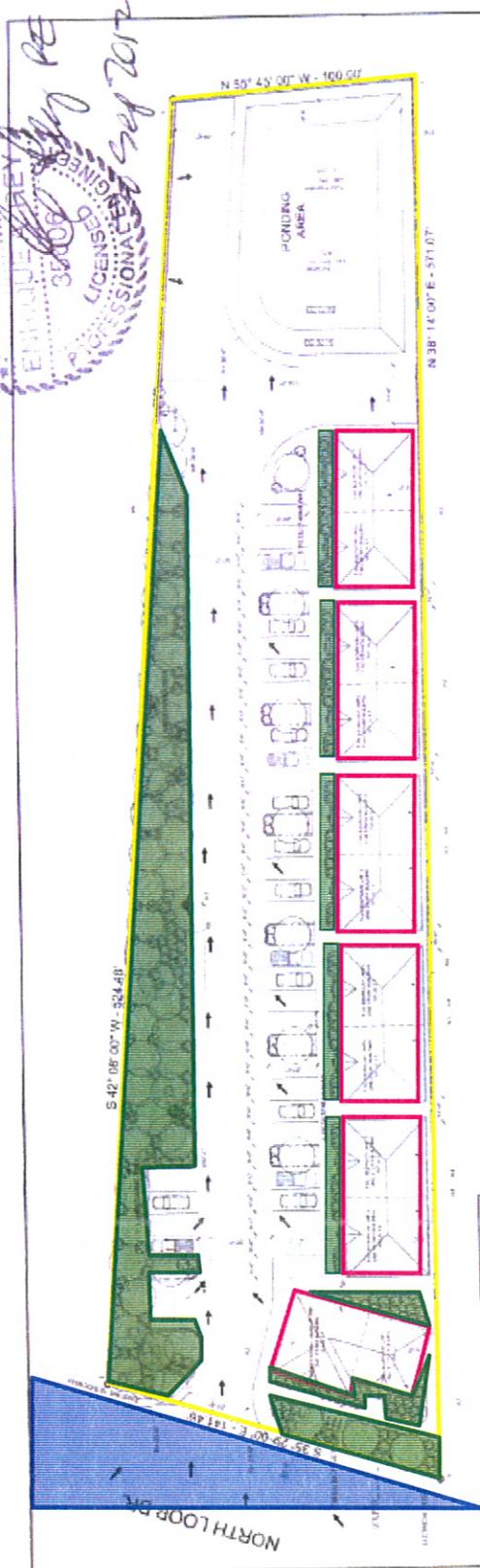
PZDS12-00009



**ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN**



REVISIONS	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	DATE
	SEPT 19, 2012	PREPARED AS SHOWN BY THE ARCHITECT	L. P. BAKER, INC.	L. P. BAKER, INC.	L. P. BAKER, INC.

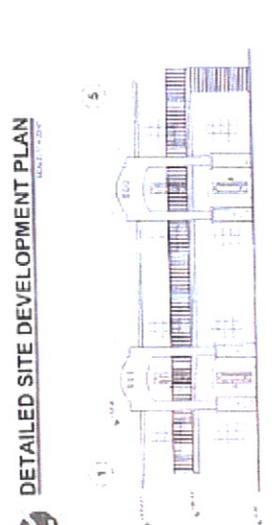


NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	Site Preparation	10,000	SQ. FT.	10,000
2	Grading	5,000	SQ. FT.	5,000
3	Drainage	2,000	SQ. FT.	2,000
4	Planting	1,000	SQ. FT.	1,000
5	Lighting	1,000	SQ. FT.	1,000
6	Signage	1,000	SQ. FT.	1,000
7	Handicap Access	1,000	SQ. FT.	1,000
8	Other	1,000	SQ. FT.	1,000
<b>TOTAL</b>		<b>22,000</b>	<b>SQ. FT.</b>	<b>22,000</b>

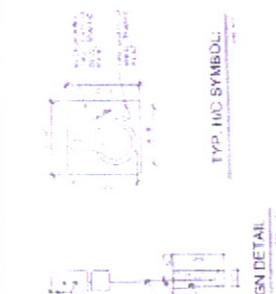
NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
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5	Lighting	1,000	SQ. FT.	1,000
6	Signage	1,000	SQ. FT.	1,000
7	Handicap Access	1,000	SQ. FT.	1,000
8	Other	1,000	SQ. FT.	1,000
<b>TOTAL</b>		<b>22,000</b>	<b>SQ. FT.</b>	<b>22,000</b>

**KEYED NOTES**

1. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
2. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
3. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
4. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
5. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
6. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
7. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
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3	Drainage	2,000	SQ. FT.	2,000
4	Planting	1,000	SQ. FT.	1,000
5	Lighting	1,000	SQ. FT.	1,000
6	Signage	1,000	SQ. FT.	1,000
7	Handicap Access	1,000	SQ. FT.	1,000
8	Other	1,000	SQ. FT.	1,000
<b>TOTAL</b>		<b>22,000</b>	<b>SQ. FT.</b>	<b>22,000</b>



**DETAILED SITE DEVELOPMENT PLAN**