

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

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

**AGENDA DATE:** Regular Agenda; Public Hearing: March 26, 2013

**CONTACT PERSON/PHONE:** Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

Discussion and action requesting the City Council to waive the requirement that an application for infill development meet two criteria as stated in Section 20.10.280 when only one factor is met, prior to the submission of a special use permit application for the property located at 5528 & 5524 Woodgreen drive, legally described as Lots 6 & 7 Block 4, Emerald Valley Estates Replat-A, City of El Paso, El Paso County, Texas. (District 1)

**BACKGROUND / DISCUSSION:**

Staff Report is attached.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – N/A

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

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

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

**DEPARTMENT HEAD:**

Mathew S. McElroy  
Director, City Development Department

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**APPROVED FOR AGENDA:**

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

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

## MEMORANDUM

**DATE:** March 14, 2012

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

**FROM:** Arturo Rubio, Senior Planner

**SUBJECT:** Request for waiver of one requirement for Infill Development Section 20.10.280

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The applicant is requesting a waiver of one of two requirements as part of an Infill Special Permit application. Section 20.10.280 Infill Development of the City Code requires that the subject property proposing an infill special permit be located in a subdivision that has been in existence for 30 years or more and that it be located in any state, federal or local tax increment zone, empowerment zone or redevelopment area. The City Code allows for one of the two requirements be waived by City Council. Emerald Valley Estates was filed in 2005 and does not meet the requirement of a subdivision in existence for 30 years or more to proceed with an infill special permit application.

**Attachment:** Request Letter, Conceptual plan

Winton & Associates  
6300 Escondido Dr.  
El Paso, TX 79912

March 5, 2013

City Development Department  
El Paso, Texas  
Art Rubio, Senior Planner

Re: 5528 & 5524 Woodgreen Drive - Lots 6 & 7, Block 4 Emerald Valley Estates Re-plat A.

Please let this letter serve as a request for a waiver of a requirement for a subdivision to be 30 years old to be eligible for a lot(s) to receive an infill designation to seek a Special Permit as addressed in *20.10.280 A. Infill Development* of the development code.

We have a buyer who wants us to build them a large house on our last two remaining lots in the Emerald Valley Estates Subdivision. The plan we have developed for them has a porte-cochère on the front of the house and a patio on the rear that both encroach into the setback lines.

Your approval will allow us to apply for the Special Permit.

I have attached a plot plan showing our intended improvements.

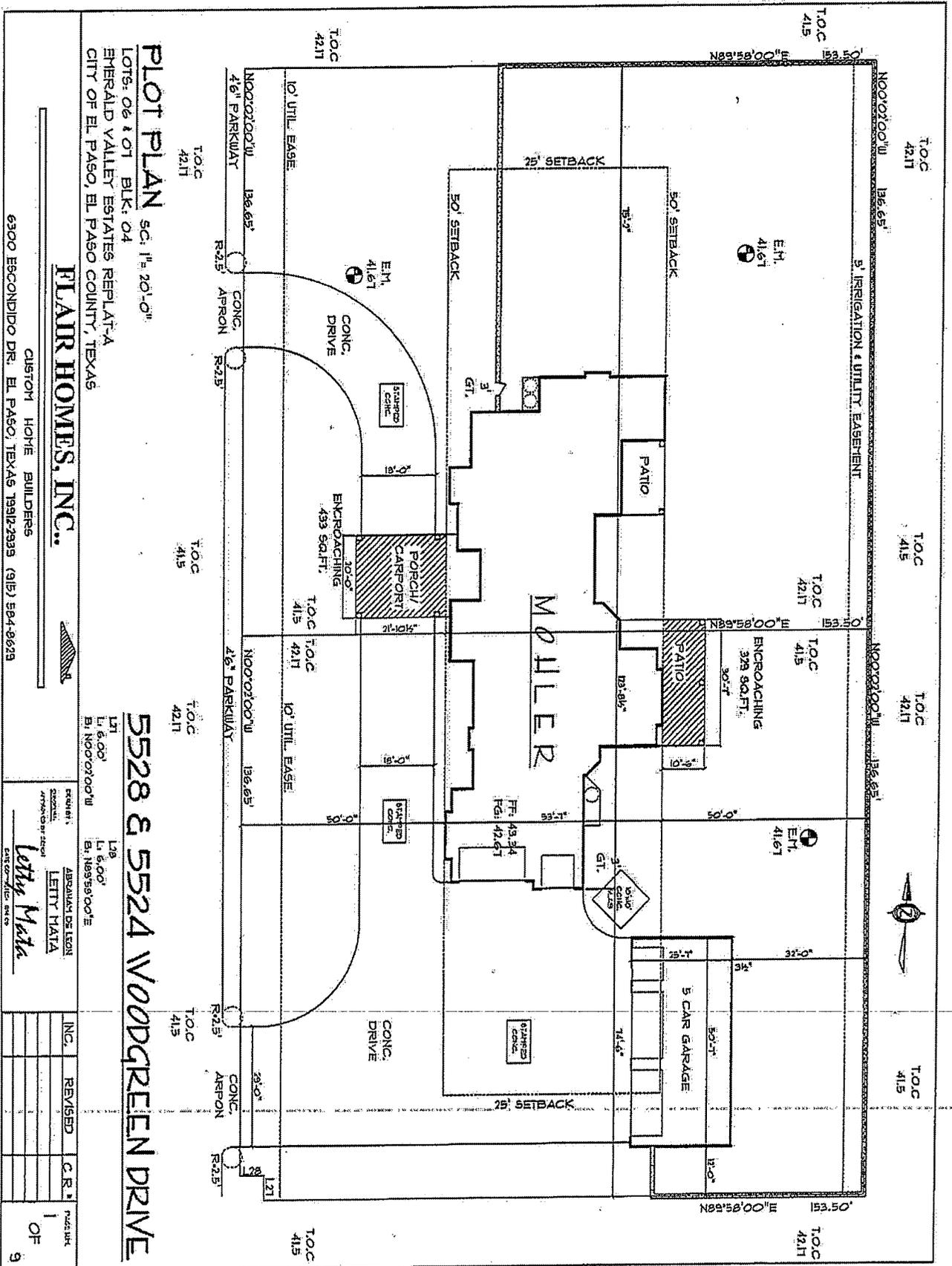
I hope you look upon this request favorably.

Respectfully,



Herschel Stringfield, President  
Winton & Associates

# CONCEPTUAL PLAN



**PLOT PLAN** SC: 1" = 20'-0"  
 LOTS: 06 & 07 BLK: 04  
 EMERALD VALLEY ESTATES REPLAT-A  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

**FLAIR HOMES, INC.**

CUSTOM HOME BUILDERS  
 6300 ESCONDIDO DR. EL PASO, TEXAS 79912-2935 (915) 584-8629

**5528 & 5524 WOODGREEN DRIVE**

L1  
 L1 6,000'±  
 E1, N00°02'00"W

L2  
 L2 6,000'±  
 E1, N89°59'00"E

ARCHITECT:  
 ARQUITECTO DE LEON  
 LETTY MATA

LETTY MATA

INC.	REVISED	C.R.#	DATE