

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

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

**AGENDA DATE:** Resolution, Consent  
Public Hearing: April 27, 2010

**CONTACT PERSON/PHONE:** Arturo Rubio, (915) 541-4633

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

A Resolution approving a detailed site development plan for all of Lots 1 thru 26, Block 1, Lots 1 thru 19, Block 2, Lots 1 thru 21, Block 3, Lots 1 thru 19, Block 4 and Lot 1, Block 5, Bartlett Landing, City of El Paso, El Paso County, Texas, pursuant to section 20.04.150 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: South of Bartlett Drive and West of Waterhouse Drive. Property Owners: Circle H. Homes. ZON10-00012 (**District 1**)

**BACKGROUND / DISCUSSION:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

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

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

**DEPARTMENT HEAD:** Victor Q. Torres  
Director, Development Services

**APPROVED FOR AGENDA:**

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

## RESOLUTION

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR ALL OF LOTS 1 THRU 26, BLOCK 1, LOTS 1 THRU 19, BLOCK 2, LOTS 1 THRU 21, BLOCK 3, LOTS 1 THRU 19, BLOCK 4 AND LOT 1, BLOCK 5, BARTLETT LANDING, 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, Circle H. Homes, L.P.,** (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval, to reduce lot depth and setbacks as required under the Planned Residential I District as per Section 20.10.360 (C) (4) (c). The detailed site development plan is subject to the development standards in the **PR-I (Planned Residential I) 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 depth and setbacks as required under the Planned Residential I District as per Section 20.10.360 (C) (4) (c), on the following described property which is located in a PR-I (Planned Residential I) District:

*All of Lots 1 thru 26, Block 1, Lots 1 thru 19, Block 2, Lots 1 thru 21, Block 3, Lots 1 thru 19, Block 4 and Lot 1, Block 5, Bartlett Landing, City of El Paso, El Paso County, Texas.*

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-I (Planned Residential I) 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-I (Planned Residential I) 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.

*(Signatures continue on following page)*

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.**

**THE CITY OF EL PASO**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Mathew S. McElroy  
Deputy Director – Planning  
Development Services Department

(Agreement on following page)

**DEVELOPMENT AGREEMENT**

By execution hereof, **Circle H. Homes, L. P.**, (“Owner”), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the PR-I (Planned Residential I) District located within the City of El Paso.

**EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2010.**

Circle H. Homes, L. P.

By:\_\_\_\_\_

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS )**  
**)**  
**COUNTY OF EL PASO )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_, in his legal capacity on behalf of Circle H. Homes, L. P.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires:

\_\_\_\_\_

## MEMORANDUM

**DATE:** April 19, 2010

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

**FROM:** Andrew Salloum, Planner

**SUBJECT:** ZON10-00008

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The City Plan Commission (CPC) on April 8, 2010, voted **6-0** to recommend **APPROVAL** of the detailed site development plan to allow for reduced lot depth and set backs on a PR-I (Planned Residential) District.

The CPC found that the detailed site development plan is in conformance with the Plan for El Paso and that the proposed use is in conformance with the Projected 2025 General Land Use Map for the Northwest Planning Area. The proposed development is compatible with adjacent land uses. The CPC also determined that the detailed site development plan protects the best interest, health, safety, and welfare of the public in general; 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.

There was **no opposition received** on this request.

**Attachments:** Staff Report



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

**Case No:** ZON10-00012 **Revised**  
**Application Type:** Detailed Site Development Plan  
**CPC Hearing Date:** April 8, 2010  
**Staff Planner:** Arturo Rubio, 915-541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

**Location:** West of Bartlett Drive and South of Waterhouse Drive  
**Legal Description:** All of Lots 1 thru 26, Block 1, Lots 1 thru 19, Block 2, Lots 1 thru 21, Block 3, Lots 1 thru 19, Block 4 and Lot 1, Block 5, Bartlett Landing, City of El Paso, El Paso County, Texas

**Acreage:** 12.20 acres  
**Rep District:** 1  
**Zoning:** PR-I (Planned Residential I)  
**Existing Use:** Vacant  
**Request:** Detailed Site Development Plan Review per Planned Residential District

**Property Owner:** Circle H. Homes, L.P.  
**Representative:** Roe Engineering

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

**North:** R-3A/sc (Residential/special contract) / Single-family dwellings  
**South:** R-4/sc (Residential/special contract) / Single-family dwellings  
**East:** R-3A (Residential) / Vacant  
**West:** R-3 (Residential) / City of El Paso

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

**NEAREST PARK:** Thorn Park (5,041 Feet)

**NEAREST SCHOOL:** Roberts Elementary School (2,516 Feet)

### **NEIGHBORHOOD ASSOCIATIONS**

The neighborhood associations in the area include: Save the Valley, Coronado Neighborhood Association, Upper Valley Improvement Association and Mountain Arroyos Neighborhood Association.

### **NEIGHBORHOOD INPUT**

As per the El Paso City Code, Detailed Site Development Plans do not require public notification.

### **APPLICATION DESCRIPTION**

The applicant is requesting a detailed site development plan review in order to reduce lot depth and set backs as required under the Planned Residential I District as per Section 20.10.360 (C) (4) (c). The site plan shows 84 residential lots with access from Bartlett Drive. Applicant is proposing to reduce lot depth to 90 feet from the required 100 feet and side set backs to alternate from 3 feet and 7 feet from the required 10 between structures. Applicant is also reducing side-street set back from required 10 feet to 5 feet.

### **DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION**

The DCC recommends **approval** of the detailed site development plan. The detailed site development plan meets all the requirements per 20.04.150 of the El Paso City Code.

## **DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the detailed site development plan. The detailed site development plan meets all the requirements per 20.04.150 of the El Paso City Code.

### **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: Provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state and local regulations.
- b. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of this 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.

### **Engineering Department - Traffic Division**

- Corner lots shall comply with Ordinance 20.08.290 Vision Clearance at intersections.
- Traffic recommends that the applicant reduce the paving width to 32' to include parkways to improve pedestrian safety.

### **Fire Department**

Per Fire Department strike all previous comments, they do not apply to this development.

### **Development Services Department – BP&I**

Plan Review has no objections

### **Development Services Department - Landscaping**

No comments received.

### **Street Department**

Revised drawings were received on 4/1/2010

Note: 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.

### **EPWU Comments**

- EPWU does not object to this request.
- **Bartlett Landing depicts a Public Service Board Easement within Lot 11, Block 1.**
- **Bartlett Landing – Replat (12.1969 acres) does not depict the described easement. EPWU-PSB respectfully requests the Developer to include the easement in this replat.**
- The Developer has entered into an agreement with the El Paso Water Utilities – Public Service Board (EPWU-PSB) to construct the proposed water and sanitary sewer mains to provide service to this subdivision. The Developer is presently constructing the water and sanitary sewer mains as per Bartlett Landing Subdivision.
- The Developer is to submit to EPWU-PSB the updated filing plat of Bartlett Landing Replat (the Replat) accompanied with a letter describing the updates/changes the Replat incorporates into the

present Bartlett Landing water and sanitary sewer plans pertaining to the described agreement.  
The Developer is to forward the information to the attention of:

Mr. Felipe Lopez, Jr., P. E.  
Utility Engineering Division Manager – Engineering Services  
El Paso Water Utilities – Public Service Board  
1154 Hawkins Boulevard  
El Paso, Texas 79925

(Applicant has addressed all comments)

#### **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:

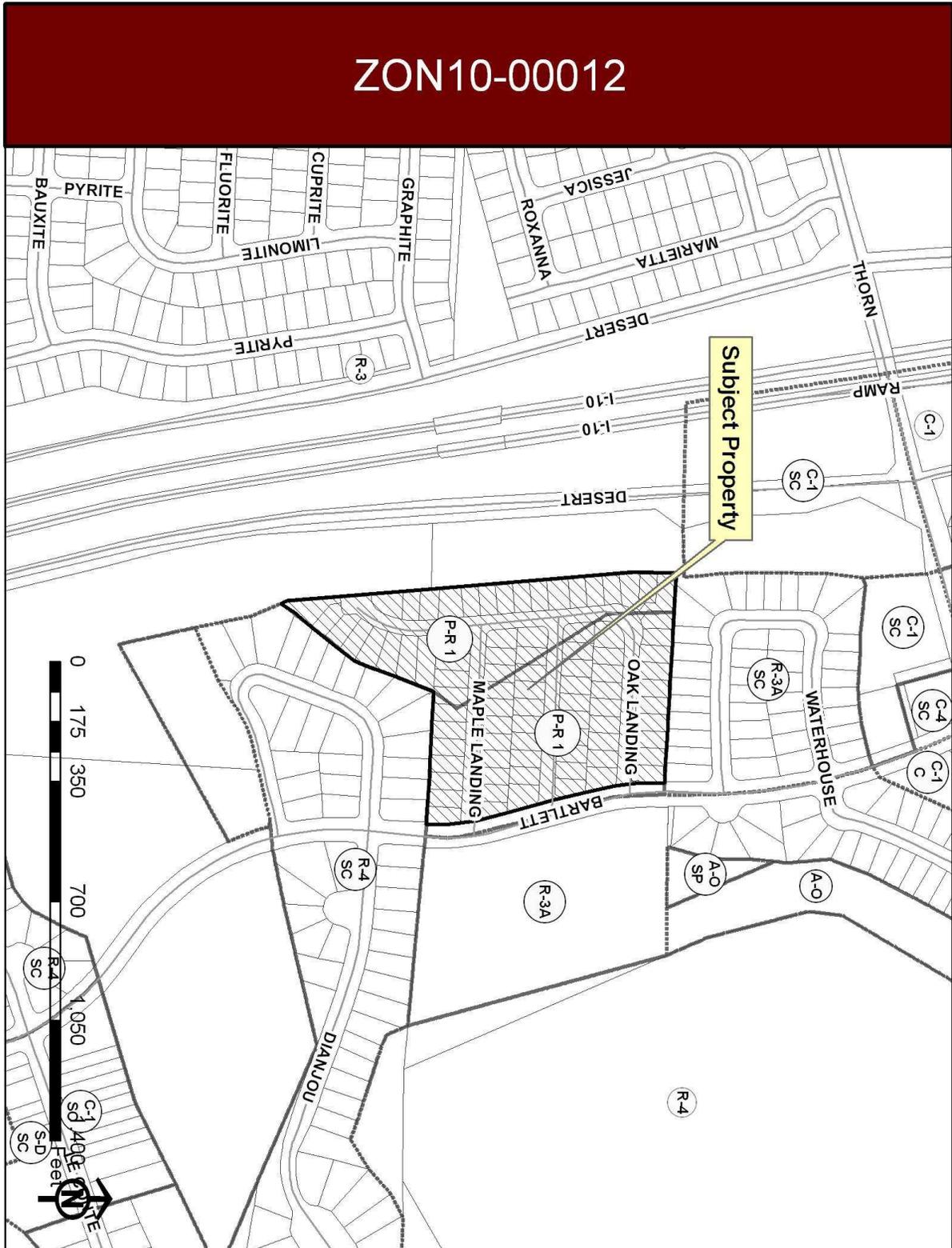
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to 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. Site Plan
4. Dimensional standards Requested

ATTACHMENT 1: ZONING MAP

# ZON10-00012



ATTACHMENT 2: AERIAL MAP

ZON10-00012



ATTACHMENT 3: SITE PLAN



ATTACHMENT 4: Dimensional Standards Requested

