

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

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: May 3, 2011
Public Hearing: May 24, 2011

CONTACT PERSON/PHONE: Esther Guerrero, (915) 541-4720

DISTRICT(S) AFFECTED: 5

SUBJECT:

An ordinance approving a Detailed Site Development Plan to reduce the lot depth for all of Lot 29, Block 13, Tres Suenos Amending Unit 4, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.150 and Section 20.10.360 of the El Paso City Code. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 4760 Beacham Street. Property Owner: Randall J. Bowling. ZON11-00008 (**District 5**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

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

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning and Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE _____

AN ORDINANCE APPROVING A DETAILED SITE DEVELOPMENT PLAN TO REDUCE THE LOT DEPTH FOR ALL OF LOT 29, BLOCK 13, TRES SUENOS AMENDING UNIT 4, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150 AND SECTION 20.10.360 OF THE EL PASO CITY CODE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, RANDALL J. BOWLING, (the "Owners") wish to reduce the lot depth of a property they wish to develop; and,

WHEREAS, Section 20.10.360 (C) (4) (c) of the El Paso City Code allows for such reduction in lot depth, provided that a detailed site development plan is submitted to the City Council for approval; and,

WHEREAS, the Owners have submitted a detailed site development plan in accordance with Section 20.04.150 of the El Paso City Code; and,

WHEREAS, 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 and the City Plan Commission approved the detailed site development plan and herein recommends Council approval; 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 ORDAINED 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 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:

*Lot 29, Block 13, Tres Suenos Amending Unit 4, 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.

ORDINANCE NO. _____

ZON11-00008

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.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy
Deputy Director
Planning and Economic Development
Department

(Development Agreement on Page 3)

ORDINANCE NO. _____

ZON11-00008



Date: April 25, 2011
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Esther Guerrero, Planner
Subject: **ZON11-00008 Detailed Site Development Plan Review**

The City Plan Commission (CPC) on March 24, 2011, voted **6-0** to recommend **approval** of the detailed site development plan to reduce the lot depth in the PR-I (Planned Residential I) District.

The applicant is requesting the reduction of the lot depth from the required 100 ft. to 86 ft. The PR-I (Planned Residential I) District permits reductions of density and dimensional standards by detailed site development plan review.

This recommendation is in agreement with the recommendation from staff and the Development Coordinating Committee (DCC).

The CPC found that the detailed site development plan is in conformance with The Plan for El Paso. The CPC found that the proposed use is in conformance with the 2025 Projected General Land Use Map for the Central Planning Area. The CPC also determined that the detailed site development plan protects the best interest, health, safety, and welfare of the public in general; and 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 one present at the meeting to speak in favor or in opposition to this request.

Attachment: City Plan Commission Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson





City of El Paso – City Plan Commission Staff Report

Case No. ZON11-00008
Application Type Detailed Site Development Plan Review
CPC Hearing Date March 24, 2011
Staff Planner Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov

Location 4760 Beacham Street
Legal Description Lot 29, Block 13, Tres Suenos Amending Unit 4, City of El Paso, El Paso County, Texas
Acreage 0.1069 acres
Rep District 5
Existing Use Vacant
Existing Zoning P-RI (Planned Residential I)
Request Detailed Site Plan Review required for reduced lot depth

Property Owner Randall J. Bowling
Applicant Same
Representative Rocio Meshirer, Tropicana Homes

SURROUNDING ZONING AND LAND USE

North: P-RI (Planned Residential I) / single-family residential
South: P-RI (Planned Residential I) / single-family residential
East: P-RI (Planned Residential I) / vacant
West: P-RI (Planned Residential I) / single-family residential

THE PLAN FOR EL PASO DESIGNATION: No Projected 2025 Land Use (Central Planning Area)

Nearest Park: Proposed Future Park (914 feet)

Nearest School: Hurshel Antwine (PK-5) Elementary (7,064 feet)

NEIGHBORHOOD INPUT

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

APPLICATION DESCRIPTION

The applicant is requesting the reduction of the lot depth from the required 100 ft. to 86 ft. The PR-I (Planned Residential I) district permits reductions of density and dimensional standards by detailed site development plan review.

The detailed site development plan shows a two story single-family home with a first floor area of 857 square feet and access from Beacham Street.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

Recommend **approval** of the 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: establish 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: provide 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.

The purpose of the PR-I (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 detailed site development plan review and offered no objections to Planning Staff's recommendation for approval.

Department of Transportation

1. No objection to detailed site plan.
2. 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.

Engineering and Construction Management Department

Plan Review

No objections to the reduced lot depth.

Land Development

1. Provide drainage flow.
2. Verify legal description.
3. Verify address.
4. ADA accessible sidewalks, wheel-chair ramp(s), and driveway(s) will be required.*
5. Storm Water Pollution Prevention Plan and/or permit required.*
6. The property is within Flood Zone X, "Areas of minimal flooding"- Panel # 480212 0175B, date September 4, 1991.

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

Fire Department

Fire Department has no objections.

El Paso Water Utilities

1. EPWU does not object to this request

Water:

2. There is an existing 8-inch diameter water main extending along Beacham Street that is available for service. The water main is located approximately 8-feet east from the center right of way line.

Sewer:

3. There is an existing 8-inch diameter sanitary sewer main extending along Beacham Street that is available for service. The sewer main is located approximately 5-feet west from the center right of way line.

General:

4. Annexation fees are due at the time of new service application for individual water meters within the

subject subdivision.

5. 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:

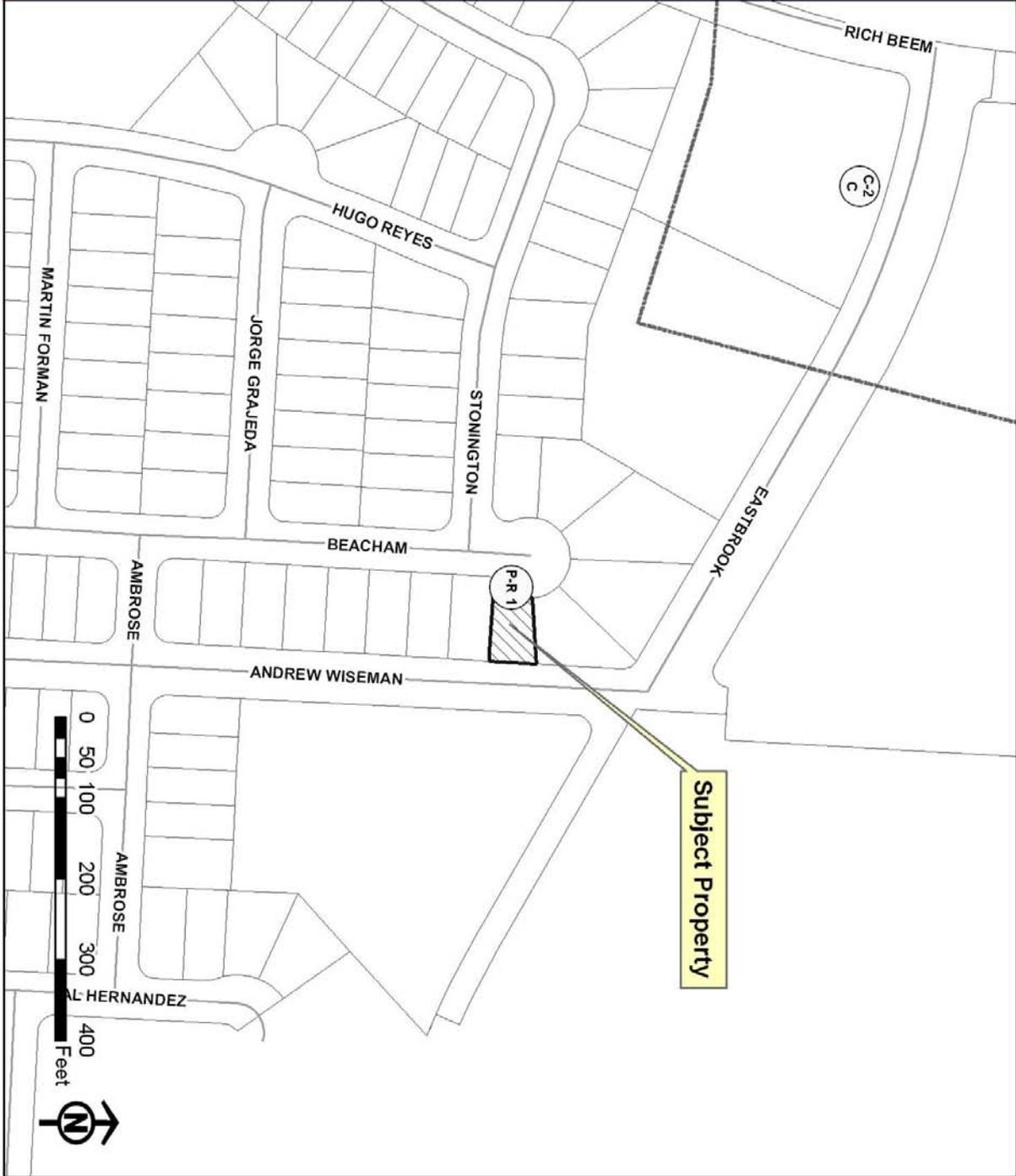
1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to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

ATTACHMENT 1: ZONING MAP

ZON11-00008

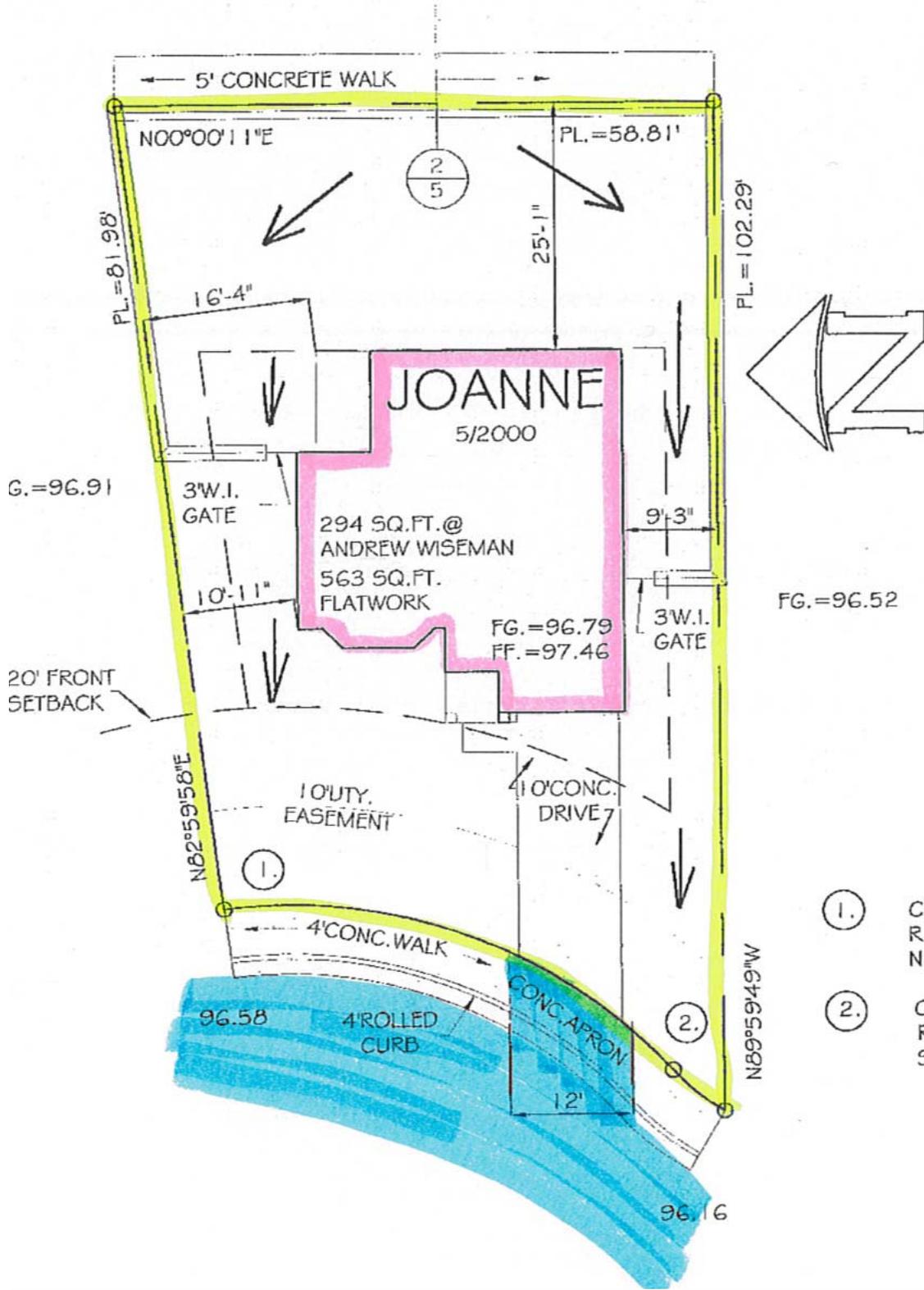


ATTACHMENT 2: AERIAL MAP

ZON11-00008



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



FRONT ELEVATION

SC: 1/4"