

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

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

**AGENDA DATE:** Regular Agenda; Public Hearing: July 30, 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 600 Mulberry Drive, legally described as a portion of Tract 14-C-2, Block 5, Upper Valley, 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:** July 15, 2013

**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. The subject property has not been subdivided and therefore 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

*REY ENGINEERING Inc.*

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Tuesday, April 16, 2013

City Development Department

El Paso, Texas

Art Rubio, Senior Planner

Subject: Proposed Mulberry Estates Replat 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.

Three of the five lots proposed for subject subdivision (lots 1, 2 and 3) barely missed dimension and area requirements for zone R-2. **(Be specific on what you need, how are they short, lot size, lot depth, lot width or setbacks or all?)**

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

Attached find a plot plan showing our intended improvements.

Hoping for a favorably response we thank you in advance.

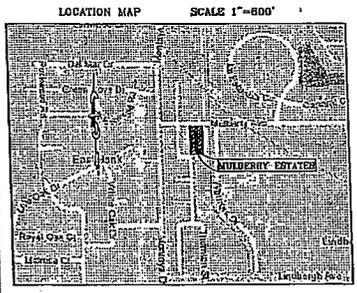
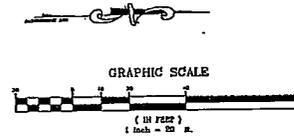
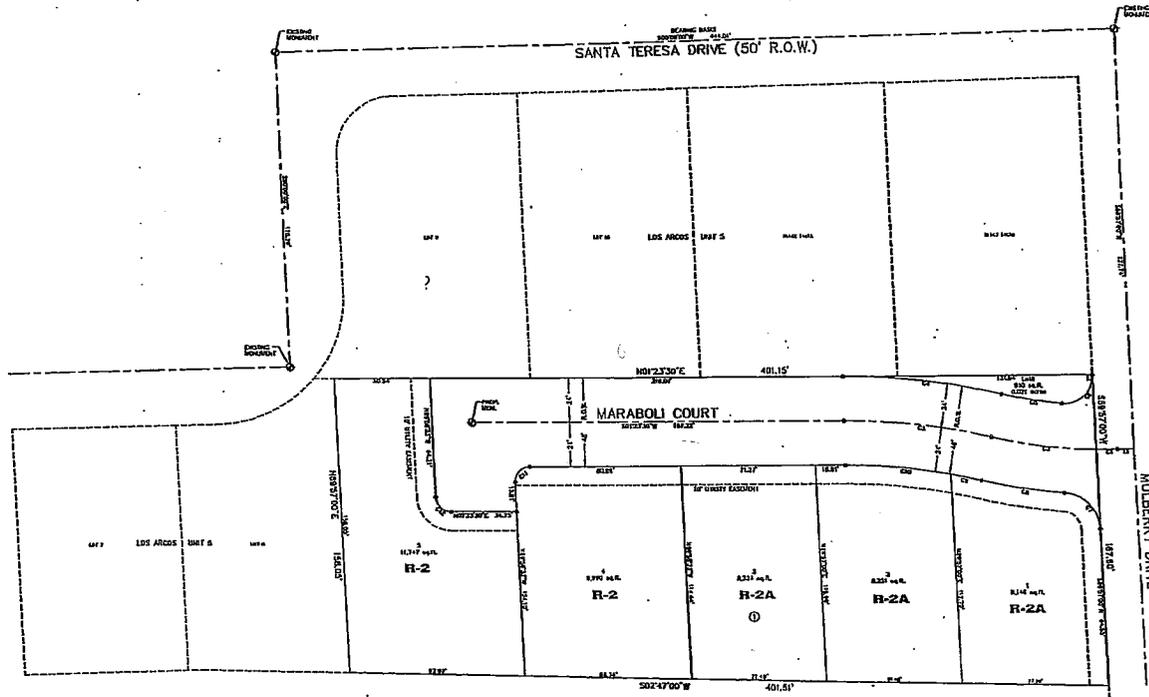
Respectfully:

Enrique Rey P.E.

Wednesday, April 24, 2013

# SITE PLAN

BEING A PORTION OF TRACT 14-C,  
(NKA 14-C-2) BLOCK 5  
UPPER VALLEY  
EL PASO COUNTY, TEXAS  
CONTAINING: 167,80 Sq. Ft. OR 1.500 Acs.



MONTELA DRAIN (120' R.O.W.)

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.83	N00°03'00"W
L2	9.28	S89°57'00"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CHORD BEARING
C1	11.17	250.00	7°33'36"	5.39	13.77	N01°13'48"E
C2	55.57	250.00	17°44'08"	27.80	58.45	N08°52'40"E
C3	78.31	324.00	13°51'14"	39.36	76.15	S08°19'07"W
C4	84.14	348.00	12°51'11"	42.76	81.94	S05°19'07"W
C5	32.23	228.00	8°10'18"	16.14	32.21	N11°00'34"E
C6	25.43	15.00	97°07'23"	16.99	22.49	N41°29'17"W
C7	29.29	30.00	83°24'53"	17.98	26.74	S47°38'33"W
C8	44.09	274.00	9°12'37"	22.87	41.00	N10°38'25"E
C9	16.56	300.00	3°08'48"	8.28	16.56	S13°39'51"W
C10	55.98	300.00	18°21'28"	28.07	55.98	S08°44'18"W
C11	12.76	8.00	91°23'03"	8.19	11.45	S44°17'31"E
C12	12.38	8.00	88°32'52"	7.81	11.18	N45°42'23"E

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