

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

DEPARTMENT: Development Services Department

AGENDA DATE: Consent Agenda: August 3, 2010

CONTACT PERSON/PHONE: Tony De La Cruz, (915) 541-4329, delacruzja@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

SUBJECT:

A resolution approving a detailed site development plan, for Parcel 1: Tract 11, Block 49, Ysleta Grant, and Parcel 2: Tract 12A1, Block 49, Ysleta Grant, 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: 9180 Socorro Road. Property Owner: Ysleta Del Sur Pueblo. ZON10-00031 (**District 6**)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

On July 14, 2009, City Council approved a rezoning request to change the zoning of Parcel 1 from R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) and Parcel 2 and from R-F (Ranch and Farm) to S-D (Special Development) with ordinance 017139.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (4-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy _____
Deputy Director-Planning, Development Services Department

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR PARCEL 1: TRACT 11, BLOCK 49, YSLETA GRANT, AND PARCEL 2: TRACT 12A1, BLOCK 49, YSLETA GRANT, 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, Ysleta Del Sur Pueblo, (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval, to reduce setbacks as required for Parcel 1 under the Special Development/Historic District and for Parcel 2 under the Special Development District as per Section 20.10.360 (C) (4) (c). The detailed site development plan is subject to the development standards for Parcel 1 in the S-D/H (Special Development/Historic) District and for Parcel 2 in the S-D (Special Development) 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 setbacks as required for Parcel 1 under the Special Development/Historic District and for Parcel 2 under the Special Development District as per Section 20.10.360 (C) (4) (c), on the following described property where Parcel 1

is located in a S-D/H (Special Development/Historic) District and where Parcel 2 is located in a S-D (Special Development) District:

Parcel 1: Tract 11, Block 49, Ysleta Grant, and Parcel 2: Tract 12A1, block 49, Ysleta Grant, 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 for Parcel 1 in the S-D/H (Special Development/Historic) District and for Parcel 2 in the S-D (Special Development) 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 for Parcel 1 in the S-D/H (Special Development/Historic) District and for Parcel 2 in the S-D (Special Development) 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 _____, 2010.

THE CITY OF EL PASO

John F. Cook,
Mayor

(Signatures continue on following page)

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, Ysleta Del Sur Pueblo, ("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 Parcel 1 in the S-D/H (Special Development/Historic) District and for Parcel 2 in the S-D (Special Development) District located within the City of El Paso.

EXECUTED this _____ day of _____, 2010.

Ysleta Del Sur Pueblo

By: _____

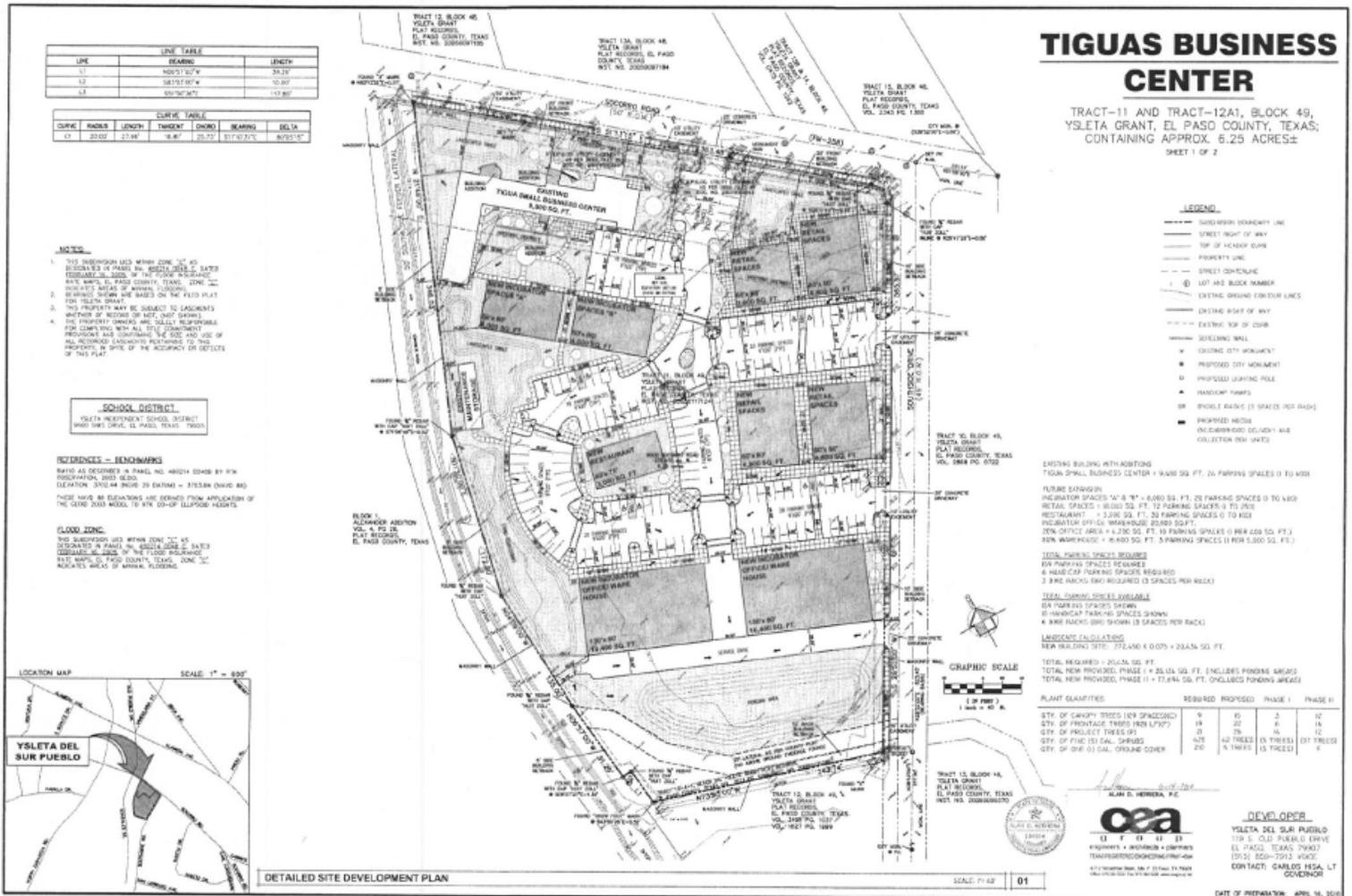
ACKNOWLEDGMENT

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 Ysleta Del Sur Pueblo.

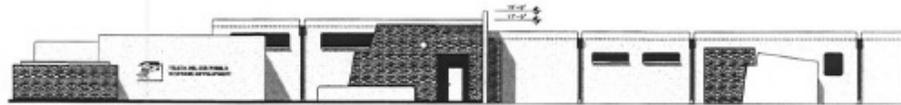
Notary Public, State of Texas

My Commission Expires:

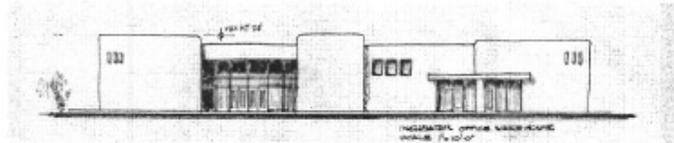


TIGUAS BUSINESS CENTER

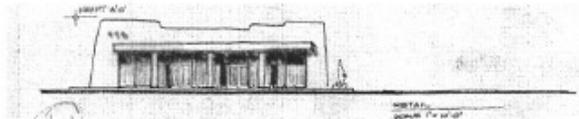
TRACT-11 AND TRACT-12A1, BLOCK 49,
YSLETA GRANT, EL PASO COUNTY, TEXAS;
CONTAINING APPROX. 6.25 ACRES±
(SHEET 2 OF 2)



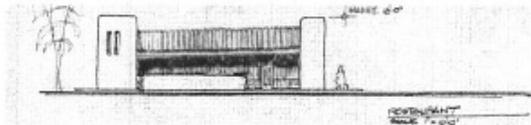
TYPICAL ARCHITECTURAL ELEVATIONS (COMMERCIAL)
SCALE 1"=10'-0"



REGISTERED OFFICE BUILDING
SCALE 1"=10'-0"



RESTAURANT
SCALE 1"=10'-0"



RESTAURANT
SCALE 1"=10'-0"

ELEVATIONS

SCALE: 1"=10'

01



ca

architects • architects • planners
1532 REGISTERED ARCHITECTS AND PLANNERS
1015 PROGRESS DRIVE, SUITE 200, EL PASO, TEXAS 79907
PHONE: 915-763-7013 FAX: 915-763-7014

DEVELOPER
YSLETA DEL SOL PUEBLO
119 S. OLD PUEBLO DRIVE
EL PASO, TEXAS 79907
(915) 835-7013 VOICEMAIL
CONTACT: CARLOS HEIA, LICENSED ARCHITECT

DATE OF PREPARATION: APRIL 16, 2010

**DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

MEMORANDUM

DATE: July 26, 2010

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

FROM: Tony De La Cruz, Planner

SUBJECT: ZON10-00031

The City Plan Commission (CPC), on July 1, 2010 voted 4-0 to recommend **APPROVAL** of the detailed site development plan for the subject property, in agreement with a recommendation from the DCC and staff.

On July 14, 2009, City Council approved a rezoning request for the subject parcels from R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) for Parcel 1 and from R-F (Ranch and Farm) to S-D (Special Development) for Parcel 2 with ordinance 017139. A detailed site development plan review is a requirement of the Special Development district prior to building permits being issued.

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 Lower Valley Planning Area. The CPC also determined that the detailed site development plan protects residential areas from incompatible land uses and encroachments which may have a negative impact on the residential living environment; and the detailed site development plan will preserve, protect and enhance the integrity, economic vitality, and livability of the city's neighborhoods.

Attachments: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00031
Application Type Detailed Site Development Plan Review
CPC Hearing Date July 1, 2010
Staff Planner Tony De La Cruz, 915-541-4329, delacruzja@elpasotexas.gov

Location Parcel 1: 9180 Socorro Road
Parcel 2: 9180 Socorro Road

Legal Description Parcel 1: Tract 11, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas
Parcel 2: Tract 12A1, Block 49, Ysleta Grant, City of El Paso, El Paso County, Texas

Acreage Parcel 1: 6.04 acres
Parcel 2: 0.2140 acres
Total acreage: 6.254 acres

Rep District 6

Existing Use Parcel 1: Vacant Maintenance Facility
Parcel 2: Vacant

Proposed Use Mixed Use Development

Existing Zoning Parcel 1: S-D/H (Special Development/Historic)
Parcel 2: S-D (Special Development)

Request Detailed Site Development Plan Review per zoning code requirement and reduction of side yard setback.

Property Owner Ysleta Del Sur Pueblo
Applicant Ysleta Del Sur Pueblo
Representative CEA Group

SURROUNDING ZONING AND LAND USE

North: S-D/H (Special Development/Historic)/ Retail; R-4/H (Residential/Historic)/ Residence; S-D/H/c (Special Development/Historic/contract)/ Residence.
South: R-F (Ranch and Farm)/ Vacant
East: S-D/H (Special Development/Historic)/ Parking Lot
West: R-4 (Residential)/ Residences

THE PLAN FOR EL PASO DESIGNATION: Residential and Mixed-Use (Lower Valley Planning Area)

Nearest Park: Ysleta Park (865 Ft.)

Nearest School: South Loop Elementary (1840 Ft.)

NEIGHBORHOOD ASSOCIATIONS

Ysleta Neighborhood Association

NEIGHBORHOOD INPUT

Detailed site development plan review does not require public notification, per section 20.04.520 of the El Paso City Code.

APPLICATION DESCRIPTION

The request is for detailed site development plan review as required by the S-D (Special Development) zoning district and reduction of the interior side setback from 10 feet to 5 feet. The site plan proposes the

rehabilitation of an existing one-story 9,000 sq. ft. maintenance facility building that will be used as the Ysleta Del Sur business center and a new 49,800 square foot mixed use development complex. The mixed use complex proposes four new retail buildings, a new restaurant, and four incubator buildings. The project proposes 159 parking spaces and 18 bicycle spaces, 159 parking spaces and 8 bicycle spaces are required for the proposed development. Access to the subject property is proposed via Socorro Road and Southside Drive.

CASE HISTORY

On May 21, 2009, the City Plan Commission voted 6–0 to recommend **approval** of rezoning the subject properties from R-F/H (Ranch and Farm/Historic) to S-D/H (Special Development/Historic) for Parcel 1 and from R-F (Ranch and Farm) to S-D (Special Development) for Parcel 2. The rezoning request was approved by City Council on July 14, 2009 with ordinance 017139.

HISTORIC LANDMARK COMMISSION RECOMMENDATION

Recommendation from the HLC is still pending. Applicants will be required to submit for a Certificate of Appropriateness prior to issuance of any building permits.

DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the detailed site development plan, as it meets all the requirements for a detailed site development plan review per section 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: develop 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: protect residential areas from incompatible land uses and encroachment which may have a negative impact on the residential living environment.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.

The purpose of the S-D (Special Development) district is to allow for mixed-use projects, integrated in design, in older residential areas where there is a desire to permit a variety of non-residential uses while maintaining the established residential appearance and landscaping of the area..

Development Services Department – BP&I

Plan Review has no objections to the Detailed Site Plan Review as presented.

Development Services Department – Landscaping

Landscape Review has no objections to the request but did provide the following comments;

Based on the calculations provided this parcel will meet the code requirements, 21 units of plant material required in addition to canopy trees and frontage trees.

Development Services Department – Land Development

1. Comments: None
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall be required.*
4. Storm Water Pollution Prevention Plan and/or permit required.*
5. Drainage plans must be approved by the Development Services Department, Engineering Section.*

6. Coordination with TXDOT. *

7. The proposed subdivision shall be subject to on-site ponding to retain its own run-off in compliance with the master drainage plan for the area.

8. This Subdivision is **within Flood Zone X – Areas determined to be outside the 0.2% annual chance floodplain, Panel 480214 0048C, dated February 16, 2006.**

- **These requirements will be applied at the time of development.**

Engineering Department - Traffic Division

Traffic Division has no objections to the request

Street Department

Recommends approval of the request with the following comments;

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.

CITY PLAN COMMISSION OPTIONS

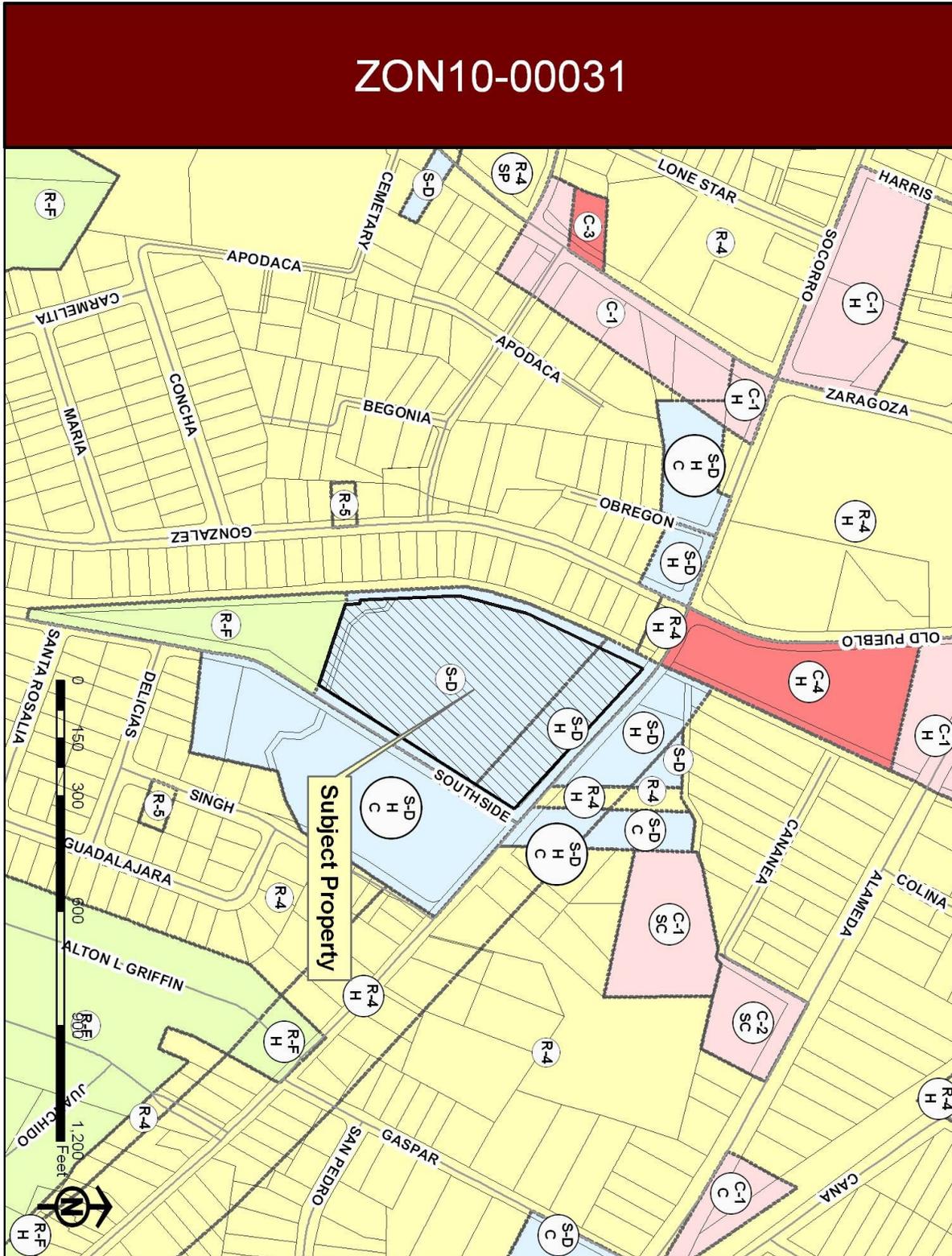
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site plan application:

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 Plan
4. Enlarged Site Plan
5. Elevations

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ZON10-00031



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



LINE TABLE

| LINE | MARKING | UNIFORM |
|------|----------|---------|
| L1 | HOV3/0'W | 3/24" |
| L2 | HOV2/0'W | 1/10" |
| L3 | SS/3/24" | 11/28" |

GRADE TABLE

| CONC. FINISH | LENGTH | HANDOUT | COMING | BEARING | DEPT. V. |
|--------------|--------|---------|--------|---------|------------|
| C1 | 30.00' | 27.95' | 18.81' | 23.73' | S117°27'7" |

- NOTES:**
1. PREPARED BY: [Firm Name]
 2. THIS PLAN IS A DEVELOPMENT OF THE [Project Name] AND IS SUBJECT TO THE [Local Ordinance]
 3. THE [Project Name] IS SUBJECT TO THE [Local Ordinance]
 4. THE [Project Name] IS SUBJECT TO THE [Local Ordinance]
 5. THE [Project Name] IS SUBJECT TO THE [Local Ordinance]

REFERENCES - BENCHMARKS

POINT A: [Coordinates]

POINT B: [Coordinates]

POINT C: [Coordinates]



TIGVAS BUSINESS CENTER

TRACT-11 AND TRACT-12A1, BLOCK 49,
YSIETA GRANT, EL PASO COUNTY, TEXAS;
CONTAINING 6.25 ACRES.
SHEET 1 OF 2

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - TOP OF WALKWAY CURB
 - TOP OF DRIVEWAY CURB
 - PROPERTY CORNER
 - EXISTING SPRAWL CONTROL LINES
 - EXISTING RIGHT OF WAY
 - EXISTING TOP OF CURB
 - EXISTING CITY ADJACENT
 - PROPOSED CITY ADJACENT
 - PROPOSED LIGHTING POLE
 - HANDICAP MARKS
 - PROPOSED MOBILE HOME
 - PROPOSED MOBILE HOME
 - PROPOSED MOBILE HOME

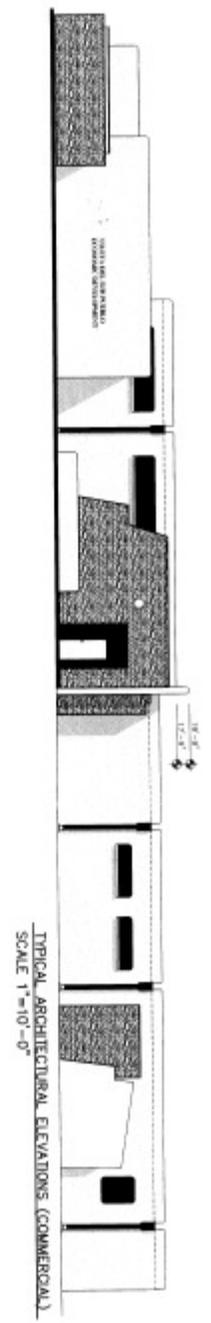
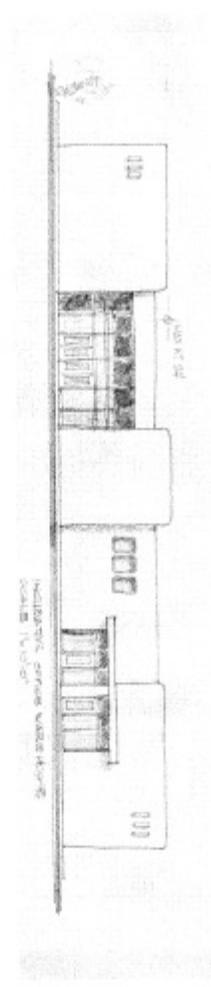
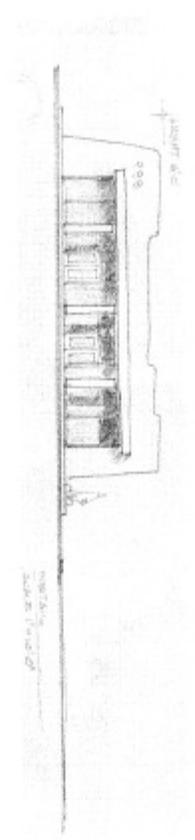
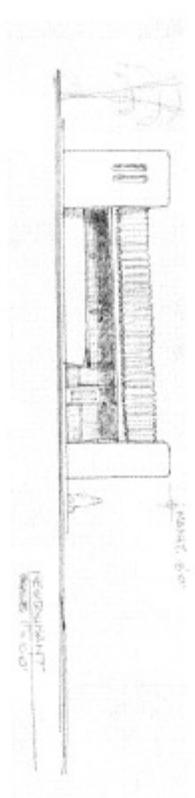
PLANT QUANTITIES

| QTY. OF PLANT | REQUIREMENTS | PHASE I | PHASE II |
|---------------|-----------------|---------|----------|
| 10 | 10' x 10' x 10' | 10 | 10 |
| 20 | 10' x 10' x 10' | 20 | 20 |
| 30 | 10' x 10' x 10' | 30 | 30 |

DEVELOPER:
YSIETA DEL SUR PUEBLO
119 S. OLD MIERLO DRIVE
EL PASO, TEXAS 79907
CONTRACT: CARLOS MISA, LT
GOVERNOR

DATE OF PREPARATION: APRIL 11, 2010

ATTACHMENT 5: ELEVATIONS



TYPICAL ARCHITECTURAL ELEVATIONS (COMMERCIAL)
SCALE 1"=10'-0"