

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

DEPARTMENT: Planning & Inspections, Planning Division

AGENDA DATE: December 15, 2020

PUBLIC HEARING DATE: January 5, 2021

CONTACT PERSON NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: 1

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance granting Special Permit NO. PZST20-00008, to allow for a Planned Residential Development Overlay on the property described as Tracts 15-D, 16-G, and 16-H, Block 8, Upper Valley Surveys, 5545 Westside Drive, City of El Paso, El Paso County, Texas, Pursuant to Section 20.10.470 of the El Paso City Code. The penalty being as provided in Chapter 20.24 of the El Paso City Code.

The proposed special permit meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 5545 Westside Drive
Applicants: David Fuller and Norma Garza
PZST20-00008

BACKGROUND / DISCUSSION:

The applicant is requesting a special permit to allow for a planned residential development in the R-1 (Residential) zone district as provided in El Paso City Code Section 20.10.470. City Plan Commission recommended 8-0 to approve the proposed special permit on October 29, 2020. As of November 17, 2020, the Planning Division has not received any communication in support or opposition to the special permit request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:

Philip F. Etiwe – Planning and Inspections Director

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST20-00008, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY ON THE PROPERTY DESCRIBED AS TRACTS 15-D, 16-G, AND 16-H, BLOCK 8, UPPER VALLEY SURVEYS, 5545 WESTSIDE DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.10.470 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, David Fuller and Norma Garza, have applied for a Special Permit under Section 20.10.470 of the El Paso City Code to allow for a Planned Residential Development Overlay; and,

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

WHEREAS, the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows, is in a R-1 (Residential) District:
Tracts 15-D, 16-G, and 16-H, Block 8, Upper Valley Surveys, 5545 Westside Drive, City of El Paso, El Paso County, Texas, more particularly described by the metes and bounds attached as Exhibit "A"; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for Planned Residential Development Overlay on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the R-1 (Residential) District regulations and is 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 "B" and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST20-00008, shall be subject to termination; construction

ORDINANCE NO. _____

20-1007-2659 | 1039667

545 Westside Drive

LBJ

PZST20-00008

or occupancy shall be discontinued; and the Applicants shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicants shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

ADOPTED this ____ day of _____, 2020.

THE CITY OF EL PASO


ATTEST:

Dee Margo
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant Attorney

Philip F. Etiwe, Director
Planning & Inspections Department

AGREEMENT

David Fuller and Norma Garza (“Applicants”) referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **R-1 (Residential) District** regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2020.

David Fuller

Norma Garza

(Signature)

(Signature)

(Name/Title)

(Name/Title)

ACKNOWLEDGMENT

THE STATE OF TEXAS)

)

COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2020, by _____ for David Fuller as Applicant.

(Seal)

Notary Public, State of Texas
Signature

Printed or Typed Name

My Commission Expires:

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2020, by _____ for Norma Garza as Applicant.

(Seal)

Notary Public, State of Texas
Signature

Printed or Typed Name

My Commission Expires:

(Exhibits on the following pages)

EXHIBIT "A"

20090031410860



TRACTS 15D, 16G AND 16H, BLOCK 8, UPPER VALLEY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSE INTENDED.

BEING THE DESCRIPTION OF ALL TRACTS 15D, 16G, AND 16H, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE TEXAS/NEW MEXICO MARKER NO. 89, WHICH THE TEXAS/NEW MEXICO MARKER NO. 60 BEARS NORTH 04 DEG 17'04" WEST, A DISTANCE OF 8,402.46 FEET AND THE TEXAS/NEW MEXICO MARKER NO. 74 BEARS SOUTH 49 DEG 06'47" EAST, A DISTANCE OF 7,656.88 FEET;

THENCE, ALONG THE TEXAS AND NEW MEXICO STATE LINE, SOUTH 23 DEG 42'02" EAST, A DISTANCE OF 263.98 FEET TO A POINT IN THE SOUTH LINE OF ELBOW DRIVE (50 FEET WIDE), AT THE NORTHWEST CORNER OF SAID TRACT 16H AND POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID ELBOW DRIVE, SOUTH 89 DEG ^{53'}00" EAST, A DISTANCE OF 335.97 FEET TO THE NORTHEAST CORNER OF TRACT 16G IN THE WEST RIGHT-OF-WAY LINE OF WESTSIDE ROAD (FM HIGHWAY 260) 50 FEET WIDE;

THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00 DEG 02'00" EAST, A DISTANCE OF 214.69 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT 16G;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT 16G AND 15D, NORTH 89 DEG 52'00" WEST, A DISTANCE OF 241.75 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 15D IN THE TEXAS AND NEW MEXICO STATE LINE;

THENCE, ALONG SAID STATE LINE, NORTH 23 DEG 42'02" WEST, A DISTANCE OF 234.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 62,015 SQUARE FEET OR 1.424 ACRES OF LAND.

EXHIBIT "A"

EXHIBIT "B"

LEGAL DESCRIPTIONS:

TEXAS:

BEING THE DESCRIPTION OF ALL TRACTS 15D, 16G, AND 16H, BLOCK 8, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE TEXAS/NEW MEXICO MARKER NO. 89, WHICH THE TEXAS/NEW MEXICO MARKER NO. 60 BEARS N 04°17'04"W., A DISTANCE OF 8,402.46 FEET AND THE TEXAS/NEW MEXICO MARKER NO. 74 BEARS S 49°06'47"E., A DISTANCE OF 7,565.88 FEET;

THENCE, ALONG THE TEXAS AND NEW/NEW MEXICO STATE LINE, S 23°42'02"E., A DISTANCE OF 263.98 FEET TO A POINT IN THE SOUTH LINE OF ELBOW DRIVE (50 FEET WIDE), AT THE NORTH WEST CORNER OF SAID TRACT 16H AND POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTH LINE OF SAID ELBOW DRIVE, S 89°42'00"E., A DISTANCE OF 335.97 FEET TO THE NORTHEAST CORNER OF TRACT 16G IN THE WEST RIGHT-OF-WAY LINE OF WESTSIDE ROAD (FM HIGHWAY 260) 50 FEET WIDE;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, S 00°02'00"E., A DISTANCE OF 214.69 FEET TO A FOUND 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID TRACT 16G;

THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH OF SAID TRACT 16G AND 15D, IN THE TEXAS AND NEW MEXICO STATE LINE;

THENCE, ALONG SAID STATE LINE, N 23°42'02"W., A DISTANCE OF 234.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 62,015 SQUARE FEET OR 1.424 ACRES OF LAND.

NEW MEXICO:

BEGINNING THE DESCRIPTION OF U.S.R.S. TRACT 32-15A4B IN SECTION 22, T.28S., R.3E., N.M.P.M., U.S.R.S. SURVEYS, DONA ANA COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE TEXAS/NEW MEXICO MARKER NO. 69, FROM WHICH THE TEXAS/NEW MEXICO MARKER NO. 60 BEARS N 40°17'04"W., A DISTANCE OF 8,402.46 FEET AND THE TEXAS/NEW MEXICO MARKER NO. 74 BEARS S 49°06'47"E., A DISTANCE OF 7,656.88;

THENCE ALONG THE TEXAS AND NEW MEXICO STATE LINE, S 23°42'02"E., A DISTANCE OF 234.71 FEET TO A POINT FOR A CORNER;

THENCE LEAVING SAID STATE LINE, N 89°52'00"W., A DISTANCE OF 275.28 FEET TO A SET 1/2" REBAR WITH CAP;

THENCE N 00°02'00"W., A DISTANCE OF 214.69 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF SAID ELBOW DRIVE;

THENCE ALONG SAID RIGHT OF WAY LINE, S 89°52'00"E., A DISTANCE OF 181.06 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE:

SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AS DETAILS ON CITY OF EL PASO, EL PASO COUNTY, TEXAS UNINCORPORATED MAP PANEL NO. 4802120125B, DATED SEPTEMBER 4TH, 1991.

SUBJECT PROPERTY IS LOCATED IN ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AS DETAILED ON DONA ANA COUNTY, NEW MEXICO AND INCORPORATED AREAS, PANEL NO. 35013C1900G DATED JULY 6, 2016.

POND DATA (100 YEAR STORM FREQUENCY)

WATERSHED	AREA (SF)	AREA (AC)	RUNOFF COEFFICIENT	C100	Q100exp (AC-FT)	POND 1 CAP	POND 2 CAP	TOTAL POND CAP (AC-FT)
I (NEW MEXICO)	48800.46	1.12	4.30	0.67	0.27	0.20	0.08	0.28
II (TEXAS)	60723.18	1.39	4.30	0.62	0.31	0.36	0.36	0.36

PROJECT DATA

ZONING	R-1 (RESIDENTIAL DISTRICT)
BUILDING SETBACKS	FRONT 30 FT REAR 30 FT SIDE 15 FT SIDE STREET 20 FT
BUILDING AREA	EL PASO: NEW CONDITIONED MAIN RESIDENCE 5,625 SF (NOTE PARTIALLY IN NEW MEXICO) NEW UNCONDITIONED GARAGE 996 SF (NOTE PARTIALLY IN NEW MEXICO) NEW MEXICO: EXISTING POOL HOUSE 4,340 SF NEW CONDITIONED GUEST HOUSE 786 SF NEW UNCONDITIONED GARAGE 896 SF

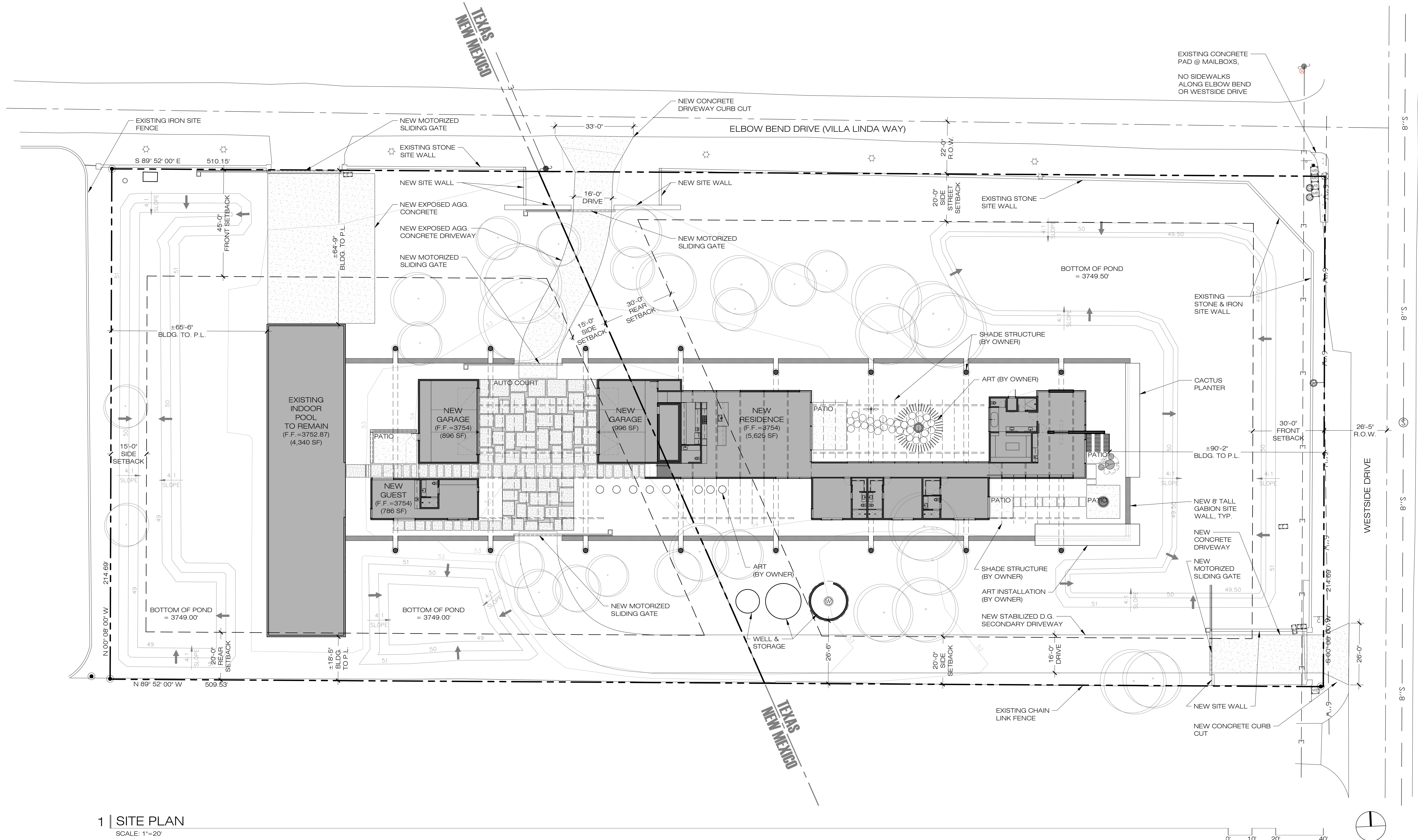
PROJECT TEAM

OWNER
DAVID FULLER & NORMA GARZA
4798 SOL DE ALMA
EL PASO, TEXAS 79922

ARCHITECT / CONTRACTOR
THE CONSTRUCTION ZONE, LTD
1729 EAST OSBORN ROAD
PHOENIX, ARIZONA 85016
ANDY BYRNES, AIA
e: ANDY@CZPHX.COM
p: 602.230.0383

the construction zone
1729 east osborn road
phoenix, arizona 85016
office 602.230.0383
fax 602.230.0535

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND PROPERTY OF THE CONSTRUCTION ZONE. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HERE OF, USED, WITHOUT WRITTEN PERMISSION.



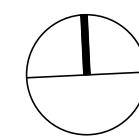
the compound el paso

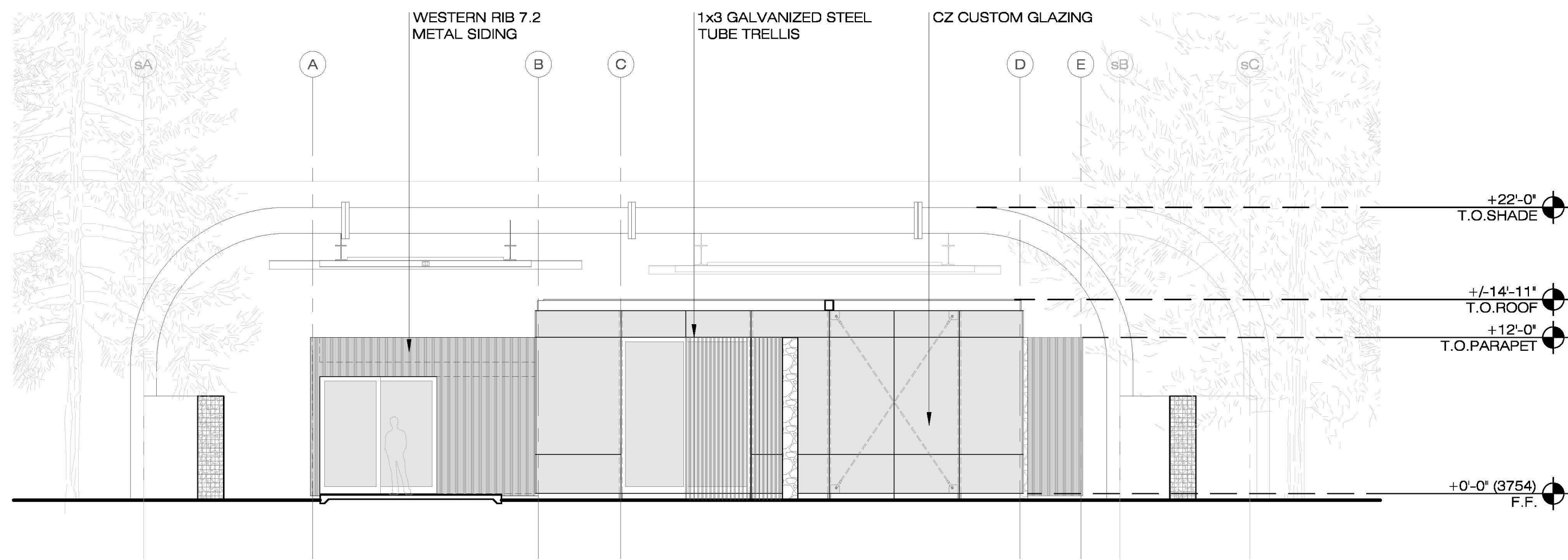
5545 westside drive, el paso, texas 79932

SITE PLAN

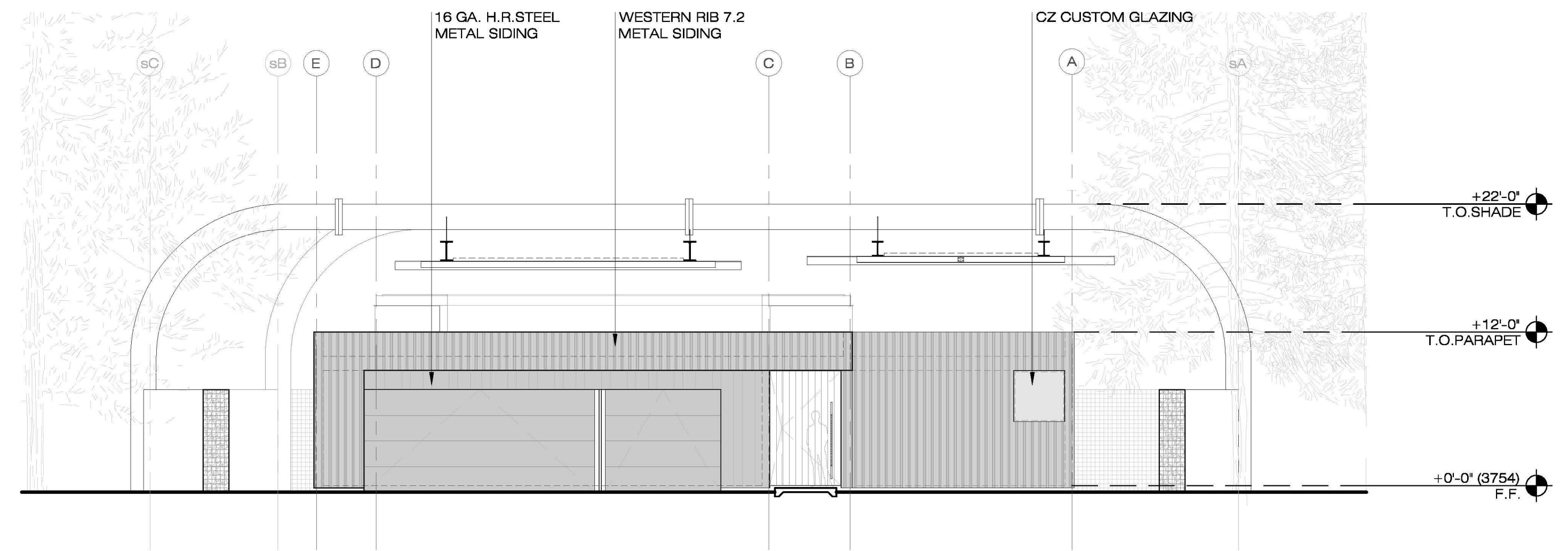
08.31.20
10.08.20

A100

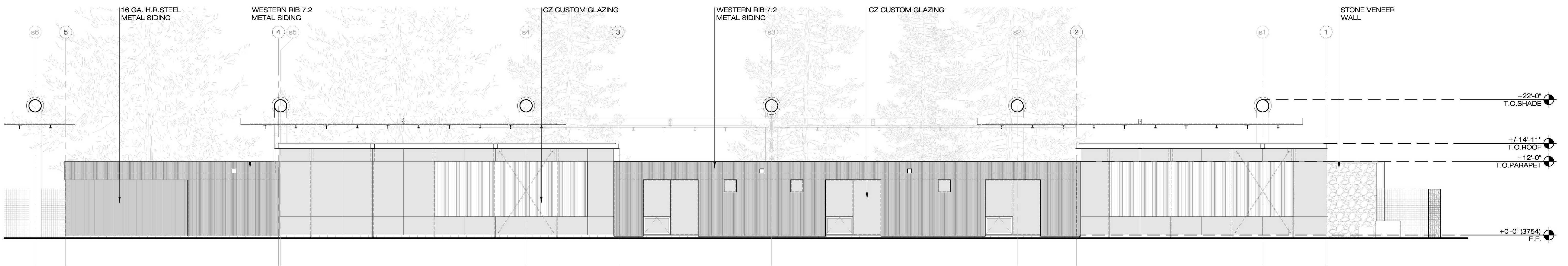




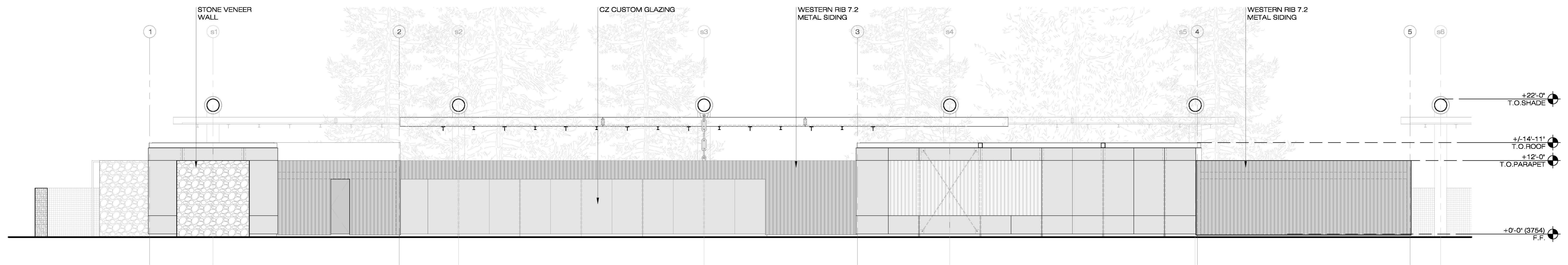
4 | MAIN RESIDENCE: EAST ELEVATION
SCALE: 1/8"=1'-0"



3 | MAIN RESIDENCE: WEST ELEVATION
SCALE: 1/8"=1'-0"



2 | MAIN RESIDENCE: SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 | MAIN RESIDENCE: NORTH ELEVATION
SCALE: 1/8"=1'-0"

the construction zone
1728 east osborn road
phoenix, arizona 85016
office 602.230.0383
fax 602.230.0535

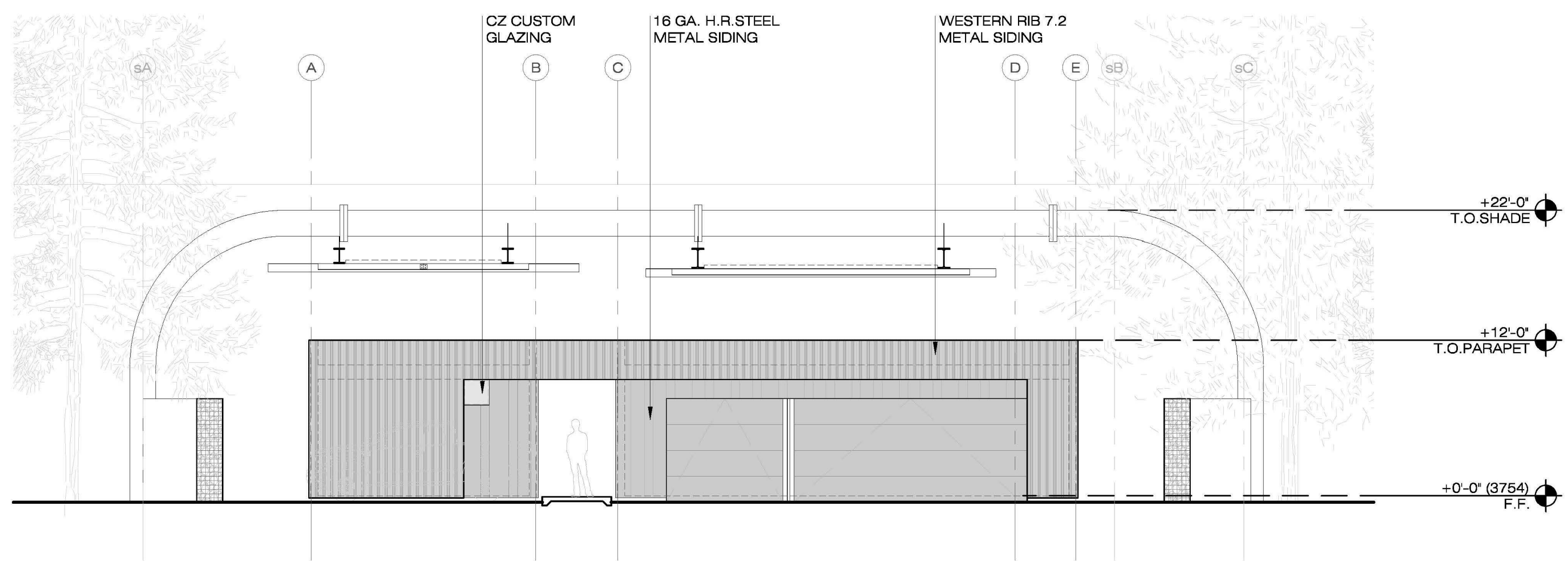
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND PROPERTY OF THE CONSTRUCTION ZONE. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HERE OF USED, WITHOUT WRITTEN PERMISSION.

the compound el paso

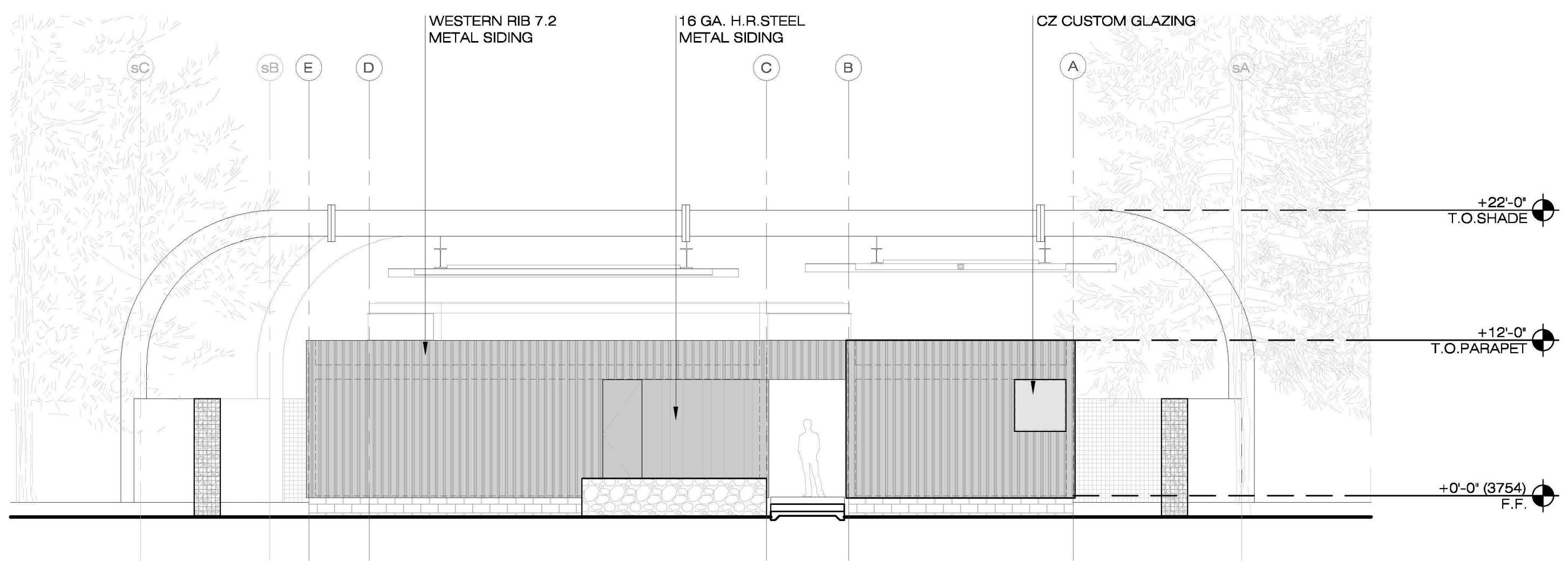
5545 westside drive, el paso, texas 79932

08.31.20
10.08.20
MAIN RESIDENCE ELEVATIONS

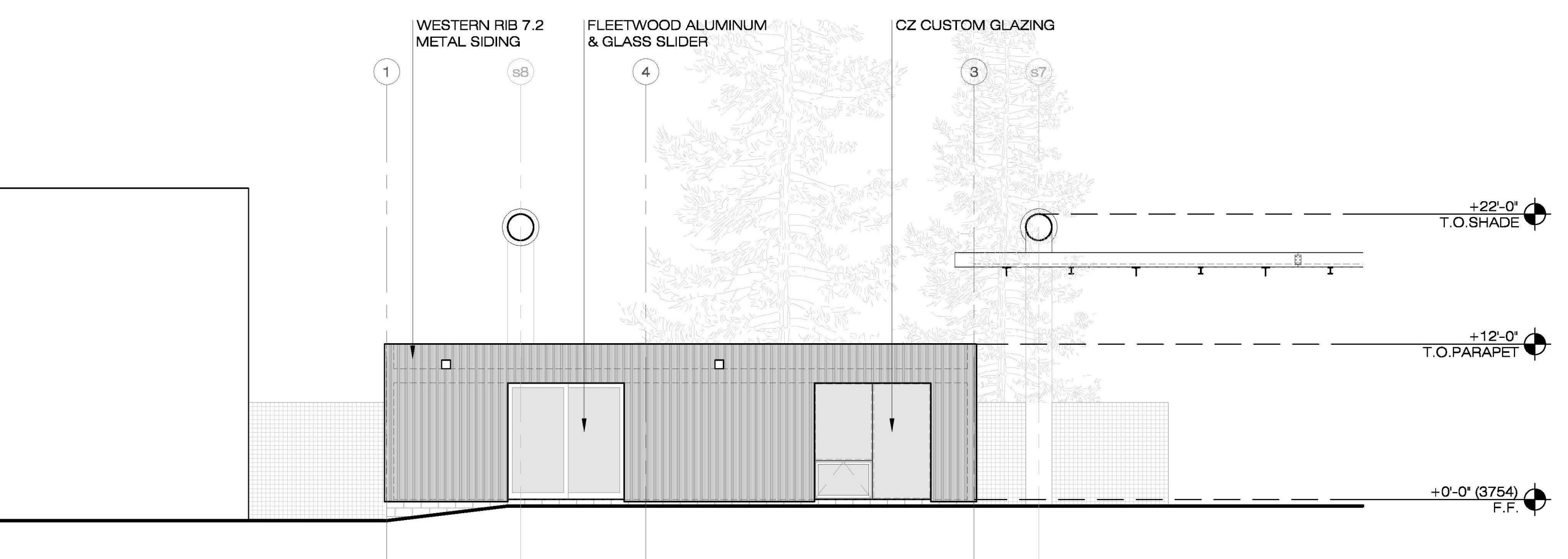
A301



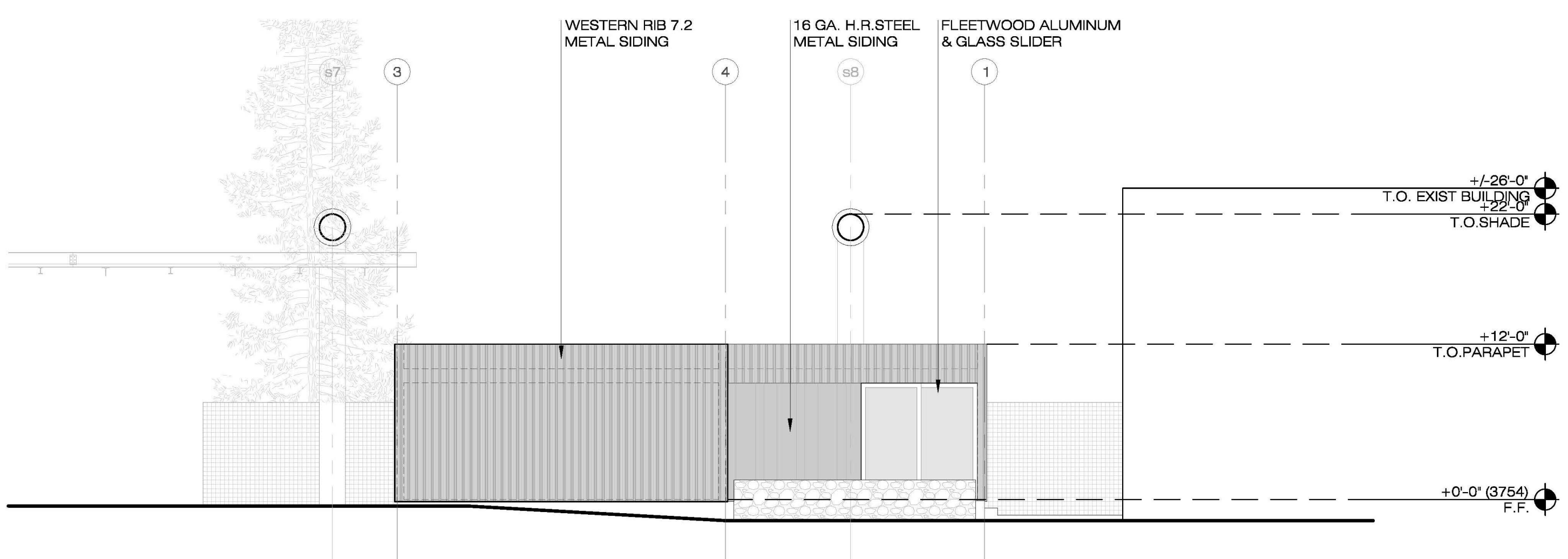
4 | DETACHED GARAGE & GUEST: EAST ELEVATION
SCALE: 1/8"=1'-0"



3 | DETACHED GARAGE & GUEST: WEST ELEVATION
SCALE: 1/8"=1'-0"



2 | DETACHED GARAGE & GUEST: SOUTH ELEVATION
SCALE: 1/8"=1'-0"



1 | DETACHED GARAGE & GUEST: NORTH ELEVATION
SCALE: 1/8"=1'-0"

the construction zone
1728 east osborn road
phoenix, arizona 85016
office 602.230.0383
fax 602.230.0535

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND PROPERTY OF THE CONSTRUCTION ZONE. THIS DRAWING MAY NOT BE REPRODUCED, OR REPRODUCTIONS HERE OF USED, WITHOUT WRITTEN PERMISSION.

the compound el paso

5545 westside drive, el paso, texas 79932

GARAGE & GUEST ELEVATIONS

A302

08.31.20
10.08.20

5545 Westside Drive

City Plan Commission — October 29, 2020

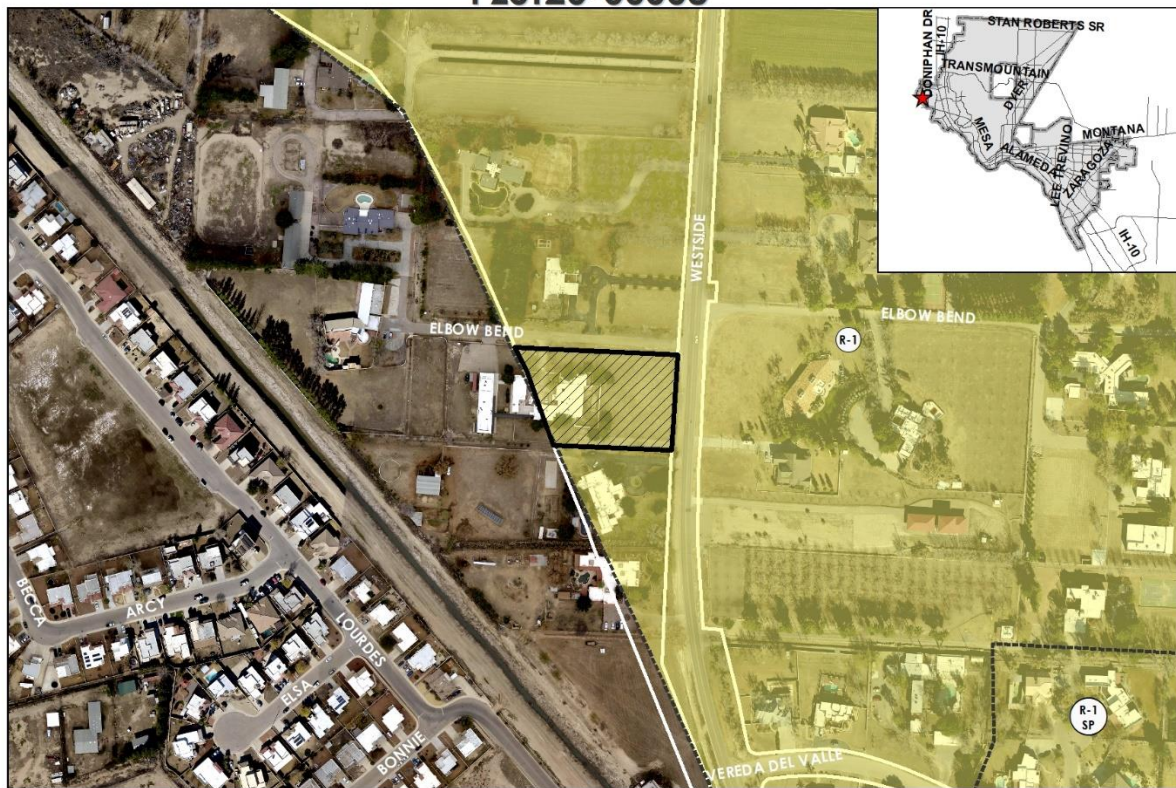


CASE NUMBER: PZST20-00008
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: David Fuller & Norma Garza
REPRESENTATIVE: The Construction Zone LTD. c/o Drew Bausom
LOCATION: 5545 Westside Drive (District 1)
PROPERTY AREA: 1.424 acres
EXISTING ZONING: R-1 (Residential)
REQUEST: Special Permit to allow for Planned Residential Development
RELATED APPLICATIONS: None
PUBLIC INPUT: None

SUMMARY OF REQUEST: The applicant is requesting a special permit to allow for a planned residential development in the R-1 (Residential) zone district in accordance with El Paso City Code Section 20.10.470 Planned Residential Development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the special permit for a planned residential development as it meets all the requirements of El Paso City Code 20.10.470 Planned Residential Development, 20.04.320, Special Permit, and 20.04.150, Detailed Site Development Plan.

PZST20-00008



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property

0 100 200 400 600 800 Feet



Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting a special permit to allow for a planned residential development in the R-1 (Residential) zone district as provided in El Paso City Code Section 20.10.470. The existing single-family home will be demolished and a new single family home will be built in its place. The existing single-family home is built over the state line between Texas and New Mexico, and the proposed single-family home is proposed to be crossing state lines as well. For regulatory purposes, the City considers the state boundary to function as the rear property line for the subject property. In order to build over it, the applicant must request a reduction in the required rear setback created by the state boundary. The applicant is therefore requesting the following reduction: from the required thirty (30) feet rear yard setback to zero (0) feet. The site plan shows a sixty-five (65) foot rear yard on the portion of the subject property in New Mexico. The detailed site development plan complies with all other density and dimensional standards. Access to the subject property is proposed from Westside Drive and Elbow Bend. The subject property is 1.42 acres in size, and the portion within the City of El Paso is zoned R-1 (Residential).

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.10.470 – Planned Residential Development)	
Criteria	Does the Request Comply?
A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community and in order to foster the attractiveness of a residential development and its surrounding neighborhoods:	Yes, there is no minimum district area for the R-1 (Residential) District. The applicant is requesting a reduction to the rear setback for single-family dwelling into the state line between Texas and New Mexico.
1. Evaluation Criteria. a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.	Yes, the attached detailed site plan shows typical layout for the proposed development. The single-family home is sited harmoniously to the terrain and to other structure along the block face.
b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.	Yes, the Detailed Site Development Plan shows two access points onto two streets for house with frontage onto that street. The low residential density of the existing development will help to reduce the potential for vehicular/pedestrian conflicts.
2. General Requirements. a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of this Code.	No private streets are proposed.
b. The minimum site area for a planned residential development shall be one acre, within which only residential uses of the base-zoning district shall be	Yes, the site area for this development is 1.42 acres.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.10.470 – Planned Residential Development)	
permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one acre, provided that the owners of at least seventy-five percent of the land within the original planned residential development are in agreement and are included as joint applicants to the request for special permit.	
c. The minimum area requirement of the base-zoning district may be reduced by no more than twenty-five percent for lots within a planned residential development, provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Chapter 20.04 (Administrative Provisions).	Yes, the applicant is not requesting to reduce the minimum district area.
d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows: i. The distance between buildings shall be a minimum of ten feet except as otherwise permitted in this title; ii. The length of the driveway shall not be less than twenty feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.	Yes, the site plan demonstrates compliance with the minimum side and street side setbacks for its zoning district, which exceed ten (10) feet between structures. All driveways shown on the site plan exceed twenty (20) feet.
e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.	Yes, the planned residential development is part of a larger semi-rural area and is compatible with its larger neighborhood.
f. No building shall exceed the height requirements of the base-zoning district.	Yes, the site plan demonstrates compliance with the maximum thirty-five (35) foot height of the R-1 (Residential) District.
g. Consideration in the site plan review and evaluation process shall include the following: i. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property; ii. The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided; iii. The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.	Yes, no adverse comments were received from other reviewing departments. The location and arrangement of the development is in character with the existing area.
h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.	Yes, the use and density of the subject property will match that of surrounding properties. The proposed single-family use will match that of the subdivisions of which the subject properties are part.

COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.04.320.D)	
Criteria	Does the Request Comply?
1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located.	Yes, the proposed rear yard setback reduction request demonstrates conformance with the Planned Residential overlay standards. The detailed site development plan demonstrates compliance with all other density and dimensional standards.
2. Furthers <i>Plan El Paso</i> and applicable neighborhood plans or policies.	Yes, the requests comply with the recommendations of <i>Plan El Paso</i> and the G-4 designation.
3. Adequately served by and will not impose an undue burden upon public improvements.	Yes, access to the driveway and on-street parking will be from Westside Drive and Elbow Bend Drive, the improved major arterial and local street respectively.
4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development.	Yes, the proposed design of the development is compatible with surrounding properties. Construction will comply with building permit and construction requirements.
5. The design of the proposed development mitigates substantial environmental problems.	Yes, subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.
6. The proposed development provides adequate landscaping and/or screening where needed.	Yes, the development will comply with landscaping ordinance requirements.
7. The proposed development is compatible with adjacent structures and uses.	Yes, this proposed development is consistent with the existing R-1 (Residential) to the surrounding areas.
8. The proposed development is not materially detrimental to the property adjacent to the site.	Yes, the proposed redevelopment is similar in intensity and scale to surrounding development.

COMPLIANCE WITH <i>PLAN EL PASO</i> GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	Yes. The subject property, and the proposed development for it, meet the intent of the G-4 Future Land Use Map designation.

COMPLIANCE WITH PLAN EL PASO GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with <i>Plan El Paso</i>, consider the following factors:	
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>R-1 (Residential) District: The purpose of the district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes, single-family dwelling is a permitted use in the R-1 zoning district and the proposed development will not result in an increase in density.</p>
THE PROPOSED PROJECT’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>N/A</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>No adverse effects anticipated. The uses and development configurations are already existing and are similar to other properties in the surrounding areas.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>Subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The area is stable and the proposed development is compatible with the existing single-family zoning and uses of the surrounding properties.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>The proposed development is within an older, stable area of the city comprised of single-family properties previously rezoned from R-3 throughout the years.</p>

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from Westside Drive and Elbow Bend Drive, which are designated a major arterial and local street respectively. It is adequate to serve the proposed development.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the boundaries of the Upper Valley Neighborhood Association was notified prior to submittal of the Special Permit Application. Public notices were mailed to property owners within 300 feet (within City of El Paso) on October 16, 2020. As of October 23, 2020, the Planning Division has not received any communication in support or opposition to the special permit request.

CITY PLAN COMMISSION OPTIONS:

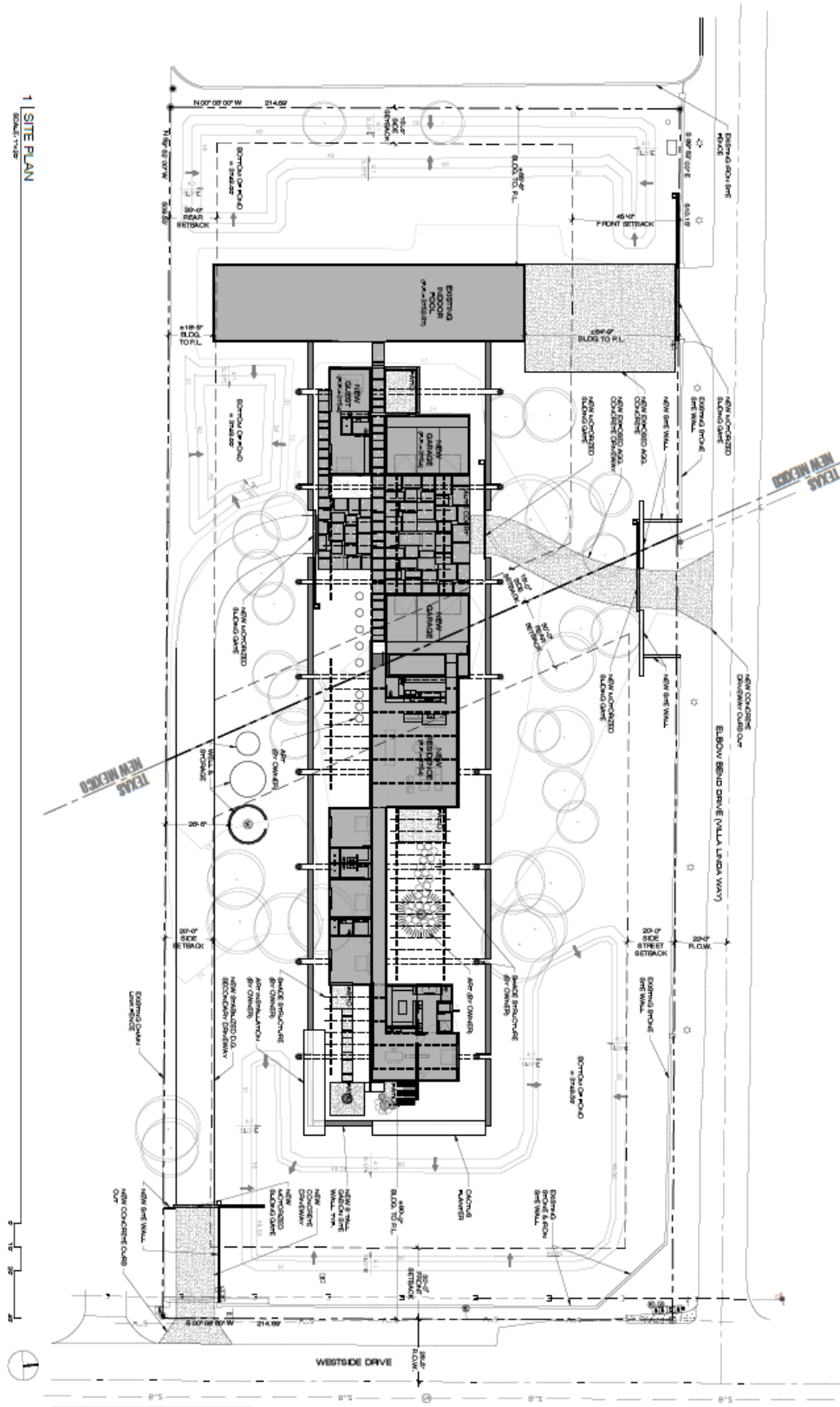
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the special permit request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the special permit request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

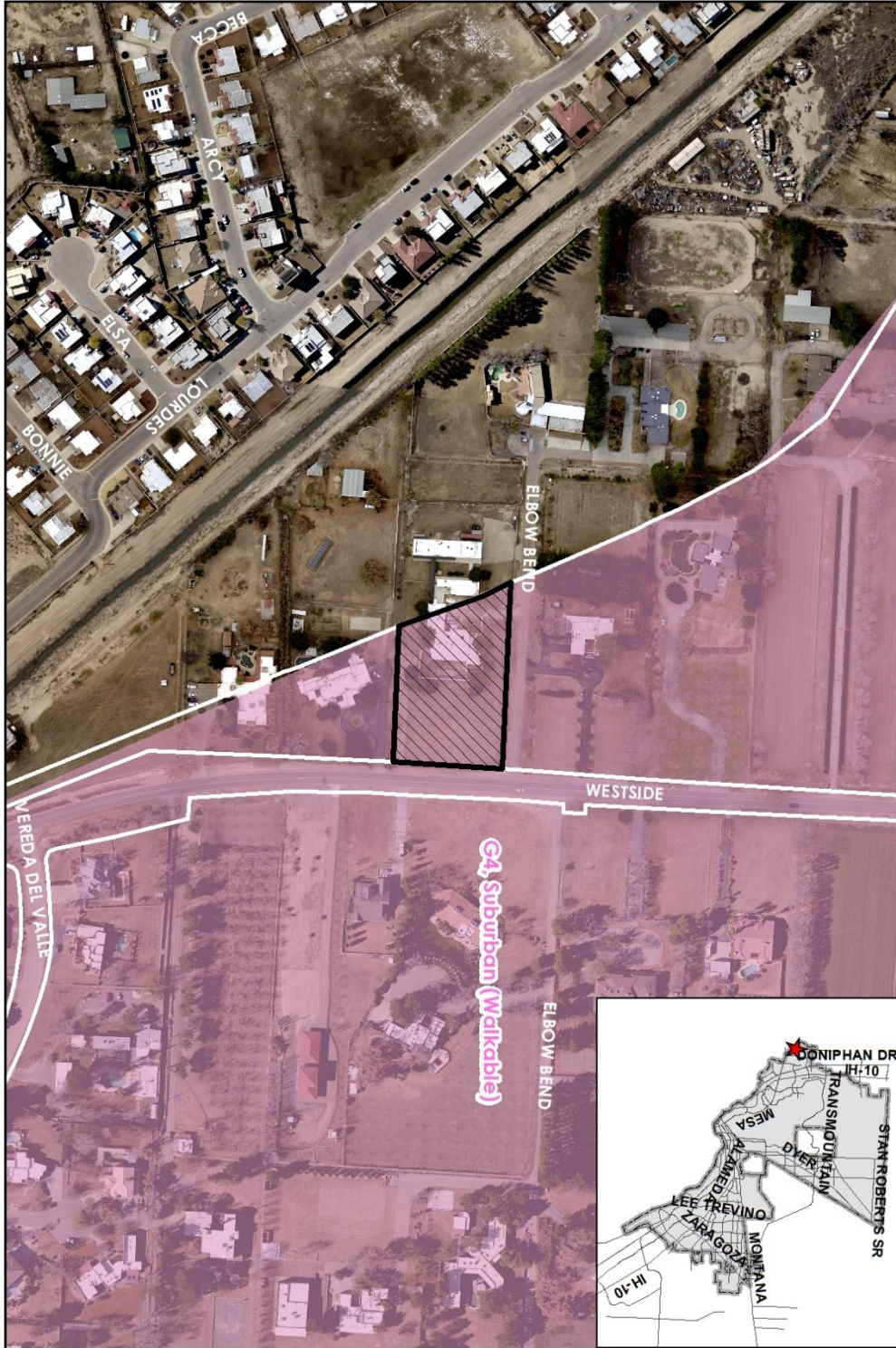
1. Detailed Site Plan
2. Future Land Use Map
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2

PZST20-00008



This map is designed to indicate approximate only. The location depicted in this document is for informational purposes only. It may be required to draw accurate conclusions. Engagements of this map to other projects from its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department is not responsible for errors or omissions in this document or for any consequences arising therefrom.



Subject Property



ATTACHMENT 3

Planning and Inspections Department – Planning Division

Recommend approval of the special permit request.

Planning and Inspections Department – Plan Review

No objections.

Planning and Inspections Department – Landscaping Division

No objections.

Planning and Inspections Department – Land Development

No objections to special permit and detailed site development plan.

Fire Department

No adverse comments.

Police Department

Sun Metro

No objections.

El Paso Water

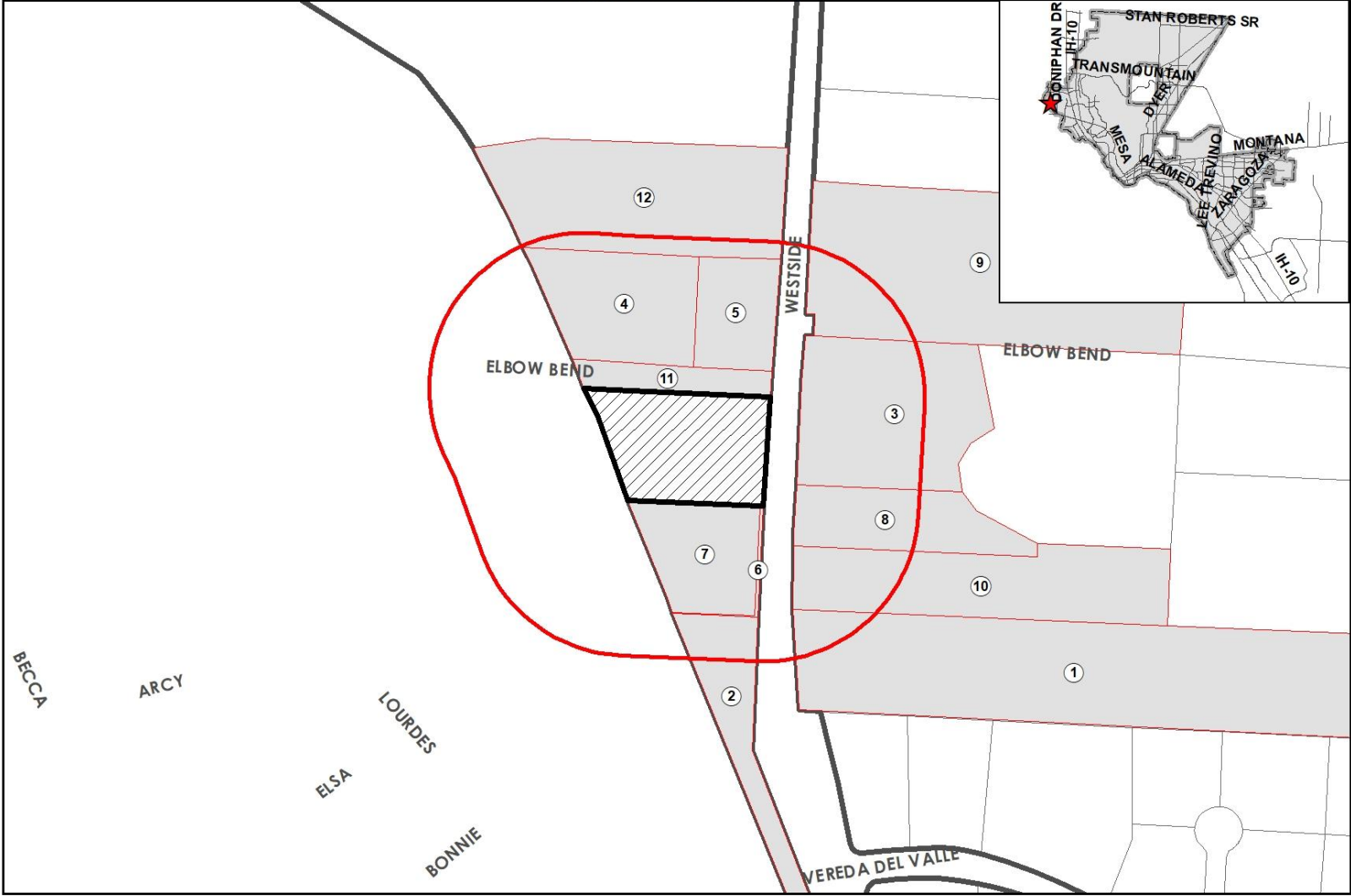
No comments received.

El Paso Water – Stormwater Engineering

The ponding areas shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.



ATTACHMENT 4

PZST20-00008



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property
 Parcels within 300 feet

