



ITEM 23

1519 & 1525 Golden Hill Terrace St. Condition Release

PZCR21-00001

Strategic Goal 3.

Promote the Visual Image of
El Paso





Recommendation

- Staff recommends approval of the condition release request.
- City Plan Commission recommends unanimous approval of the request.

Aerial



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



Existing Zoning



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 Subject Property





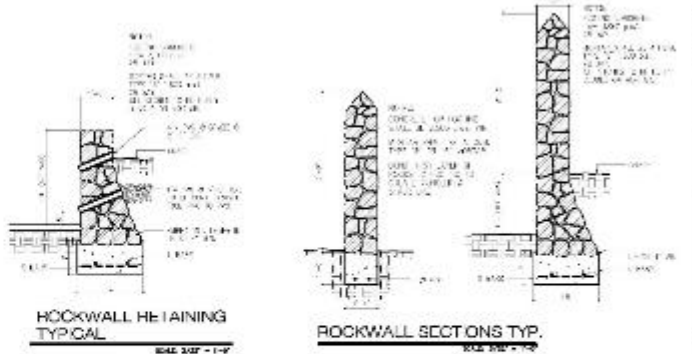
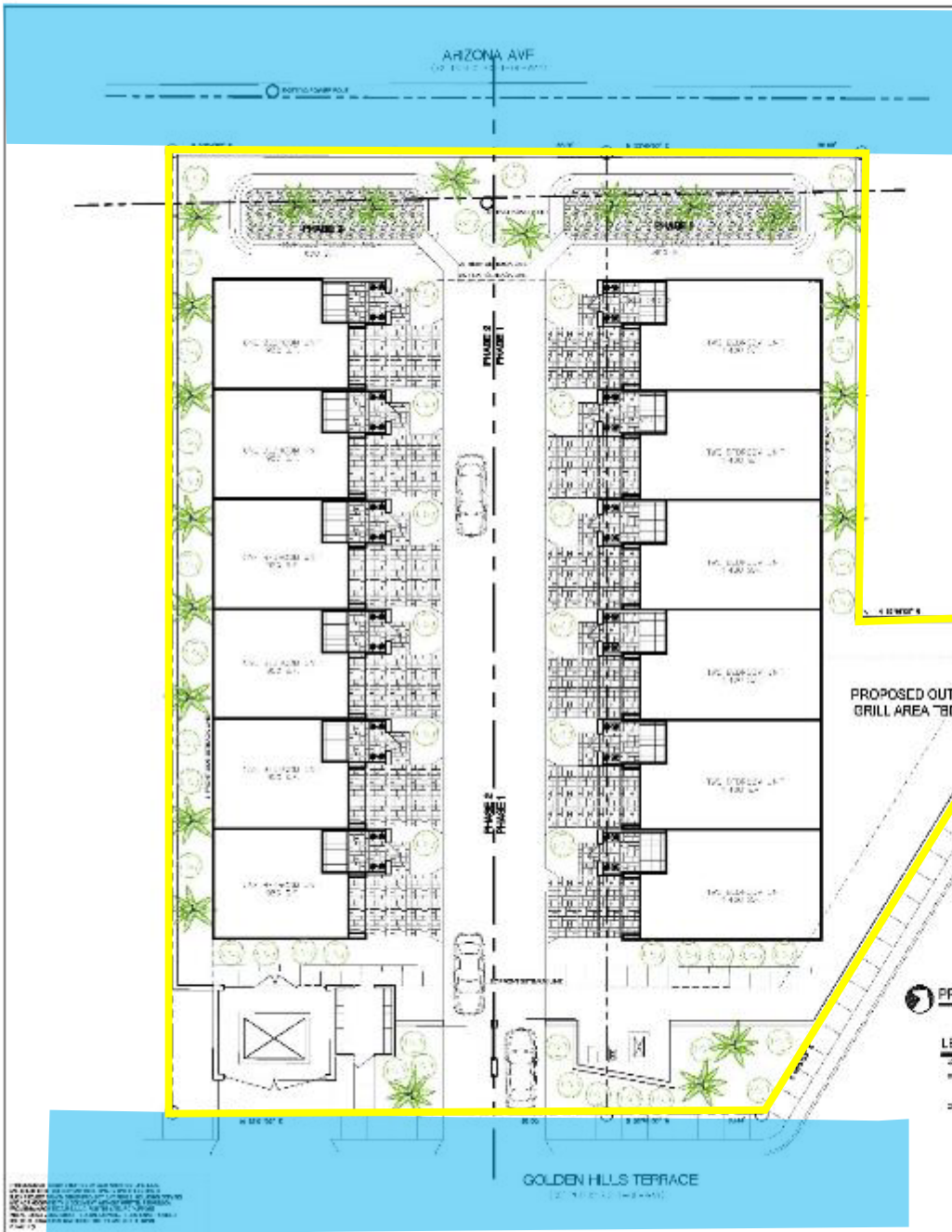
Future Land Use

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 Subject Property





ROCK RETAINING WALL SCHEDULE

HT.	SL.	FT	PS	ST. D.T.	ST. SL.	D	L BARS	S BARS
4'-0"	2'-0"	80	80	-	-	1/2"	2 #	# 8@' 60"
2'-0"	2'-0"	70	70	1/2"	2/8"	1/2"	2 #	# 8@' 60"
2'-0"	2'-0"	80	100	3/8"	2/8"	1/2"	2 #	# 8@' 60"
4'-0"	2'-0"	80	80	3/8"	1/8"	1/2"	3 #	# 8@' 60"

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION
LOT 4, S. 4. & 1/2 SECTION 36, T. 10 N. R. 10 E. S. 1 & 2, GOLDEN HILLS TERRACE, EL PASO COUNTY, TEXAS. 1019 & 1021 GOLDEN HILLS TERRACE, EL PASO, TEXAS 79902.

REVISIONS

PROJECT'S NAME
GOLDEN HILLS TERRACE
1019 & 1021 GOLDEN HILLS TERRACE EL PASO, TEXAS 79902

ARCHITECT'S SEAL

EMC²

SHEET NUMBER
PROPOSED SITE PLAN
A-1
SHEET 1 OF 3



Conceptual Site Plan





PROPOSED BUILDING FRONT ELEVATION-SCHEME A
SCALE: 1/8"=1'-0"



PROPOSED BUILDING FRONT ELEVATION-SCHEME B
SCALE: 1/8"=1'-0"

1. THIS DRAWING IS THE PROPERTY OF EMC2 ARCHITECTURE AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF EMC2 ARCHITECTURE IS STRICTLY PROHIBITED. 2. THE CLIENT AGREES TO HOLD EMC2 ARCHITECTURE HARMLESS FROM ALL LIABILITY, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DRAWING. 3. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF EMC2 ARCHITECTURE. 4. THE CLIENT AGREES TO HOLD EMC2 ARCHITECTURE HARMLESS FROM ALL LIABILITY, INCLUDING ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DRAWING.



PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"

REVISED	REVISED BY	DATE	REVISIONS
PROJECT NAME			
PROPOSED NEW TOWNHOME UNITS FOR:			
GOLDEN HILLS TERRACE			
1317 & 1315 WEST 14TH AVENUE - EL PASO, TEXAS 79902			
ARCHITECT & SEAL			
			
SHEET NUMBER			
PROPOSED ELEVATION			
A-3			
DATE: 2 01 25			



Conceptual Elevations



Current conditions per Ordinance No. 8786, dated September 23, 1986:



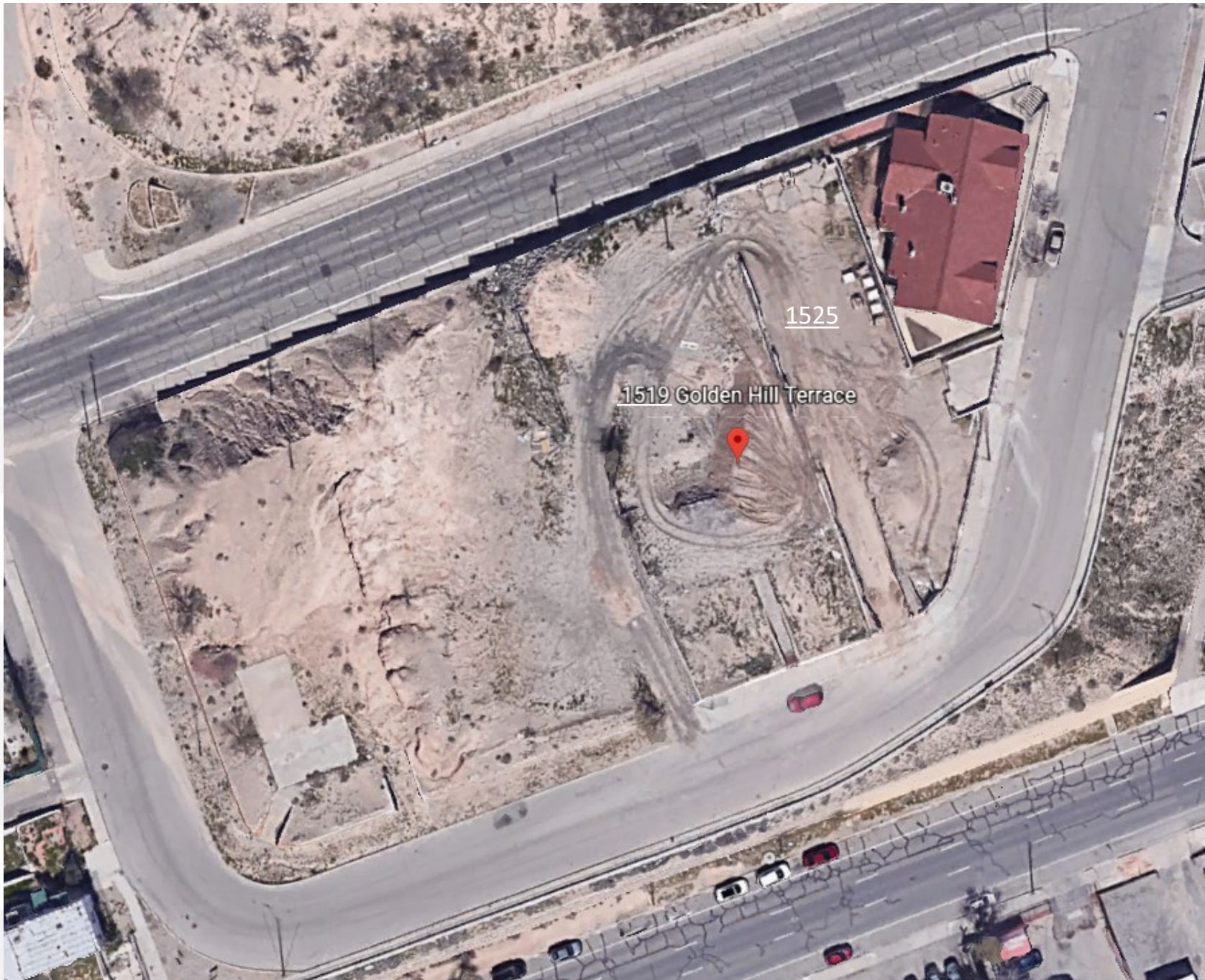
1. *The property shall only be used for a retirement center complex.*
2. *First Party must construct a pedestrian overpass across Arizona Street from ground level on the proposed site to ground level on the Medical Center side of Arizona Street. The pedestrian overpass is to be constructed approximately sixty (60) feet west of Golden Hill Terrace Addition.*
3. *A walkway must be constructed from the north end of the overpass down to the bus stop located at the northwest corner of Arizona Street and Golden Hill Terrace Addition, and a walkway up to the Medical Center ground level.*
4. *First Party must arrange with the property owner(s) on the north side of Arizona Street for the installation of the pedestrian overpass connecting to the Medical Center property.*
5. *Golden Hill Terrace must be paved to City standards.*
6. *Guardrails and handrails are required along Rio Grande Avenue.*
7. *The City Plan Commission and the City Council shall have the right to restrict the height of any building(s) constructed on the property at the time the detailed site development plan is submitted to the City for approval.*
8. *Conditions #2 through #6 must be complied with prior to the issuance of any certificates of occupancy.*

Condition Release



Evaluation of Condition Release Request

- The applicant is proposing to develop the subject property to be used as apartments, which is a permitted use in the A-4 (Apartment) zone district
- The subject property is surrounded by similar uses, apartment zone districts, most of the conditions have been met or are no longer applicable, or are no longer necessary to protect the health, safety, and welfare of the established neighborhood.
- The proposed residential uses shall demonstrate compliance with all El Paso City Code requirements prior to the issuance of a certificate of occupancy.



Subject Properties

Surrounding Development



N



W



S



Public Input

- Notices were mailed to property owners within 300 feet on November 30, 2021.
- The Planning Division has received one (1) phone call of inquiry, but no communications in support nor opposition to the request.





Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People