# *City of El Paso – City Plan Commission Staff Report*

**(Postponed for October 18, 2012)**

| | |
|---|---|
| **Case No:** | PZST12-00013 |
| **Application Type:** | Special Permit |
| **CPC Hearing Date:** | October 4, 2012 |
| **Staff Planner:** | Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov |
| | |
| **Location:** | 5701 - 5724 Azzulina Court |
| **Legal Description:** | Lot 1 - 13, Block 1, San Angelino Estates, City of El Paso, El Paso County, Texas |
| **Acreage:** | 2.03 Acres |
| **Rep District:** | 3 |
| **Zoning:** | R-4 (Residential) |
| **Existing Use:** | Vacant |
| **Request:** | Infill Development/request reduced lot width, cumulative front and rear yard setbacks |
| **Proposed Use:** | Duplex/Two-family dwelling |
| | |
| **Property Owner:** | ANVIA, LLC |
| **Applicant** | Mario Ornelas |
| **Representative** | Dorado Engineering, Inc. |

**SURROUNDING ZONING AND LAND USE**

**North**: R-4 (Residential) / Single-family dwelling
**South:** R-4 (Residential) / Border Highway
**East:** R-4 (Residential) / Single-family dwelling and S-D/sc (Special Development/special contract) / Single-family dwelling
**West:** R-4 (Residential) / Single-family dwelling

**The Plan for El Paso Designation:** G-2, Traditional Neighborhood (Walkable) (Central Planning Area)
**NEAREST PARK:** De Vargas Park (2,667 feet)
**NEAREST SCHOOL:** Clardy Elementary (3,454 feet)

## NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

## NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 18, 2012. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

## APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for an infill development to reduce the lot width, cumulative front and rear yard setbacks for 10 duplex/two family dwelling units (See request on Attachment 4, page 7). The detailed site development plan review shows a 10 unit duplex subdivision that complies with all other density and dimensional standards and parking requirements. Access to the subject property is proposed from Glenwood Drive.

## PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for infill development as the development meets all guidelines for infill development, special permit 20.04.320 and detailed site development plan 20.04.150.

**Plan El Paso-Future Land Use Map Designation**
All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-4 (Residential) 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 districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

**COMMENTS:**

**City Development Department - Planning Division –Transportation**
No objection to the infill special permit.

Detailed Site Plan Comments to be addressed with the submittal of the subdivision plat:
1. The proposed cross sections of Glenwood Drive shall comply with the Design Standards for Construction.
2. The proposed cul-de-sac does not meet the minimum width requirements of a cul-de-sac street serving 12-25 dwelling units. Per table 19.15-1 a minimum width of 54 feet with 36 ft. of pavement is required.
    a. An alternative design would be required for the proposed cross-section of Dario Court.
3. Double-frontage lots along Cesar Chavez Highway shall comply with Section 19.23.040 (Double Frontage Lots) of the El Paso City Code.
4. All proposed/existing paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for Construction.

**City Development Department – Plan Review**
No objections.

**City Development Department - Land Development**
No Objection.

Grading plan and permit shall be required.*
Storm Water Pollution Prevention Plan and/or permit required.*
Drainage plans must be approved by the City Development Department, Land Development Section.*

**Fire Department**
Recommend approval of "site plan" as presented. It does not adversely affect fire department at this time. ** Note, A more detailed reviewed will be done by fire plan review during the permitting process.

**Police Department**
Based on the information provided the El Paso Police Department has no issues with the plan.

**Sun Metro**
Sun Metro does not oppose this request.

**El Paso Water Utilities**

1. EPWU does not object to this request.
2. In May of 2007, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on May 16, 2007 under the subdivision name of San Angelino Estates. No water or sanitary sewer lines were installed to serve the subject subdivision.
3. EPWU requests the current Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans. If the previously provided water and sanitary sewer design drawings will incorporated into this subdivision fees are due from Owner.

Water

4. There is an existing 8-inch diameter water main along Glenwood Street. A water main extension along the proposed Azzulina Court is required. The Owner is responsible for all water main extension costs.
5. Previous water pressure reading from fire hydrant # 3118 located at the northwest intersection of Glenwood Street and Chesak Circle, have yielded a static pressure of 102 (psi) pounds per square inch, a residual pressure of 86 (psi) pounds per square inch and a discharge of 1163 (gpm) gallons per minute

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

7. There is an existing 8-inch diameter sanitary sewer main along Glenwood Street. A sewer main extension along the proposed Azzulina Court is required. The Owner is responsible for all sewer main extension costs.

General

8. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The Owner/Developer 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**

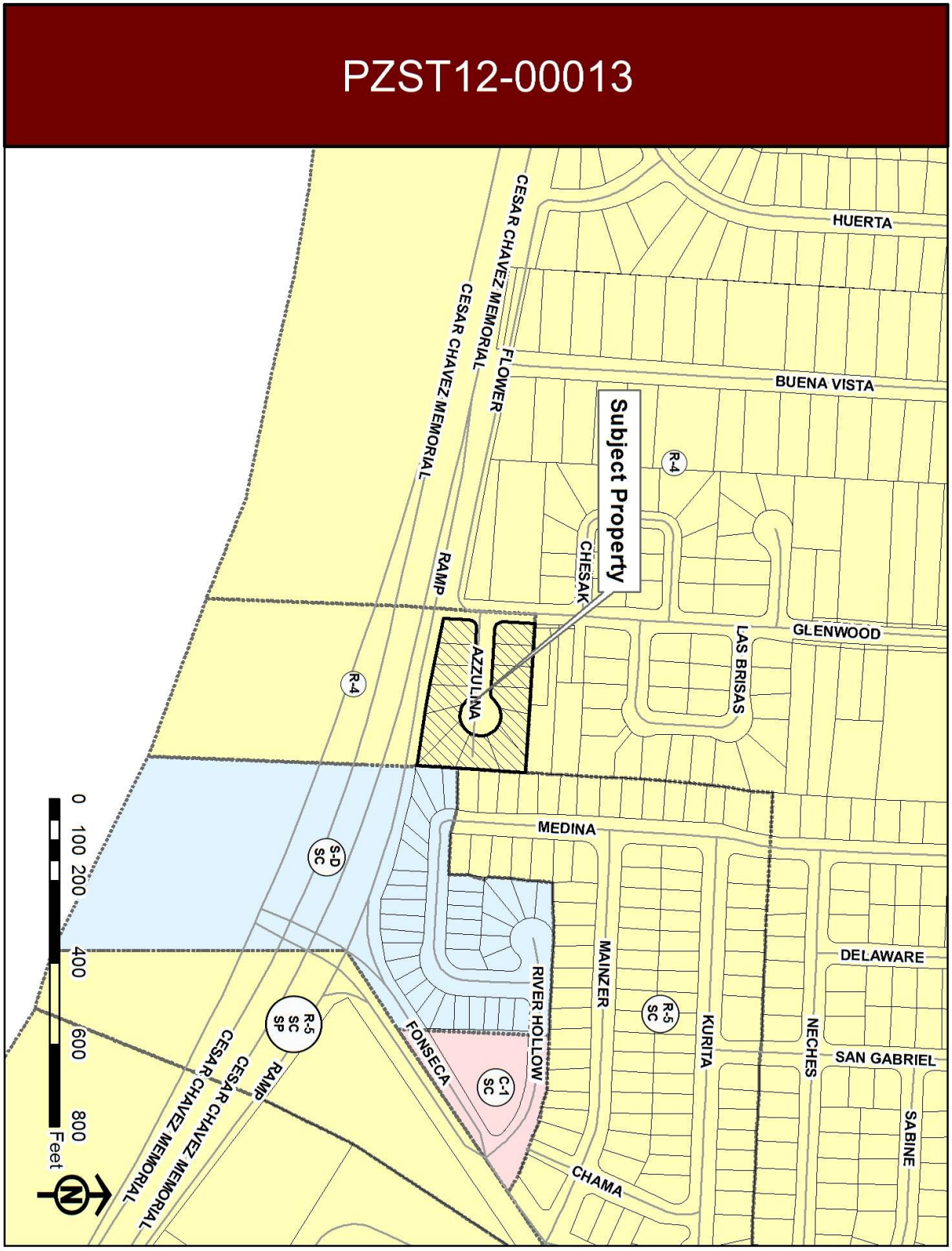
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of Plan 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 special permit and detailed site development plan into conformance with the review criteria in Plan 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 special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

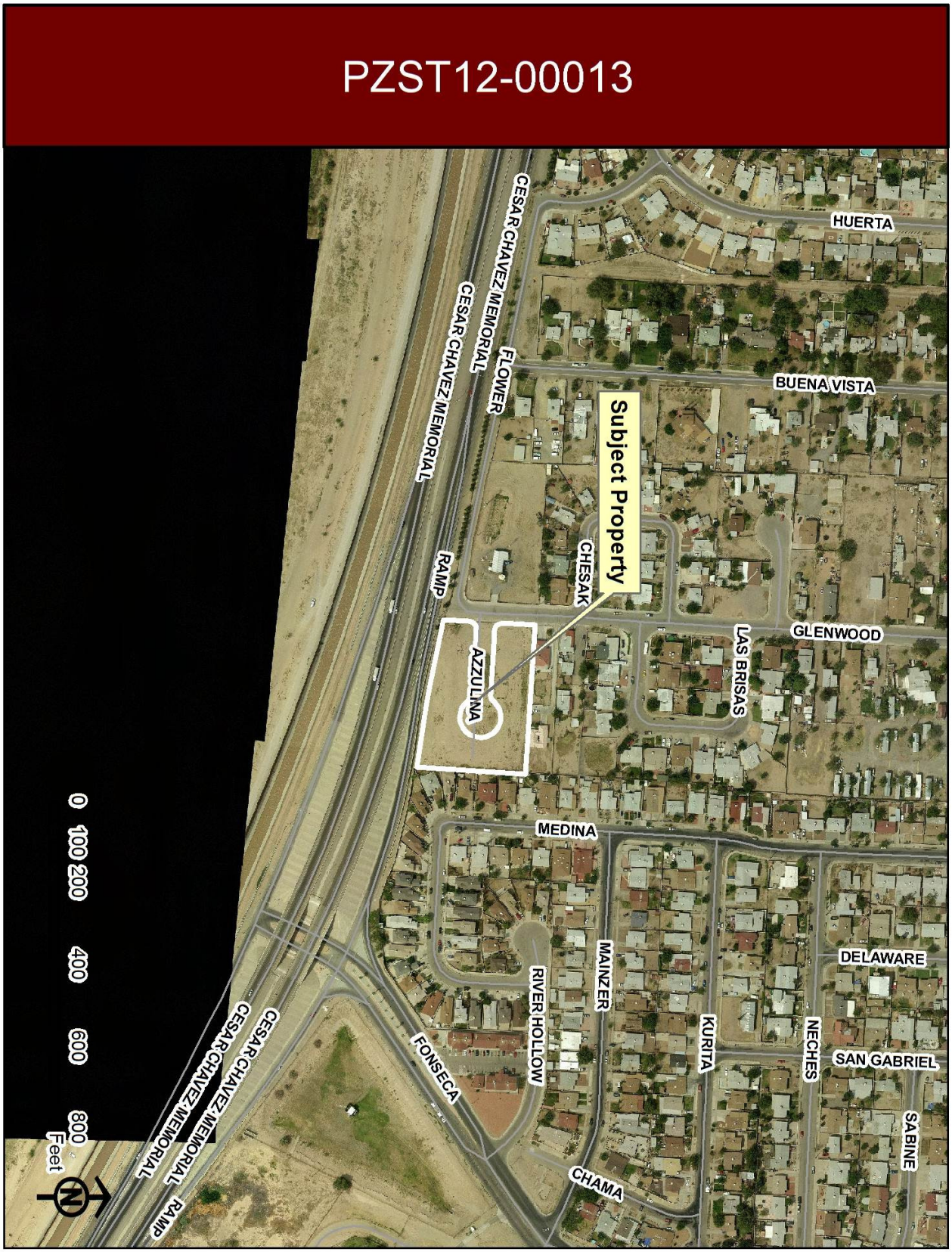
**Attachments**

1. Location Map
2. Aerial Map
3. Detailed Site Development Plan
4. Lot Table

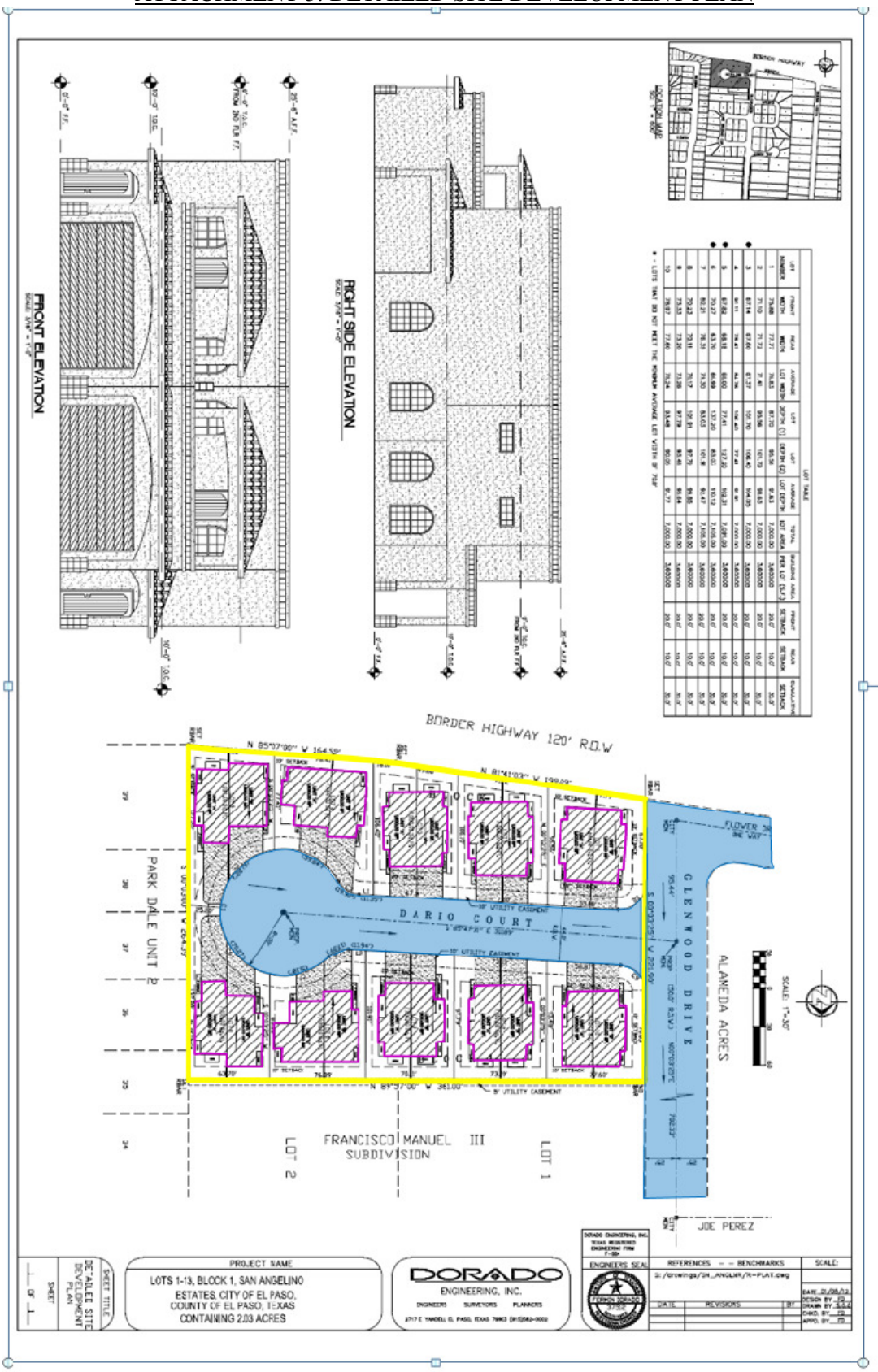
ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: LOT TABLE

| | LOT TABLE | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | LOT NUMBER | FRONT WIDTH | REAR WIDTH | AVERAGE LOT WIDTH | LOT DEPTH (1) | LOT DEPTH (2) | AVERAGE LOT DEPTH | TOTAL LOT AREA | BUILDING AREA PER LOT (S.F.) | FRONT SETBACK | REAR SETBACK | CUMULATIVE SETBACK |
| | 1 | 75.88 | 77.77 | 76.83 | 87.70 | 95.56 | 91.63 | 7,000.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| | 2 | 71.10 | 71.72 | 71.41 | 95.56 | 101.70 | 98.63 | 7,000.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| * | 3 | 67.14 | 67.60 | 67.37 | 10'.70 | 106.40 | 104.05 | 7,000.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| | 4 | 91.11 | 78.41 | 84.76 | 106.40 | 77.41 | 91.91 | 7,000.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| * | 5 | 67.82 | 68.18 | 68.00 | 77.41 | 127.20 | 102.31 | 7,091.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| * | 6 | 70.27 | 63.70 | 66.99 | 137.20 | 83.03 | 110.12 | 7,105.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| | 7 | 82.21 | 76.39 | 79.30 | 83.03 | 101.91 | 92.47 | 7,105.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| | 8 | 70.23 | 70.11 | 70.17 | 10'.91 | 97.79 | 99.85 | 7,000.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| | 9 | 73.33 | 73.20 | 73.26 | 97.79 | 93.48 | 95.64 | 7,000.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |
| | 10 | 78.97 | 77.60 | 78.24 | 93.48 | 90.05 | 91.77 | 7,000.00 | 3,600.00 | 20.0' | 10.0' | 30.0' |

* - LOTS THAT DO NOT MEET THE MINIMUM AVERAGE LOT WIDTH OF 70.0'