



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

**Case No:** SUSU16-00072 Glenwood Circle Place Unit 2  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** November 17, 2016

**Staff Planner:** Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)  
**Location:** South of Delta and West of Glenwood  
**Acreage:** 0.972  
**Rep District:** 8

**Existing Use:** Vacant  
**Existing Zoning:** R-4 (Residential)  
**Proposed Zoning:** R-4 (Residential)

**Nearest Park:** Ascarate Park (.84 miles)  
**Nearest School:** Clardy Elementary (.55 miles)  
**Park Fees Required:** \$6,850.00  
**Impact Fee Area:** N/A

**Property Owner:** Anvia, LLC  
**Applicant:** Anvia, LLC  
**Representative:** Dorado Engineering

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 / Residential / single-family dwellings  
**South:** R-4 / Residential / single-family dwellings  
**East:** R-4 / Residential / single-family / mobile home park  
**West:** R-4 / Residential / single-family dwellings

**PLAN EL PASO DESIGNATION:** G2, Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 0.972 acres of vacant land. The proposed development is for 5 duplex lots. Primary access to the subdivision will be from Glenwood Street. This subdivision is being reviewed under the current subdivision code. Approval of this subdivision is subject to approval of the Infill Development Special Permit which requests reductions in the required density and dimensional standards.

The applicant is requesting the following Alternative Design:

To allow a modified cul-de-sac street that consists of a 38 foot roadway cross-section with (2) 12-foot paved driving lanes, (1) 5-foot sidewalk and (1) 4-foot parkway.

## **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee's recommendation is pending the following items:

- The submittal of subdivision improvement plans.
- The submittal of a waiver request to allow the current Glenwood Street cross-section.

### **Planning Division Recommendation**

Staff's recommendation is pending approval subject to the conditions as stated above.

### **Plan El Paso Goals & Policies**

The applicant's proposal meets Goal 6.1 of Plan El Paso:

Goal 6.1: Maintain a sustainable and efficient housing supply for all residents of El Paso.

Policy 6.1.4: Allow, by-right, a variety of residential lot sized and housing types with existing and new neighborhoods.

### **Planning & Inspections Department - Land Development**

We have reviewed subject plats and recommend Approval. No objections.

### **Capital Improvement Department - Parks**

We have re-reviewed **Glenwood Circle Place Unit 2 Subdivision**, a resubdivision combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following "revised" comments:

Please note that this subdivision is composed of five (5) lots zoned "R-4" meeting the requirements for Single-family & Two-family dwelling use however, applicant is proposing a Two-family dwelling use; also, this Subd. application is within the City's "**Traditional Neighborhood Infill Development Area**" which qualifies for a 50% park fees reduction and applicant is running concurrently an Infill Special Permit application therefore, if Infill permit is approved, applicant shall be required to pay "Park fees" in the amount **\$6,850.00** calculated as follows:

5 Two-family dwelling lots = 10 dwelling units @ \$1,370.00 per dwelling = **\$13,700.00**  
Less 50% Reduction in fees per Appendix 112 for infill developments . = (-) **\$6,850.00**  
**Amount Due = \$6,850.00**

Please allocate generated funds under Park Zone: **C-4**

Nearest Park: **De Vargas Park**

**If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.**

### **El Paso Water**

1. The El Paso Water (EPWater) does not object to this request.

**Water:**

2. There is an existing 8-inch diameter water main extending along Glenwood Street located approximately 6-foot west from property line. This water main is available for water main extensions.
3. EPWater records indicate (1) ¾” service meter (Non-Active) on the property with 409 S. Glenwood Street as the service address.
4. Previous water pressure from fire hydrant #3280 located at 400 Glenwood Street and 630’ North of Chesak, has yielded a static pressure of 98 psi, a residual pressure of 86 psi, and a discharge of 1,186 gallons per minute.
5. 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:**

6. There is an existing 8-inch diameter sanitary sewer main extending along Glenwood Street. This main is available for sewer main extensions.

**General:**

7. Water and sewer main extensions will be required along the Medical Avenue. Water main is to be extended creating a looped system.
8. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – Public Service Board Rules and Regulations. The applicant 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.

**El Paso County 911 District**

The District requests that another name be considered for the proposed Medical Avenue.

**Central Appraisal District**

Provide Block Number 2.

**El Paso Fire Department**

No objections.

**Street and Maintenance Department**

Streets and Maintenance recommends denial of the proposed subdivision based on the following:

1. The proposed cross-section is not compliant with the Design Standards for Construction (DSC).
2. SAM recommends a minimum 5-ft parkway for the side of the street abutting the proposed duplexes as this promotes healthy vegetative growth.
3. The proposed cross-section includes a rock wall within the ROW...SAM is not in the practice of and will not accept maintenance responsibilities for this rock wall. An owner needs to be identified.
4. The turning radii at the corner of Glenwood and Medical Avenue is not compliant with the DSC, which states that streets shall have a minimum turning radii of 20-ft.
5. The abutting properties to the north have right to access the proposed street...if this is not the intention, then a restricted access easement may be necessary.
6. Per code, abutting property owners are responsible for maintenance of abutting parkway. The proposed parkway in the northwest corner of the subdivision, within the turnaround, would be the responsibility of the abutting property owner to the north (not part of this subdivision). Has this been conveyed through agreement to the subject abutting property owner?
7. Operationally, the design will pose issues for trash pick-up and street sweeping due to the inefficiencies of the proposed turnaround, which cannot accommodate an uninterrupted turning movement or a three-point turn.

**Additional Requirements and General Comments:**

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Alternative Design
6. Application

ATTACHMENT 1

**GLENWOOD CIRCLE PLACE  
UNIT 2 SUBDIVISION**



ATTACHMENT 2







**ATTACHMENT 5**

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**DORADO ENGINEERING GROUP**  
2717 E. Yandell El Paso, Texas (915) 562-0002 Fax (915) 562-7743

September 23, 2016

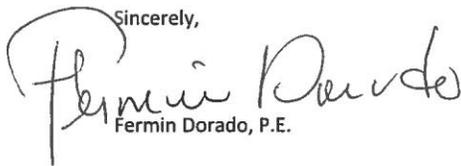
Mr. Joaquin Rodriguez – Planner  
City of El Paso  
Planning and Inspections Department  
801 Texas Ave  
El Paso, TX 79901

**RE: Glenwood Circle Place Unit 2 – Alternate Design**

Mr. Rodriguez

The owner of the proposed **Glenwood Circle Place Unit 2** is respectfully requesting a variance on alternate street design. Our variance request is necessary to accommodate the City of El Paso Fire Department requirements to successfully maneuver the fire department fire trucks in the hammer head turn-around section. The fire Department has recommended approval of the proposed right-of-Way layout pending the Planning and Inspections concurrence.

Your positive review and approval of our variance request is greatly appreciated. Please advise if additional is necessary. We thank you for all your patience and assistance.

Sincerely,  
  
Fermin Dorado, P.E.

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# ATTACHMENT 6



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 10/5/16 FILE NO. SUSU16-00072

SUBDIVISION NAME: GLENWOOD CIRCLE PLACE UNIT 2

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
PORTION OF LOT 32, BLOCK 5, ALAMEDA ACRES

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>0.972</u>	<u>5</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>5</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.972</u>	_____

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes  No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both

6. What type of drainage is proposed? (If applicable, list more than one)  
SURFACE FLOW INTO EXISTING DROP INLET

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No   
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_

10. Improvement Plans submitted? Yes \_\_\_\_\_ No

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter I.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record ANVIA, LLC, 6813 IMPERIAL RIDGE EL PASO TEXAS 79912 (915) 727-3267  
(Name & Address) (Zip) (Phone)
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)
14. Engineer DORADO ENGINEERING, INC. 2717 E. YANDELL ST. EL PASO TX 79903 562-0002  
(Name & Address) (Zip) (Phone)

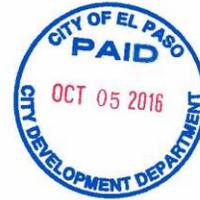
Refer to Schedule C for  
current fee.

OWNER SIGNATURE:

REPRESENTATIVE:



**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**



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